

SPRINGFIELD PARK PLACE WINDOW & DOOR REPLACEMENT POLICY

Exhibit I to Exterior Modification Form

Revised June 21, 2013

In order to maintain the uniformity of the unit exteriors of Springfield Park Place, the following must be adhered to:

1. All Homeowners must submit an Exterior Modification form to the Management for approval by the board of directors, including the specifications of the window, scope of work and contractor performing the work along with the contractor's certificate of insurance.
2. All windows must be of the same dimension as the windows that are being replaced.
3. **The windows must be Anderson 200 or 400 Series only.**
4. **Sliding windows and or Casement windows must match existing footprint and must be in White Vinyl (No Wood trim on the exterior).**
5. New Construction windows must be installed (not replacement windows)
6. Windows must be carefully cut and it is imperative that all windows be have proper flange and flashing installed.
7. Window trim must be AZEK and match in both size and color.
8. If windows are being replaced on stucco, a ¼" gap should be left with Styrofoam inserted and sealed.
9. If contractor damages newly installed Hardy-Plank, it will be the Homeowner's responsibility to pay for repairs by Springfield Park Place's contractor.
10. Springfield Park Place has a list of recommended contractors. Although we cannot recommend any one of them above another, our experience with these contractors has been positive.
11. **Storm doors** must be full glass and have clear glass (no smoked or colored glass is acceptable) Acceptable model is the Anderson 3000 Series Storm Door or 200 Series Storm Door. Match closes to the front door in White, Light Gray or Dark Gray, depending on your particular building.
12. **Screens for Doors** – Anderson # 24000 36" x 80" fits the Anderson 3000 series. Match closest to the front door in either White, Light Gray or Dark Gray, depending on the door.
13. **Sliding Doors** must be of the Eagle Window and Door Series, which is an Anderson Company Sliding Doors approved models are [Custom model with the blinds is CPATS and the basic model is PS6 \(SR\)](#)
Sliding Doors must be clear tempered double strength glass.
14. **Garage Doors** – Garage doors must match existing. Model Clopay Model # 4301 Flush Door (Aluminum) Also available in wood. Wood Door is "Glide-A-Way" Flush Masonite 8x7 Doors (8' wide x 21" high x 1 3/8" thick) door wood grain prime painted. Color to patch existing door.

Recommendations for Purchasing of Doors and Windows

Garage Doors – LOMBARDY DOOR 973-759-0016

Renewal by Anderson - 800-775-0655 Mike Young x 8023 (must coordinate installation and speak to National)

Storm and Screen Doors – Home Depot or Lowes, also National Contractors

Windows & Doors Installation

National

Springfield Park Place maintains a list of several contractors who are familiar with our community and have installed windows in units in the complex. However, Springfield Park Place does not endorse or recommend any of these contractors, and the list is for informational purposes only.

ANDERSON 100 SERIES

GLIDING WINDOW

- Five exterior colors with white interior
- Durable, low-maintenance matte finish
- Exceptional value
- Engineered with innovative, sustainable and patented Fibrex material
- Low-E Glass standard
- Full-perimeter weather stripping for energy efficiency
- Will not fade, flake, blister, chalk or peel



