

SPECIFICATIONS MANUAL
Wind Meadows Corporation, Racine, WI

Subject: Revision Date: September 21, 2021
Issue Date: June 24, 2008

WINDOW AND PATIO DOOR REPLACEMENT
PATIO, MANOR, VILLAGE, AND
PRAIRIE MEADOW HOMES

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- I. When window glass pane and/or patio door glass pane needs replacement due to gas seal failure, the cost will be shared 50/50 between the homeowner and the PSA Building Maintenance Account specified in the WMC Policy, Allocation of Maintenance Expenses, POL.017, II., F.
- II. Window and patio door replacements are recommended when the Association's carpenter advises that the window or patio door is beyond repair. A homeowner can also request to replace a window(s) or patio door(s).
- III. Window and patio door replacement is a homeowner's expense specified in the WMC Policy, Allocation of Maintenance Expenses, POL.017, II., G.
- IV. WMC will not be involved in the window and patio door replacement transaction with vendors.
- V. The WMC Manager, upon request, will provide a list of manufacturers/vendors and installers of windows and patio doors that have, in the past, provided windows and patio doors to the satisfaction of Association members.
- VI. Windows and patio doors must be made of all wood, wood with aluminum cladding or wood with vinyl cladding or all composite material.
- VII. Window and patio door exterior trim must be in color compliance with WMC Specifications; color-matched trim or painting must be completed within thirty (30) days of installation.
- VIII. After receiving the Architectural Review Committee's (ARC) recommendation, the WMC will specify the basic design of windows and patio doors to maintain the continuity of the WMC community.