

MIRAGE HEIGHTS CONDOMINIUM ASSOCIATION

Window and Sliding Door Replacement Guidelines

- A.** The following are the HOA requirements and information that must be submitted to the Property Manager, **prior** to the installation of replacement windows and doors. Contact the Property Manager with questions.
1. The replacement windows, doors, and surrounding stucco must conform to the current- (like for like):
 - a. Size
 - b. Shape
 - c. Style
 2. Frame Material must be and/or have:
 - a. Anodized Aluminum, Vinyl, or Fiberglass/Composite
 - b. Nailing flanges
 - c. Dark Brown color
 - d. Exterior “Reveals” not less than 2” and not more than 2 ¾” (the distance from where the stucco meets the frame to the edge of the glass)
 3. Glass
 - a. No reflective materials (glazing) allowed
 - b. Replacement glass may include or exclude internal gridding, but the style must be clearly stated
 4. The following options are highly recommended but not mandatory
 - a. Include a Thermo Brake or equivalent in the frame – reduces energy loss
 - b. Low E glass – available in different levels of energy saving efficiency
 - c. Use professional installers that obtain necessary permits, according to local and city ordinances, and a warranty in addition to the manufacturer’s warranty

B. After Architectural Committee/Board Approval;

1. Installation Guidelines:
 - a. Flange type windows and doors require the removal of stucco
 - b. Flanges are nailed to the studs
 - c. Follow manufacturer’s installation instructions and ensure the sill flashing and flashing around the windows and doors are done properly
 - d. Re-stucco
 - e. Re-paint: When repainting the stucco, primer and finish coats must meet HOA guidelines and be applied break point to break point. Color must be matched as closely as possible.
 - f. Re-caulk
2. Required Inspections: (The following inspections by a Mirage Heights HOA representative are required before final approval)
 - a. After window and door installation of stucco
 - b. After stucco installation before painting
 - c. After painting and caulking