

Specification for replacement of exterior windows and doors at The Villages at Quail Run Condominium in Hudson, Massachusetts

0. Revision: 1.0; January 18, 2022

1. Windows:

- Form: All windows shall be replaced with a window that adheres to the original form of each window: double-hung or casement.
- Pane Construction: Windowpanes of all windows shall be of sealed double-pane construction. Window glass must not be tinted; however, low-E glass is permitted. Triple-pane glazing shall be permitted, provided it adheres to all other requirements as specified herein.
- Mullions: Panes of window with exposed glazing of 20-inch width or less shall not have any mullions. Panes of windows that exceed 20 inches in width, shall have a single vertical mullion incorporated inside the sealed space and oriented vertically, and dividing each pane into two equal areas (left and right). There shall not be any horizontal mullions. Removable mullions shall not be permitted. The exterior facing side of the mullion shall be color white.
- Exterior Finish: The exterior finish of the window frame components shall be vinyl covered, and the color shall be white.
- Exterior Trim: If replacement of exterior trim boards is required, the new trim boards shall be of polymer-based composite material (e.g., Boral, Azek, etc.), and shall be painted to match the other trim boards of the unit. Exterior trim must be fastened with stainless-steel fasteners.

2. Exterior Storm Windows and Screens: An exterior storm window or screen is permitted, which shall be attached to the exterior window trim.

- Exterior Finish: All exterior facing surfaces of the window and screen and their mounting trim shall be white.
- Mullions: A single horizontal mullion may be present on each window or screen. No vertical mullions are permitted.
- All exterior fasteners shall be stainless-steel.

3. Skylight Window: This specification applies to the roof-mounted skylight window and its trim. Note that the original framed rough opening for the skylight is 30-1/2 inches wide by 55-1/2 inches high:

- Form: The window shall be the same size as the current skylight and should be manufactured by a reputable company (e.g., VELUX, Anderson Windows, etc.).
 - Operation: The window may be inoperable and fixed or it may be provided with an operator to allow the window to be opened.
 - Glass: Glazing shall be of sealed double- or triple-pane construction. Glass must not be tinted; however, low-E glass is permitted.
 - Flashing: When the roof-mounted skylight frame is replaced, the skylight window flashing must be replaced in its entirety with a new flashing kit (the original flashing must not be re-used). Flashing kits must be manufactured specifically for the replacement skylight window, and made by the same manufacturer as the skylight window. The flashing shall be of the deck-mounted type. Curb-mounted flashing kits are not permitted.
 - Shingles: When the new skylight flashing kit is installed, the shingles immediately abutting the skylight shall be removed and replaced by the unit owner, together with necessary underlayment and sealants. Replacement shingles must be of the same manufacturer, style and color as those already present on the roof (CertainTeed Landmark Premium Shingles, color Pewter Wood MD NW).
 - Unnecessary replacement of window frame: If the skylight frame or flashing is replaced for any reason other than necessity due to failure, the unit owner will be responsible for the integrity of the replacement window, flashing and roofing repairs. Any subsequent damages arising from the frame replacement will be the responsibility of the unit owner, and the cost of repairing any Common Elements will be billable to the unit owner. This responsibility shall carry over and continue in effect for any subsequent purchaser of the Unit, and to their successors and assigns. The Unit Owner is responsible for communicating this information to the subsequent purchaser of the condominium Unit at the time of sale.
4. Sliding Patio Doors: This specification applied to the exterior door(s) leading to the rear-facing deck, and to walkout basement doors if present, including the screens utilized with the doors:
- Form: The door(s) facing the rear of the unit shall be two panels, one of which shall be installed as a stationary panel, and the other panel shall operate by sliding to provide the door opening. For any door that is immediately adjacent to the gas fireplace, the panel nearest to the fireplace shall be the stationary panel.
 - Pane Construction: Shall be of the same specification as for Windows.

- Mullions: Fixed, internal or removable mullions shall not be permitted.
 - Exterior Finish: Shall be of the same specification as for Windows. Aluminum and aluminum-clad exterior surfaces with a permanent white finish shall be permitted.
 - Exterior Trim: Shall be of the same specification as for Windows.
 - Sliding Screen Door: A sliding screen door shall be permitted. The exterior-facing surfaces of the screen frame shall be as required for the Sliding Patio Doors – Exterior Finish.
 - Mullions: Mullions are not permitted.
5. Front Entrance Door (street-side entrance and egress door): The front entrance door is an egress door (emergency exit door) required by the Building Code. Its width in the open position must not be reduced.
- Form: Door shall be a hinged windowless six-panel door with raised panels. Door shall swing into the Unit.
 - Door color and finish: Exterior surface of the door shall be painted the same color as the front-entrance door of other units in the same building.
 - Exterior Trim: Shall be the same specification as for Windows.
 - Keys: Owners are strongly encouraged to assure that the locks on the replacement door are compatible with the Quail Run condominium master key. This is to permit access to the unit in the event ~~case~~ of emergency and other purposes as permitted (see By-Laws of The Villages at Quail Run Condominium Association, Article VIII Section 11 – Right of Access). This may be achieved by having the lockset keyed with both a custom key for the unit owner together with the Master key. For reference: The Quail Run condominium master key requires that the lockset keyway must fit a Schlage SC1 key blank.
 - Material: All exposed exterior surfaces of locksets including handles and escutcheon must be of brass color.
 - Door annunciator: A door knocker is permitted.
6. Front Entrance Storm Door and/or Screen:
- Form: A single exterior storm door, screen door, or combination thereof, may be installed on the exterior trim boards of the front entrance door. A solid (non-glazed, no screened) panel is not permitted.
 - Exterior Finish: The exterior of the door frame components shall be aluminum with a permanent white finish.

- Door knobs and operators: Exterior-facing door knobs and operators shall be brass color.
- Locks: A keyed or keyless latch is permitted. If a keyed lock is installed, it is preferred that it be keyed as otherwise specified for the Front Entrance Door above. Latch shall be brass color.
- Mullions: A single horizontal mullion is permitted.
- Kickplate: A single narrow horizontal kickplate is permitted to be attached to the lowest portion of the exterior surface of the door. The kickplate shall be brass color.

7 Garage Exterior Door:

- Form: The exterior garage door shall be of the overhead type and shall be comprised of four segments. The exterior appearance shall be of four rows of four panels each, of raised-panel design. Appearance of the raised panels should be as close as practical to the current garage exterior door panel design on other units in the same building.
- Material: The door may be of composite, aluminum or corrosion-resistant steel construction.
- Exterior Finish: The exterior of the door shall have a permanent white finish.
- Overhead door operator remote control: A single battery operated remote control to operate the door may be installed onto the exterior trim board facing the door.
- Exterior Trim and Finish: If it is necessary during installation of the door to replace any exterior trim, the replacement trim and finish shall be of the same specifications as for Windows.
- Weatherstrips: Color and finish of trim-mounted weatherstrips at the sides and top of the door shall be as close as practical to the current garage exterior weatherstrips on other units in the same building.