

## **Bear Island Window & Door Standards**

All window and door replacements, including garage doors, require ACC Form B “External Alterations” be completed, submitted for approval and approved by the ACC prior to any work being done.

It is the owner’s responsibility to comply with all city and county building codes and permitting. Approvals by the ACC does not waive or limit the owner’s responsibility to comply with city and county codes and permitting requirements. **FYI for homeowners in Saratoga model homes (homes in the front of the community) in order to meet current WPB code for egress the bedroom windows must be changed to side slide windows when replacing them.**

### **Windows:**

Windows must be **manufactured** white frame windows. No colored frames painted white will be approved. They can be side slide or single hung. Glass can be tinted for UV protection but cannot be frosted or mirrored.

### **Doors:**

#### **Front Doors**

- Can be double or single door with side lights to fit existing opening.
- Can be any number of panels with all solid sections and frame.
- All door trim must be painted an ACC approved white paint.
- Door may include glass inserts that can be clear or opaque/frosted glass but cannot be colored or etched.
- Inserts can be any size, but may only be a standard shape such as rectangular, square or oval, and cannot be the shape of, or contain a design or logo.
- Door frame must be a minimum of six inches on all sides and be constructed of a solid material. If metal it must be a manufactured white frame. If wood, it must be painted an ACC approved white within 15 days of installation.

#### **Screen/Storm Doors**

- Must be a manufactured white frame with clear glass

#### **Garage Doors**

- Can be the traditional 32 small panels
- Can be flat without panels
- Must be manufactured white
- No windows in garage doors

**Homes that have a front load garage door also have a side entry door into the garage.**

#### **Those side doors:**

- Can be any number of panels with all solid sections and frame

- Can have a glass insert but must not have any etchings, colors or mirror finish, can be frosted.
- Must have a minimum of a 6-inch white frame (same as front door)
- All trim must be painted an ACC approved white trim color