

Fox Run @ Oak Grove Homeowners Association

Standards: Window Replacement AUGUST 28, 2008

Fox Run @ Oak Grove Window Replacement Standards set forth the requirements for window replacement and installation. Window Standards will be incorporated into the Fox Run Rules and Regulations. Included in the Standards are the sizes for all windows and rough openings. Sizes and requirements for installation are provided as a benefit to homeowners.

Any homeowner interested in replacement windows must submit the standard Fox Run Architectural Approval Form to the Architectural Committee (copy attached). Requests conforming to this Standard will be approved by the Committee.

The Fox Run Homeowners Association is not responsible for installation, repair, or maintenance of window replacement.

INSTALLATION

- Installation must be performed by a qualified contractor. Homeowners may select their preferred contractor; however, Window Standards must be maintained.
- Homeowners should verify contractor's insurance certificate prior to installation; certificate should be available to inspection of managing agent upon request.
- All exterior window trim must be Azek or vinyl-clad aluminum.

Attachments:

1. Architectural Approval Form
2. Window information (Detailed)
3. Window sources
4. Contractors

Window Sources Investigated by Fox Run Architectural Committee

Source	Manufacturer	Material	Description
J&L Building	Viwinco	Vinyl	15/16" Double-pane DP60 LowE
Lowes	Thermostar	Vinyl	¾" insulated DP50 optional
Lowes	Pella 450 Series	Wood interior/ aluminum exterior	¾" insulated DP50
Home Depot	American Craftsman	Vinyl	7/8 insulated; optional LowE2

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Contractors

For the Homeowner's convenience, J&L Building has suggested the following contractors:

Albrecht Roofing & Siding
Dan Albrecht
610-331-9839

Richard J. Egan Contractors
610-353-3547

Gradwell Home Remodeling
Mike Gradwell
484-614-6601

Madison Kelly Contractors
Paul/Kevin Kelly
610-476-6083 or 610-825-4368

SDC Construction
Sam Conseal
484-568-2657

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Fox Run Replacement Window Specifications

Single Windows Casement Type

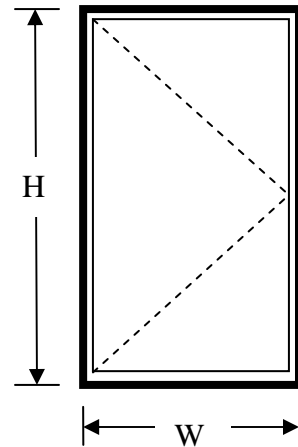
Requirements:

Product: Replacement Window
 Type: Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: Full

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty

Sizes (for quotation purposes):



Window Size	Rough Opening		Frame Size	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	30.75	60.75	30.50	60.50
Size 2	30.75	48.75	30.50	48.50
Size 3	28.00	48.00	27.75	47.75
Size 4	28.00	60.00	27.75	59.75

Double Windows Casement Type

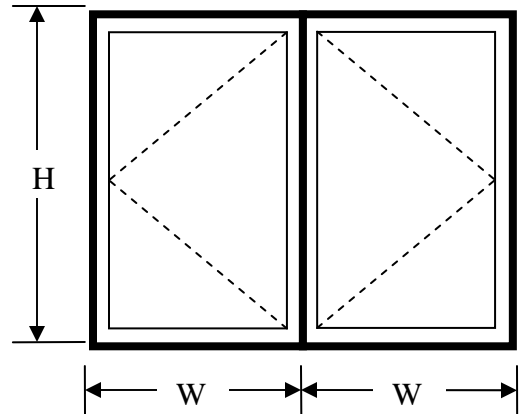
Requirements:

Product: Replacement Window
 Type: Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: Full

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty

Sizes (for quotation purposes):



Window Size	Rough Opening		Frame Size - Left		Frame Size - Right	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	60.75	60.75	30.00	60.50	30.00	60.50
Size 2	56.00	60.00	27.625	59.75	27.625	59.75
Size 3	56.00	48.00	27.625	47.75	27.625	47.75
Size 4	48.00	48.00	23.625	47.75	23.625	47.75
Size 5	72.00	48.00	35.625	47.75	35.625	47.75

