

Window/Door Replacement Requirements Update dated April 2025

In March 2000, the Pheasant Ridge Condominium Association approved requirements for Replacing windows and sliding doors. In August 2012, the Association updated the requirements. Only replacement type windows are allowed. New construction windows do not fit! **The Management Committee has authorized only three suppliers for replacement windows: Harvey, Anderson, and NewPro.** The Management Committee will consider a written request for a replacement only for slider, French door or front door from a supplier other than those listed. In all cases, we must receive, 30 days in advance, specs on the door you would like to purchase and who will do the installation. Do not sign any contracts until you have written permission in hand for windows and doors.

Requirements of Unit Owners:

1. A letter must be received 30 days in advance from the unit owner requesting permission to replace windows/doors. Included in the letter there should be details on the windows/doors to be installed along with the name and insurance certificate of your contractor.
2. The replacement of front windows must be either two double-hung windows per opening or two-panel sliding windows.
3. All front windows of a unit (not a building) must be updated at the same time.
4. There will be no grids in the windows.
5. There will be a uniform exterior color, bronze, including sliding doors, French doors, and all the windows.
6. A replacement kitchen or bathroom (rear) window must be a slider, double hung or casement.
7. A slider door may be replaced with a new slider or with French doors...no grids.
8. Your front door must be a solid metal or fiberglass on both sides, brown on the outside. **No window is allowed on the front door.**
9. Your contractor must be licensed/registered with the State Contractor's Board and must carry both Liability and Worker's Compensation Insurance. A copy of your contractor's Certificate of Insurance must be submitted along with your request for replacement of windows/doors.
10. Your contractor must replace the outside trim boards around your windows, sliding door, French door or front door with the exact same size board of the existing trim boards. All boards must be primed. **Wrapping trim boards with aluminum is not allowed.**
11. Your contractor is not authorized to change any Texture 1-11 on the building unless he requests and receives written permission from the Association.
12. The Association is responsible for painting the newly replaced outside trim boards.
13. Permits from the Town are required, and the Town states it is the unit owner/homeowner's responsibility to make sure a permit is pulled by your contractor: you can be fined \$5,000 by the Town for failure to do so.
14. Dumpsters® and PODS® need prior approval.