

Place One Condominium

Policy Statement

Date: October 25, 2011

Policy Statement: 11-31 (Replaces 02-31)

Subject: Windows, Window Screens and Coverings

I. Introduction

Place One's Master Deed establishes windows as common elements but screens are the responsibility of Co-Owners. Co-owners have a general responsibility to maintain windows in a responsible manner.

II. Unit Window Screen Replacement

- A.** Window screen replacement is the responsibility of the Co-Owner. Frames are to be black or dark bronze in color so as to match the window frames as closely as possible.
- B.** Screening material is to be charcoal in color and can be either aluminum or fiberglass.
- C.** The Front Desk maintains a list of vendors who provide screens to Place One Condominium.

III. Installation of Solar Film Inside Unit Windows

- A.** The application of "light bronze" colored solar film to the **inside** of a unit's windows to save energy is permitted at Co-Owner expense. The application of any other color of solar film is not permitted.
- B.** The Co-Owner must submit a sample of the film together with the names of the manufacturer and installer to the Building Manager who will forward the information to the Board for approval.

IV. Exterior Appearance

The exterior appearance of each unit contributes to the overall value and appearance of Place One.

- A.** Window coverings must adhere to design standards appropriate for the community. Most commercially recognized coverings are appropriate,

e.g., commercially purchased blinds - vertical, mini, shutters, etc., as well as fabrics, showing a white or neutral shade to the exterior.

- B.** Blankets, sheets and other non-standard coverings are not permissible; except as emergency measures (e.g., during move-in or construction work around windows).
- C.** Signs are generally not permitted in windows. This includes, but is not limited to, political campaign signs.
- D.** Windows should not be tinted as to notably alter the outward appearance of the building without prior Board permission. (Refer to Master Deed section XVIII, Paragraph G.)

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John G. Fallat, President
Board of Directors