Triple Windows Casement Type

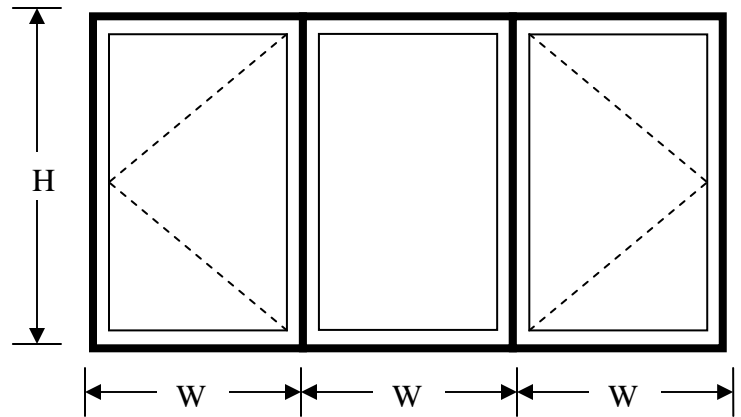
Requirements:

Product: Replacement Window
 Type: Left - Casement Window
 Center – Picture Window
 Right – Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: Full

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty

Sizes (for quotation purposes):



Window Size	Rough Opening		Frame Size -Left		Frame Size - Center		Frame Size - Right	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	90.75	60.75	29.875	60.50	29.875	60.50	29.875	60.50
Size 2	84.00	60.00	27.625	59.75	27.625	59.75	27.625	59.75
Size 3	84.00	48.00	27.625	47.75	27.625	47.75	27.625	47.75

Single Windows Picture Type

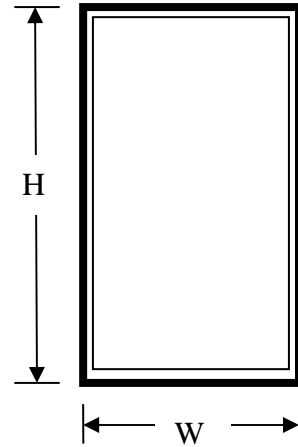
Requirements:

Product: Replacement Window
 Type: Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: None
 Options: Head Expander

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty

Sizes (for quotation purposes):



Window Size	Rough Opening		Frame Size	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	60.00	48.00	59.75	47.75
Size 2	36.75	60.75	36.50	60.50

Single Windows Picture Type

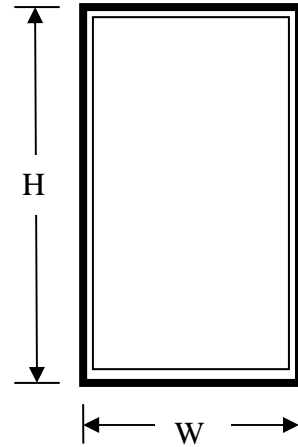
Requirements:

Product: Replacement Window
 Type: Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: None
 Options: None

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty

Sizes (for quotation purposes):



Window Size	Rough Opening		Frame Size	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	36.75	60.75	36.50	60.50

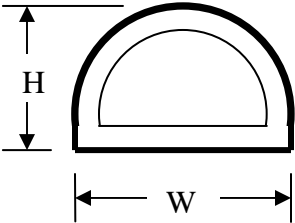
Single Windows Half Round Type

Requirements:

Product: Replacement Window
 Type: Casement Window
 Exterior Finish: White Vinyl or White Aluminum
 Grids (Grilles): None
 Screen: None

Recommendations:

Window Glazing: Low-E (energy saving)
 Warranty: Limited Lifetime Warranty



Sizes (for quotation purposes):

Window Size	Rough Opening		Frame Size	
	Width (inches)	Height (inches)	Width (inches)	Height (inches)
Size 1	36.75	18.75	36.75	18.75