

<i>Nepenthe Association Architectural Committee</i>	Criteria No. 1
Committee Approval: May 5, 2006	Board Approval: May 15, 2006

WINDOW AND DOOR CRITERIA

Please check all appropriate boxes. If your proposed improvement differs from the criteria, please supply an explanation, including complete information, specific details, and/or drawings with your application.

Windows

- Replacement-Frames and Glass
- New
- Garden
- Exterior Window-Security
- Exterior-Sun Screens
- Interior Coverings

Doors

- Front
- Front Screen Door
- Rear-Patio
- Garage-Vehicle
- Garage-Passage-Replacement

WINDOW CRITERIA

Window Frame:

The outside appearance must be the same as the original construction, that is, similar to original Blomberg frame in size, shape and appearance. The exposed window frame must be essentially the same width, and the exterior wood trim must be replaced in the same size and in the original location adjacent to the frame.

The frame color shall be dark-walnut and the wood trim shall be painted the same as the house color. All frames on any one exposure of a unit must be of the same style and appearance.

Vertical frame divisions may be replaced in the same configuration as the original windows.

Or, if you wish to change the vertical frame divisions from the existing configuration:

1. For windows with an overall width of 7' (84 inches) and greater, the vertical frame divisions may be configured at quarter/half/quarter.
2. For windows with an overall width of up to 6' (72 inches), the vertical frame divisions are to be configured at half/half.

If the windows on the upper and lower floors are a matched set with one above the other, the replacement windows must also match in style and configuration.

Window Glass:

Clear or low-e. Other than low-e, no coating, film, or tinting may be applied to any window surface.

For a Front Door in a fenced patio area, use the criteria for Patio Doors.

Replacement Window: See frame and glass criteria above.

New Window:

Proposed window must be rectangular, compatible with the exterior design of the unit, and match in detail, color and trim, the existing windows. The frame and glass must comply with the criteria above. It must not intrude on the outlook on the outlook or privacy of other units. It must not significantly alter the appearance of the unit as viewed from the street or other common area, or above the fence line. A detailed plan and elevation showing location and window dimensions must be submitted. Examples of previously approved stairway windows are available.

Garden Window:

In addition to the above, the style and design shall be similar to Bloomberg Series HP 680 Greenhouse Window.

□ Exterior Window-Security:

Requires specific justification which must include complete design information.

Exterior Window-Sun Screens:

No bamboo, awnings or material other than the following shall be allowed to shade windows from the outside:

Frame: One inch wide .025 Northstar frame for each window pane. Inner braces are only permitted on first floor windows inside fenced-in patio areas.

Frame Finish: Blomberg black walnut (not bronze).

Material: Pifer residential (not commercial) screening material 20/20 per square inch, (blocks sun 65%).

Color: Charcoal only.

Mounting Hardware: Metal, black walnut finish or should be painted to match frame and be attached as flush as possible to the window surface.

Placement: All windows must be covered on any exposure where a sun screen is placed, except windows and sliding glass doors inside fenced patio areas.

Advertising: No advertising markings of any kind are allowed on the sun screens.

The Association does not certify the effectiveness of the material. Its only responsibility is to approve the outside visual acceptability of the material.

Interior Window Coverings (does not require application, nor Committee or Board approval):

Interior coverings. Each unit owner shall install and maintain draperies, shutters, or blinds. All window coverings must be kept in good condition.

No bold, geometric, or floral patterned draperies (white or colored) are to be visible when viewed from the exterior. Any drapery that is not white or off-white shall be adequately lined with white or off-white with only the lining visible from the outside.

No foil, sheets or items other than those listed above shall be used as window coverings.

White or off-white shades are considered acceptable.

Shutters must match or be even divisions of the outside window frame vertical configuration-not a two and one-half-foot wide shutter on a two foot wide window. Color must be neutral, either white, off-white, or wood-tone that goes well with the exterior house color.

DOOR CRITERIA

□ Front Door Replacement:

Same style as original door (six panel colonial or flush, no windows). Painting must be done by the Association in one of the approved colors to be selected by applicant. A check covering the cost of painting must be submitted with the application.

For a Front Door in a fenced patio area, use the criteria for Patio Doors.

□ Front Screen Door:

Heavy-duty mesh in a diamond pattern with deadbolt and thumb turn cylinders not doubled keyed; bronze finish. (See Exhibit A. These doors are no longer being manufactured, but may be available on the secondary market.) For any other type of screen door, provide complete design information.

For a Front Door in a fenced patio area, use the criteria for Patio Doors.

□ Rear Patio Door Frames and Glass:

Same as windows description, except wider frames similar to original Blomberg sliding doors are to be used. Swing opening doors are permitted. Divided window panes are acceptable where not prominently visible from adjacent areas. Replacement screens should be similar to the original.

Garage Door-Vehicle Sectional Roll-Up:

Constructed with four individual horizontal sections and shall have exterior surface of hot-dipped galvanized steel with wooden grained texture; flush style with no raised panels, no windows and no grooves between sections. Available from several vendors. Painting must be done by the Association. A check covering the cost of painting must be submitted with the application. Subsequent painting will be done during the normal paint cycle. All other maintenance of the door shall be the owner's responsibility. Panels and wooden trim must be kept in good condition, and the door kept closed except when entering and exiting. When closed, the four sectional panels must all be in the same vertical plane.

Garage Door-Passage Replacement:

Replacement door must be same style as original door (flush, no windows).

Garage Door-Passage New:

The new door must be in the prevailing style.

OWNER SIGNATURE

In applying for the installation(s) checked above, I have read and understand the criteria and I will ensure that the installation complies, and that if a contractor is involved, I will not accept the installation as complete until the work complies with the criteria.

Owner Applicant Signature

Date