

# CONTEMPO HOMEOWNERS ASSOCIATION

4190 Gemini Drive, Union City, CA 94587 Phone: 510-489-4440

## WINDOW REPLACEMENT GUIDELINES

Dear Contempo Property Owner:

April 2016- [Updated September 1, 2016]

For Owners planning to replace windows at their Contempo home:

**Prior** to submitting Owner's ACC\* application for Board approval, **please** first consult with the qualified window installer and select from the following list, the option that will work best for the specific Contempo home based upon window installation type and upon exterior wall surface type. Please submit all the required paperwork for Board review and approval **BEFORE** commencing any work. [\*ACC: Architectural Control Committee]

### Option A

*[Preferred and recommended as the more appropriate window installation]*

#### Installing a Nail Fin Window:

This type of window has a mounting flange, which is used to secure the window into framed wall.

**Window installation shall conform to the American Architectural Manufacturers Association (AAMA) 2400-10, Standard Practice for Installation of Windows with a Mounting Flange in Open Stud Frame Construction for Low Wind/Water Exposure.**

### Option B

*[While not optimal, will be considered for approval. Especially because the Owner is responsible for the structure of the building, Owner should research carefully with regard to long-term performance and reliability with respect to the method's providing a proper moisture barrier]*

#### Installing a Retrofit / Flush Fin Window:

A retrofit / flush fin window is a window with an exterior flush fin installed over a pre-existing window frame into a vertical wall. The flush fin is sealed to the exterior siding/trim, with weeps at the bottom to drain inadvertent water.

**Window Installation shall conform to: American Architectural Manufacturers Association (AAMA) 2410-13, Standard Practice for Installation of Windows with an Exterior Flush Fin Over an Existing Window Frame.**

*If interested, Contempo Owners or their Contractors can purchase illustrated guidelines from AAMA for approximately \$45.00 each at:*

#### **American Architectural Manufacturers Association**

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**Option C:** *If Owner's qualified window installer or window manufacturer provides a third alternative that Owner and the **window manufacturer** believe the Association ought to consider, please provide the full set of the window manufacturer's specifications for that proposed manner of installation. Owner's proposed set of installation specifications should be prepared in keeping with, and **with specific reference to**, the specific building exterior surface finish type **T-1-11 (plywood) Board and Batt siding**.- [Please bear in mind that currently Contempo is considering*