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Since the creation of Bethesda Park in 1984 the HOA has been responsible to ensure Bethesda homes look the same from the exterior of the home. The following guidelines provide information to ensure that when residents replace their windows and doors the HOA requirements will be met.

As a reminder, windows, sliding door, front door and garage door are owned by the homeowner. If you are considering replacing them: provide the following information to your contractor to receive a quote, retrieve the ARC form from the GRS site providing the details below for the HOA approval and send to GRS. It is easier to have HOA approval before you sign the contract since changes are difficult once windows are ordered. Be sure to let your insurance company know you have replaced your windows, especially if they are hurricane windows, you may receive a discount.

## Window Replacement

- Window frame color must be bronze and the window opening size cannot be changed.
- Glass color – Clear.
  - FYI - hurricane protective glass will give the windows a slight green tint.
- Low E glass is acceptable but realize it may be a bit more reflective
- Window type is single hung with the exception of the picture window in the “dog house”. No casement windows or large picture window to replace single hung windows will be allowed.
- The window sash can have a one horizontal grid to match the original windows or have No grid.
- Sliding door replacement must follow the above color and glass guidelines.
- Our exterior walls are wood studs, plywood and stucco – they are not cinder block walls. Code requires a “buck” treated wood box) be installed in each window opening to mount the new window.

## Hurricane Shutters

- Hurricane shutters maybe removed upon the installation of hurricane windows. It is the responsibility of the owner to ensure the exterior stucco is patched/painted.

## Front Door Replacement

- Door and trim must be painted bronze.
- Door may be solid or may have glass – glass may be decorative and size is not limited.
- FYI – Hurricane doors open outward.

## Garage door

- The door should be painted bronze. It should be solid – no glass.

## FYI

- The roof needs to be accessed by your contractor to install the “dog house” window – any damage caused to the roof by the contractor will be the owners responsibility.
- Florida Impact Window & Door website has a really good Contractor Checklist
- The City of Boynton Beach requires a permit for window replacement. Be sure to confirm if the approximately \$600 permit fee is included in your window install quote.
- Bethesda typically has some exterior paint which can be used for touchups after installations. Otherwise paint can be purchased from UCI in Ft Lauderdale: 0313, 50-100

# Bethesda Park – Window & Door Replacement

6/15/2023

Window Sizes approximate sizes, your contractor will have to measure....

## Middle Units

	Dimensions	Qty	Location
Sliding Door	59.5x79.5	1	Living
Single Hung	36x56.5	3	Master bedroom
Single Hung	36x56.5	2	Front bedroom
Single Hung	36x56.5	3	Living room
Picture	35x17.5	1	Hall

## End Units have 3 more windows

	Dimensions	Qty	Location
Single Hung	37x50	1	Garage
Single Hung	36.5x38	1	Kitchen
Single Hung	37x50	1	Living Room

Again, these measurements are provided as a guide to use when you are receiving estimate for window replacement – YOUR contractor is responsible to take their own measurements.