

**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:**  
**Roberts Markel Weinberg**  
**Butler Hailey PC**  
**2800 Post Oak Blvd., Suite 5777**  
**Houston, Texas 77056**

## **OLD BRAESWOOD POA**

### **WINDOW SPECIFICATIONS**

Many Old Braeswood homeowners are considering new or replacement windows for their homes and have been asking for suggestions for approved window options. Below are a few manufacturer and model options for divided light windows that meet specifications for ARC approval. At this time, vinyl and unfinished aluminum window frames are not being approved. In addition, the glazing bead or muntin bar on divided lite window must be either full divided light with internal spacer bar or a simulated divided light. The muntin bars or grilles must have a 3-dimensional profile (e.g. not a flat strip adhered to the glass).

**Even if you are submitting a window on the approved list you must submit your design specifications** as there could be a component of the order which might not meet with ARC approval.

Alternative windows that meet these general requirements are welcomed and will be reviewed once the required review fee is paid and the submittal is complete. To request a window not on the list below, submit a brochure, cut sheet of window cross section as well corner sample or small window sample. Window samples are generally available from the window supplier.

Required parameters:

- Paintable or factory finished painted frames
- Divided light windows must have a 3-dimensional profile on the dividers
- Code compliant to meet City of Houston Energy codes

These are windows that have been approved by the Architectural Review Committee (ARC). ARC has assembled this list based on the exterior appearance of the windows only and is not recommending them in terms of their performance. Each window is different and has different advantages and disadvantages. It is up to each Homeowner and their Architect and/or Contractor to investigate and determine which window will be appropriate for their job.

#### **Approvable Window Manufacturer and Series**

**Andersen Windows** (and Doors): E Series

**Jeld-Wen:** Custom Wood, Sitaline, W-2500 and 4500 series

**Kolbe:** Ultra Series and VistaLuxe (for modern applications)

**Marvin:** Signature Ultimate or Elevate

**Pella:** Architecture Series or Lifestyle Series

**RAM:** S900 (for modern applications)

**Weather Shield:** Premium Series or Contemporary Collection

*(Updated 8/22/2019)*