

Windrush Bay Condominium Association Board of Directors guidelines for replacing windows:

1. Any change to a Condominium or Villa window requires board approval before the process begins. An ARC must be submitted to the board with exact specifications of replacement windows.
2. After board approval, the owner will hire a license and insured contractor according to Florida law.
3. Owners will be responsible for getting any building permit from the city and getting a copy to the board of directors before construction begins.
4. The windows will conform to the size of the present windows.

Condo: may be single hung, or double hung, window will be 60/40 split. Upper sash 60% of window height, lower sash 40% of window height. Window may have either lower sash screen or no screen. No full screens permitted. New window finish to be white.

Villa: will be replaced with either a single hung window with lower screen or a double hung window 6 over 6 panes full screen in dark bronze.

5. The building inspector will do a final inspection and a copy of this will go to the Board of Directors.

Please Note: owners should be aware of guidelines for window replacements when getting contractors and permits. There are a variety of windows styles. Both come in 123 mph wind speed tested and high impact windows.

Updated & Approved 3/20/2024 Board Meeting