



AVENBURY LAKES ARCHITECTURAL STANDARD

Window Replacement

Board Reviewed and Approved 6/20/24

If the seal has failed in your window glass, the glass/sash itself can be replaced without replacing the entire window. It is not necessary to submit a modification form for regular glass/sash replacement if it is installed within the existing frame.

This Standard page and the items in the checklist below MUST be attached to your Modification Request Form to be accepted for review.

- Photo of window/windows to be replaced
- Photo/illustration of replacement window(s)
- Copy of Work Order from installer including description, color, and specifications of the replacement work.

Standard

All windows must match the current windows in size, exterior color and trim, number and size of grids, non-tinted.

Complete window with frame replacement.

- **Must be professionally installed**
- **Must be of the same/better quality as the window being replaced.**
- **Window trim must match current windows in color and size.**

Homeowner Responsibility

- Homeowner assumes all liability for installation, maintenance, and repair.
- A copy of the proposal will be placed in the resident's permanent file.
- Homeowner must contact the Information Center when the project is complete so a committee member can do a final inspection.
- Residents should keep a copy in their homeowner records, as these conditions will be binding on future owners.

Sample Window



How to replace existing windows



The important things to note are:

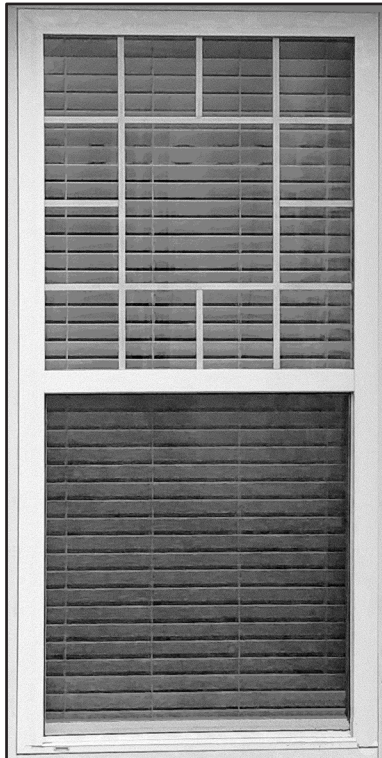
- The grid in the top window being replaced must match the existing grid pattern.
- The trim surrounding the window being replaced must match the original color.
- Who you use for the replacement is your choice.

1

COMPLETE WINDOW REPLACEMENT WITH SINGLE HUNG WINDOWS

- The top window must have a grid pattern that matches the existing window.
- The bottom window is plain (no grid).
- If the trim surrounding the window is replaced it must match the existing color.

You must submit an architectural request and include a picture of the current window.

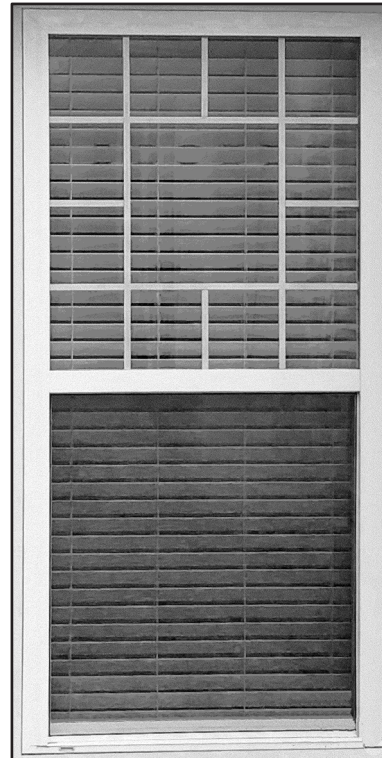


1a

COMPLETE WINDOW REPLACEMENT WITH DOUBLE HUNG WINDOWS

- The top window must have a grid pattern that matches the existing window.
- The bottom window is plain (no grid).
- If the trim surrounding the window is replaced it must match the existing color.

You must submit an architectural request and include a picture of the current window.



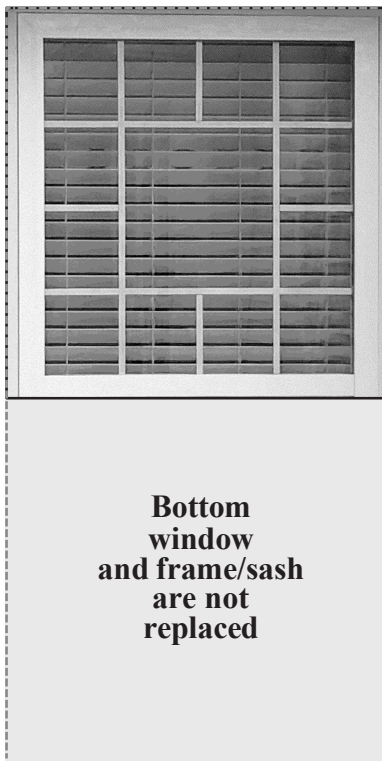
2

REPLACE TOP WINDOW GLASS & GRID

The top window must have a grid pattern that matches the existing window grid.

The glass & grid are installed into the existing frame/sash.

No request for this.



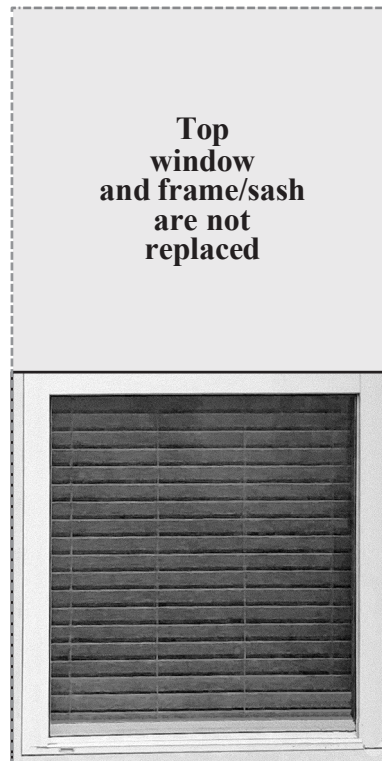
Top window and frame/sash are not replaced

3

REPLACE BOTTOM WINDOW & FRAME/SASH

Replace the bottom glass. Replace the frame/sash surrounding the glass.

No request for this.



Process for Simonton Pro Finish complete window replacement

If your window frame is cracked or discolored and your home was built 2004-2006 you may have warranty coverage.

Copy serial number from the label on the window in your home.

See sample below.

Call Simonton at 800-746-6704 (press 1) with serial number to verify your

WARRANTY STATUS.

NO WARRANTY

Contact the window company of your choice.

WARRANTY

Go to the Simonton website and under "Support" click "Warranties". Follow the instructions and submit the requested information. Or call Simonton 1-800-746-6704 (press 1).

Once you have an order, refer to the Complete Window Replacement Standard and submit a Modification Request form to the Information Office.

The request must be approved before the work is done.

Sample Serial Number

