

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. Must use "**Tremco Dymonic 100 High-Performance Sealant**" or ARC approved sealant.

**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 E<sup>2</sup> glass or better** ( NO other glass colors or tints allowed).

**Consistency:** In compliance with City code requirements – all openings viewable to the common areas on single or double story units, 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.** **Note: If you have a patio door and windows NOT viewed from the Common Area, you may select a different style then the rest of your home, that is, French doors or grid windows. ALL installations MUST be approved by the Architectural Committee and The City of Cerritos before installation.**

**Recommendations:** In keeping with the national and state goals of reducing energy consumption **Low E<sup>2</sup> glass or better** 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 08/30/2022 Date

Approved by Sundance Board of Directors 10/13/2015 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.

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

**If a sealant other than Tremco Dymonic is used, it must first be approved by the Architectural Committee.**

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**Contractor's signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Company Name**