

**OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION  
WINDOWS SELECTION GUIDELINES POLICY**

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Whereas the properties subject to the jurisdiction of Old Braeswood Property Owners Association (the "Association") are subject to various restrictions, the purpose of which is the creation and carrying out of a uniform plan for improvement and the sale of property within the subdivisions comprising Old Braeswood; the Executive Committee of the Association has resolved to adopt the following policy concerning the windows selection guidelines which shall be applicable to all subdivisions, sections and additions in Old Braeswood.

The following guidelines, with respect to the selection and installation of windows, shall be consistently enforced in the manner prescribed below:

1. The frames of each window must be made of wood, composite, fiberglass or metal. All proposed frame materials must be paintable. Frames made of vinyl, PVC or unfinished metal are not allowed.
2. Divided-light windows are permitted in Old Braeswood. True divided-light windows are traditional in appearance and composed of several panes of glass (called "lights") forming a "grid" or pattern of individual panes.

Simulated divided-light windows are also traditional in appearance, made of a single, double or triple-layer insulated glass in place of single panes and divided by grilles (or muntins) attached to the glass to give the appearance of individual panes of glass.

Both types of divided-light windows are permitted for use in Old Braeswood; however, simulated divided-light windows must have a profiled muntin on the exterior surface of the glass in addition to, or in lieu of, a flat grille installed between the panes of glass.

**Return to:**  
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