

**Standard Specifications for Windows and Doors
for
Village Creek Condominiums**

(Issued: May, 2009)

The following specifications for windows and doors have been developed by the Village Creek HOA in order to preserve and enhance the aesthetics of the buildings. It is the intention of those involved with the VC HOA Board of Directors to issue and enforce these requirements for any Village Creek homeowner who plans to replace the existing brown aluminum windows and/or doors of their unit. The VC HOA wishes to ensure that the replacement of any window or door meets the standards provided herein so that a uniform appearance is maintained throughout the community.

Homeowners should also be aware that any window and/or door that is replaced will also be required by local building codes in the Town of Mount Pleasant to meet certain design criteria. This design criteria has been developed for buildings that lie in high-wind & wind-borne debris prone areas (ie. Mount Pleasant). Mount Pleasant building codes require that a building permit shall be acquired for any work that costs \$1,000.00 or greater. Therefore, any work (if permit required) would fall under the jurisdiction and scrutiny of the Mount Pleasant Building Inspector, since a permit would have to be obtained. The work would have to pass inspections by Mount Pleasant Building Inspectors, and the permit closed out (final inspection) once installation is completed. Each individual homeowner (or their Contractor) shall be responsible for obtaining any necessary building permit, as may be required.

The Town of Mount Pleasant currently references the International Residential Code (2006) for determination of the required design rating for windows and doors. Factors used in determining the actual design rating include: exposure, effective wind area, zone, and basic wind speed (130 MPH – 3-second gust - for Mt. Pleasant). Due to slightly different exposure factors, door or window sizes, and location of the doors and/or windows on the buildings, the minimum required design pressure rating may vary slightly from unit to unit. However, a design pressure (DP) rating of DP 50 will meet or exceed the minimum building code requirements for the buildings within the Village Creek community. If any homeowner chooses to use a lesser performance rating (less than DP 50), it shall be up to the homeowner and/or the installation contractor to ensure that the minimum requirements are met as required by the building codes used by the Town of Mount Pleasant. The Village Creek HOA and/or any member of its board of directors is **NOT** responsible for ensuring compliance with any building code. Any door and/or window that does not meet the appropriate building code, as determined by the Town of Mount Pleasant Building Inspector, shall be the responsibility of the homeowner (or contractor) to correct as required – at their own expense. Homeowners are strongly urged to adequately research the minimum DP rating for their individual unit prior to submitting a request for approval to the VC Board of Directors – (that is if the homeowner intends to use a window or door with a performance rating of less than DP 50). Further assistance on determining minimum DP rating requirements may be obtained by contacting the Town of Mount Pleasant (Building Inspection/Permitting Department, local contractors, and building supply retailers).

To ensure aesthetic continuity throughout the VC community, the following criteria shall apply to any new window or door:

Bedroom sliding glass door:

- 1.) Only sliding doors shall be allowed for the bedroom entries (fronts of building).

Sliding window (dining room or upstairs on 3rd story units):

- 2.) Only side-sliding windows shall be allowed. No single-hung, double-hung, *(the kind that open up & down)*, or casement *(roll-out-type)* windows will be allowed.

Living Room sliding glass door:

- 3.) French doors (or other approved) may be allowed ONLY for the rear of buildings (ie, the living room entry); subject to approval by the Village Creek HOA Board of Directors.

General Requirements:

- 4.) All replacement windows and doors shall be the same size as the existing windows and doors that are being replaced.
- 5.) Only glass shall be allowed for new windows and doors; NO Plexiglas or other non-glass materials will be allowed.
- 6.) Only **WHITE** vinyl-clad or vinyl doors and windows shall be allowed as replacements.
- 7.) Doors or windows with thick brick mould type frames or trim shall **NOT** be allowed.
- 8.) No grids of any sort (either internal between glass or outside of glass) shall be allowed for any of the new replacement windows and doors.
- 9.) Internal blinds (between the glass) will not be allowed for the bedroom entries (fronts of buildings). This type of system requires that the window and/or door frame be almost twice as wide as the non-internal blind system and will therefore provide a significantly different look when viewed from the fronts of the buildings.
- 10.) All new windows and doors shall be “No Brick Mould” type frames - and should have integral nailing fin for installation. To ensure a uniform appearance throughout the community, perimeter frames for window and doors shall not exceed approximately 2 ¼” in width.

Following is a partial list of manufactures and models of recommended windows and doors that meet the above-mentioned criteria (other manufacturers and models may also be approved provided they meet the requirements of the above-mentioned specifications):

Bedroom sliding glass door:

PELLA; ThermaStar; Sliding Patio Door; 10 Series; DP 50; no grid; no brick mould

Living Room sliding glass door:

PELLA; ThermaStar; Sliding Patio Door; 10 Series; DP 50; no grid; no brick mould

Sliding window (dining room or upstairs on 3rd story units):

JELD -WEN; Premium Atlantic Vinyl; DP 50; no grid; no brick mould

****Note:*** Homeowners are required to provide the VC HOA Board of Directors with the appropriate information for their request for approval prior to undertaking any work on replacement of any windows and/or doors and shall allow the specified amount of time for approval of their request. Any work that is performed prior to the written approval by the VC HOA may be subject to removal, re-work, and/or replacement, as determined by the VC HOA.