

Sundance Homeowners Assn.
Cerritos, CA

Windows and Sliding Doors Specification

This specification defines the requirements for installing replacement windows and sliding glass doors in Sundance Townhomes.

Standards: Windows / Sliding Doors shall meet or exceed applicable AAMA or NFRC ratings for compliance to "Energy Star" performance criteria.

Construction: Only "**retrofit type Windows**", requiring no alterations to the stucco or wood faced wall(s) will be considered for installation. **Sliding doors can be retrofit or nail-on type.** Frame construction to be of vinyl and meet requirements of this specification. Must meet state and city building code requirements and be installed under a city building permit.

Frame Design: The frame face to have equal sight lines. Wherever windows are framed by wood or stucco trim, windows should be measured and installed so that the outer edge of the retrofit flange will fit at the outer edge of the existing aluminum frame. Minimal trimming is allowed to avoid interface with original construction features.

Color: **WHITE** for uniformity as specified by City of Cerritos.

Glazing: **Dual glazing** with **Low E² glass** (NO other glass colors / tints allowed).

Consistency: In compliance with City code requirements – all openings viewable to the common areas on any given elevation must be of like frame design. Therefore, **NO** requests for a **single opening only** installations will be approved where multiple openings exist on the elevation. **Grids NOT ALLOWED.**

Recommendations: In keeping with the national and state goals of reducing energy consumption **Low E² glass** and **dual glazing** are required. This provides the best thermal efficiency for heating and also lowers cooling costs along with significantly reducing the ultraviolet (UV) & other solar radiation which causes fading of furnishings.

Please submit pictures and manufacturer's info with your request. You will need to get a City permit.

Approved by Architectural / Maintenance Committee 03/21/13 Date
Approved by Sundance Board of Directors 04/02/13 Date

Homeowner,

Please have your contractor sign this page. This page is for YOUR records. Please keep this copy with your other documents pertaining to your new windows and/or doors.

I have received a copy of the Sundance Window and Sliding Doors Specification and will follow the set guidelines in said specification.

Contractor's signature

Date

Company Name