

# LAS BRISAS HOMEOWNERS ASSOCIATION

## Guidelines for Window Replacement

1. Completion and submission of "Las Brisas HOA Request for Architectural Modification" application including all requirements contained in the form.
2. Replacement windows should match the style, orientation and window frame color of the original windows.
  - 1) Front windows are required to be configured the same and include all grids/ grills in the same location and direction as the original windows.
  - 2) Any changes to the rear/side windows require detailed plans and prior approval by the ARC Committee and Board of Directors.
3. Applications for window replacement require:
  - 1) A sketch describing the locations of all windows and doors being replaced.
  - 2) Each window/door location should have a unique reference number.
  - 3) A list of materials provided by the contractor describing all windows being replaced including the reference number from the previously mentioned sketch.
  - 4) Documentation that all windows comply with the Palm Beach County code to resist wind speeds up to 140 miles per hour.
4. Permits are required by the Town of Hypoluxo and must be displayed during installation.
  - 1) All applicable fees must be paid and inspections completed prior to final approval by the Las Brisas HOA.

## Installation Guidelines

1. The homeowner must comply with all the conditions of the application, following the approval of the request.
2. Written approval must be received before any work can begin.
3. All installations shall be completed with no damage to the common areas of Las Brisas and/or the property of any resident.
4. Installation shall be completed so as not to void the warranty of the Association or any homeowner.
5. Installation must not impair the integrity of any building, the common areas or lots.
6. The homeowner is responsible for all costs associated with the impact window installation, including but not limited to:
  - a. Repair of any subsequent damage to the common property, other lots, and any other property.
  - b. Reimbursement to residents of the Association for damages caused by impact window installation.
  - c. Payment of medical expenses incurred by persons injured by the installation of impact window.