

VINYL REPLACEMENT WINDOWS

I. SPECIFICATION FOR INSTALLATION OF VINYL REPLACEMENT WINDOWS

GENERAL

Replacements must be double pane vinyl-glazed windows. All glass, with the exception of bathroom windows, must be clear.

COLOR, SIZE AND STYLE

The specification is planned to preserve uniformity of color, size and style for units under one roof and for individual models within different sections of the Village. As a general rule replacement must match the windows being replaced and maintain the exterior trim color. A relatively few exceptions are permitted, as follows:

Gliding Windows Gliding or sliding windows may be substituted in place of double hung windows of the same size.

Kitchen and Bathroom Windows. Where smaller size windows are located above sinks and counters the replacements may be installed without grids. Sash windows may be replaced with sliders or casements. Note that the decision to install casement windows overlooking walkways must take account of safety considerations.

Brown Windows. Replacements are expensive and of limited availability. Brown windows may be replaced by windows with white sashes and frames. The capping (or side) panels must match the trim color. All windows on any one side of a unit must be replaced at one time, other than the small slider windows in bathrooms. (See photograph of white window frames with brown trim)

Jalousie Windows. Some Original models in Condos 1-22 were built with jalousie windows in the sun rooms. These may be replaced with single or double hung sash windows with grids to match the existing windows of the unit in color and style. Brown windows may be replaced by windows with white sashes and frames. The capping (or side) panels must match the trim color.

Window Grids. Double hung windows may be installed with or without grids but must follow these guidelines. All windows, per unit side, must be matching either all with grids or all without.

Garden Windows. These windows were installed in some Encore models. They may be replaced by single or double hung sash windows to match the existing windows of the unit in color and style.

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PERMIT REQUIRED

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DIMENSION & INSTALLATION

The following installation guidelines must be observed:

- 1) All sills and heads are to be level, with jambs plumb, and shims used where necessary.
- 2) Squareness of the window unit is to be checked before final anchoring into the wall.
- 3) All voids between jams and framing are to be filled with loose insulation.
- 4) An allowance of 1/4 inch caulking is to be used between the perimeter of the window unit and exterior finish. Caulking application is to be neat and clean.
- 5) Protection of the window opening during construction is required. Also, protect and finish-paint exposed wood trim members promptly.
- 6) Installation and operation of the window should be checked before application of interior trim.

NOTE: ENCORE MODELS ONLY: Roxy, Savoy, Ritz, Waldorf, Pickford, Victoria

1. All windows MUST be replaced with New Construction Window.

The unit owner shall notify the Permits & Inspection Division Volunteer (name and phone number show on face of PERMIT) when work has been completed.

INSTALLER

Window installation must be made by a contractor who is registered with the Division of Consumer Affairs. Such Contractor must furnish the Leisure Village West Association Office with a current certificate of insurance before unit owner can apply for a permit, and before any work can begin.

TERMS & CONDITIONS

A copy of the TERMS & CONDITIONS, as attached to the resident's permit applies to all of the above.

This building improvement Permit will be filed with the Ocean County Clerk's Office.

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION

Trustee Approved: July 2, 2008
June 19, 2019
November 4, 2020