



## Oak Bridge: Replacing Deck/Patio Sliders and Windows

October 23, 2013

The Board would like to clarify the terms regarding replacement of patio/deck sliders and bedroom windows. Though our By-Laws state only beige doors and windows are required, many white replacements have been allowed in past. In speaking with siding experts, they all agree white is more preferable for long term siding installation as it is easier to match and does not fade. Please review the below if you are thinking of replacing your deck/patio sliders or bedroom windows:

- Based on research with professional siding companies, white is now preferred for slider doors and bedroom window replacement.
- Crank windows no longer allowed. Slider bedroom windows should be used. Crank windows are hard to close, hard to clean and when open are out in the elements. Slider bedroom windows are more attractive, less expensive and will last longer as they are not prone to weather conditions when open.
- If window sill rot is present when replacing windows, sill rot must be repaired. Do not install new windows or doors over rotted sills. As long as labor and materials for sill rot repairs are a separate line item on the unit's bill, Association can reimburse the unit owner for such wood rot repairs as this is considered part of Common Area property, so long as the cost of such repairs is reasonable.
- Only licensed, insured installers are allowed to replace slider doors or bedroom windows.
- The Board must be notified at least 2 weeks prior to installation of any sliders or windows for approval.