

Woods End Homeowners Association, Inc.

Policy Resolution No.

(Clarification of Previously Approved Style for Window Replacement)

WHEREAS, Article VII, Section 1 of the By-Laws of the Woods End Homeowners Association provides that the Board shall adopt and publish rules and regulations governing the use of the property, and the personal conduct of the members and their guests thereon, and to establish penalties/fines for the infraction thereof and for infractions of the Declaration/By-laws; and

WHEREAS, Article IV, Section 4.01, of the Architectural Covenants, Declaration of Easement, Covenants, Conditions and Restrictions states that the architectural character of all structures, or alterations, additions or improvements thereof when visually related to each other and the natural surrounding environment shall be, in the opinion of the review committee, harmonious in terms of type, size, scale, form, color and material; and

WHEREAS, Article V, Section 5.01, of the Architectural Covenants, Declaration of Easement, Covenants, Conditions and Restrictions provides the Review Committee the authority to adopt such rules, regulations, objectives, procedures, and guidelines as required by this Declaration; and

WHEREAS, for the benefit of and preservation of the architectural uniformity of the community, the Board deemed it desirable to formally clarify and define the previously approved design standard for replacement windows for the Woods End Homeowner's Association:

All replacement windows for the Woods End townhomes must be casement style without grids and must be framed in either white metal or vinyl trim. The casement style windows can either be crank style or "side-to-side" sliding style windows. Please note that sliding windows with "tilt and slide" features for easy cleaning are acceptable. In order to conform to the surrounding units, the casement windows cannot include window grids.

I. DEFINITIONS

1. Casement windows are defined as a window that is attached to its frame by one or more hinges. Casement windows are typically hinged at the side and are used singly or in pairs within a common frame. They are operated with a crank or crum or lever handles which also serves as a locking device. The casement windows at Woods End do not include window grids, and are either white metal or vinyl trim.
2. Sash style windows are made of one or more moveable panels or sashes that form a frame to hold panes of glass which are often separated from other panes by narrow strips of wood or metal. Sash style windows are **PROHIBITED** for use as replacement windows.

The effective date of this resolution shall be April 6, 2009

Authorized Representative,
Board of Directors

Veronica L. Paul-Steele

Signature

Name Printed:

Board President

4/6/09
Date

Reginald M. McD

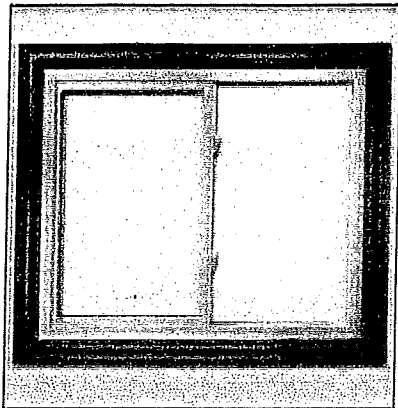
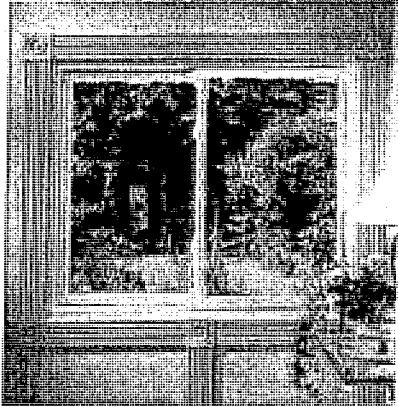
Signature

Name Printed:

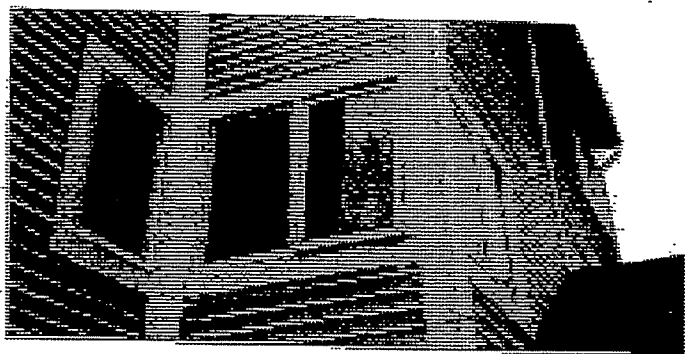
Board Vice President

4/6/09
Date

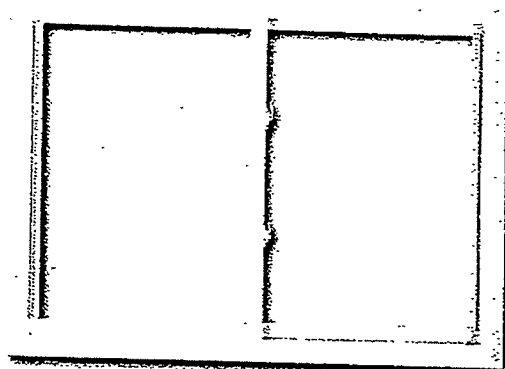
Subj: **FW: Replacement window resolution and pictures of approved style windows.**
Date: 4/11/2009 8:07:45 A.M. Eastern Daylight Time
From: hortonpr@comcast.net
To: Take2hs@aol.com
CC: hortonpr@comcast.net



Style for the New Windows



Existing Casement Windows



New Sliding Windows

