

Windrush Replacement Standards for Windows, Doors, and Lanai Exteriors

1. This document is intended to inform owners of the Association's required standards BEFORE vendors are contacted, to ensure that proper choices are well understood during discussions. Any alteration to a condominium or villa unit requires Board approval before the process begins. An Architectural Alteration Request--available in the "Applications" section of the Windrushbay.org website--must be submitted to the Board for approval, with exact specifications of replacement windows, doors, or screening.
2. After Board approval, the owner will hire a licensed and insured contractor according to Florida law. Owner's contractor will be responsible for getting any required building permits and inspections from the city of Tarpon Springs.
3. No alteration to the size of windows, doors, or building openings is permitted.

Windows

Condos: Window may be single hung, or double hung, with a 60/40 split: upper sash 60% of window height, lower sash 40% of window height. Window may have either a lower sash screen or no screen. Full screens are not permitted. New window and sliding door finish is to be white.

Villas: Window will be replaced by either a single hung 6-over-6 pane window with lower screen, or by a double hung window 6-over-6 pane full screen in dark bronze exterior color. Replacement sliding doors to be dark bronze exterior color.

Doors

Condos: Doors must have 6 or 8 raised panels; the topmost two panels may be replaced with rectangular glass. Storm/screen doors must be dark bronze or white.

Villas: Doors must have 6 or 8 raised panels; the topmost two panels may be replaced with rectangular glass. Storm/screen doors must be dark bronze or cream.

Lanais

Lanai, porch, and patio areas are all a special form of Association property called "Limited common element" that actually belongs to the Association, but they are reserved for exclusive use by the unit owner. Because these areas are Association property, there are some restrictions on use. Appliances such as washers, dryers, refrigerators, or freezers are not allowed, and doors and windows must separate these areas from the living space. Since lanais and patios are considered to be outdoor areas, it is recommended that exterior grade treatments and furnishings be used.

Condos: Any open areas such as porches or patios must remain open and unscreened. Screened openings must be black continuous screening with dark bronze framing. If desired, vinyl or acrylic sliding panels with dark bronze framing may be placed behind screens. The vinyl or acrylic may be clear or tinted. Glass windows are not allowed.

Villas: The villas were all initially built with a limited common element patio at the rear. Many owners have added enclosures to these patios, but they remain limited common element exterior spaces. No glass windows are allowed, but clear or tinted acrylic or vinyl sliding panels may be added behind the screening. Most owners have also added a shed near the patio; its maintenance is owner-responsibility. A separate document, at Windrushbay.org, applies to sheds.

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05/07/2024