

## **Holcomb Estate Window Repair Policy**

***Revised 4-24-2020***

### **Purpose:**

To allow homeowners to utilize “current technology” replacement windows if they choose to do so.

### **Approaches:**

- Scenario 1: The homeowner decides to repair a portion of a window unit (e.g., sash or sill) rather than the entire window unit, utilizing the services of either Glass Guru (GG) or Eric Wall (EW) to match existing designs and materials subject to standard GG and EW warranties.
- Scenario 2: The homeowner decides to replace an entire window unit. In this case, the homeowner has the option of utilizing Pella Proline 450 Series casement windows in Hartford Green (prefinished aluminum clad exterior, paintable wood interior) subject to Pella’s *lifetime guarantee* for this product.

### **Homeowner Responsibilities:**

1. As long as the homeowner chooses one of these two scenarios, no additional HoA approvals are necessary. However, the HoA must still be informed when repairs are being made and which scenario is being followed.
2. If the homeowner wants to pursue a path other than Scenarios 1 or 2, prior approval by the HoA is required to ensure consistency with design and materials standards. (For example, Renewal by Anderson will not be approved since that approach changes the exterior look of the windows significantly.)