

McNary Highlands Homeowner's Association

Requirements for any window or door replacements

Approved November 3, 2024

- All window, sliding patio door, or garden window replacements require the prior approval by the McNary Highlands board of directors. Submit an Architectural Change/Modification Request form, available from CMI, at least 10 days before the next Board meeting.

Please provide the window and door company with a copy of the Architectural Change/Modification form approved by the Board when ordering your windows.

- Windows and doors should only be replaced and installed by professional window and door installation companies that have been pre-approved by the McNary Highlands board. Please contact CMI <http://www.mcnaryhighlands.com/contacts.html> to obtain information about the window installation companies that have been pre-approved
- If you wish to use a different window installation company, please provide CMI with information about that company so that CMI can verify that that company will install windows that meet McNary Highlands HOA standards. The following are some local window installation companies in alphabetical order which the McNary Highlands HOA may or may not have had experience with. It is the responsibility of the unit owner to determine whether or not a company meets McNary Highlands HOA window installation requirements.
 - Kemp's Windows <https://www.kempswindows.com>
 - Clear Choice Windows and Doors <https://clearchoiceconstruction.com>
- The unit owner is financially responsible for the replacement of the new windows and doors.
- All windows and doors will be white vinyl with Low-E insulated glass, argon gas, no grids, no obscure or tinted glass other than the Low-E coatings as specified.
- Only white horizontal slider vinyl windows, garden windows, or patio doors that are made by Milgard shall be installed.
- Milgard provides the following approved vinyl window styles.
 - Trinsic <https://www.milgard.com/windows/trinsic-series>
 - Style Line <https://www.milgard.com/windows/style-line-series>,
 - Tuscany <https://www.milgard.com/windows/tuscany-series>
- Milgard provides the following approved garden window style:
<https://www.milgard.com/windows/style/garden-windows>
- Milgard provides the following Sliding Patio Door styles:
<https://www.milgard.com/doors>
- All new exterior window and door trim will be primed 5/4 x 4 rough-cut cedar to match the current window and door trim.
- Unit owners will be fully responsible for all necessary painting of new exterior trim following the installation of new windows either by the window installation company or by hiring a Board approved painter.

- All windows and doors will be installed using a full frame installation method and not a pocket/insert method. <https://www.universalwindowsdirect.com/blog/1094-what-are-the-different-types-of-window-installation> (In addition to the above webpage, please read the [www.mcnaryhighlands.com/full frame versus Insert Window Method Comparison.pdf](http://www.mcnaryhighlands.com/full_frame_versus_Insert_Window_Method_Comparison.pdf) document.)
- The following specifications should be followed for windows: https://www.milgard.com/sites/default/files/u/u351/2410-13_milgard.pdf “Standard Practice for Installation of Windows with an Exterior Flush Fin Over an Existing Window Frame”
- Failure to obtain Board approval prior to installation or failure to follow the specifications set may result in the windows being uninstalled and reinstalled per the specifications at the owner’s expense. *(This purpose is to standardize the residential replacement and performance of all new windows and doors, and to prevent unwarranted expense to the members of the Association due to repairs that might be needed because of improperly installed windows.)*