

Windows, Sliding Doors, and Entry Doors Replacement Policy

Brandywine, A Planned Community

Executive Board Approval Date March 22, 2022

Revision History February 3, 2025, February 19, 2026

Policy Statement

The Windows, Sliding Doors, and Entry Doors Replacement Policy details the guidelines for the replacement of windows, sliding doors, and entry doors at Brandywine, A Planned Community. Unit owners must submit an ARC request for approval that adheres to the guidelines. The exception to a required ARC submission is the identified approved Window replacement brand/series.

Guidelines

Windows

- Double hung, casement, awning, sliding, or fixed windows must maintain the same appearance and function of the window being replaced.
- All parts visible from the street must be white in color.
- The shade of the white color must be within 5% of Andersen white.
- The total glass area must be within 2% of the window being replaced.
- The number of divided lites must be identical to the original and in the same configuration.

Approved Replacement that does not require ARC submission

- Andersen 200 series
- The window must be an exact replacement in color and overall design.

Sliding Doors

- Sliding doors must maintain the same appearance as the sliding door being replaced.
 - If the sliding door being replaced is in the back of the unit (not visible to the street), divided lites are not required.
- Approved colors for sliding doors are white and sandtone.

Entry Doors

- A replacement entry door must maintain the same appearance and color as the existing door.
 - If the entry door being replaced is in the back of the unit (not visible to the street), divided lites are not required.

Note:

Notwithstanding the foregoing guidelines, all other obligations and responsibilities remain as stated in the Declaration of Covenants and Restrictions, Bylaws, and Rules & Regulations for Brandywine, A Planned Community.

Bernadette S. Howard *2-19-26*

President

Date

Lisa B. Frey *2-19-26*

Secretary

Date