

HARBOR ISLES CONDOMINIUM ASSOCIATION

Guideline for replacement of windows and sliding doors*. Only windows and sliding doors replacement, which meet the existing building style and color scheme, is approved for installation. The windows and sliding doors should .be double-paned glass that has an inert gas (such as argon or krypton) between panes that insulates better than air. They shall contain white vertical and horizontal dividers (mullions) that give the windows and sliding doors a traditional look. The window frames must be white. Glass in replacement windows and sliding doors that face the lakes and river and end units must be energy efficient such as Low-E 366 or equivalent. All other windows must have clear glass. The windows may be double-hung that opens from the top and bottom and may tilt out to make it easier to clean the exterior from the inside. All building codes and Florida Statutes must be met or exceeded. As a general rule Florida's building code requires high impact glass to protect occupants from flying debris. The Unit Owner shall be responsible for any damage resulting from the installation and for maintenance and/or restoration to original condition and for any damage to the existing structure directly attributable to the addition. In special situations, and upon request by the unit owner, the Board may deviate from this guideline.

**Adopted at a duly noticed Board of Directors Meeting held April 5, 2016*