

Magnolia Crossing Condominium Association

Approval for Replacement Windows and Doors

Windows / Doors:

Replacement Windows must be all Single or Double hung, no Sliders or Crank Windows.

Front facing Windows (those facing Sweetbay Circle) must have the White Grid on the Window. The grid may be on the outside, inside or between the glass panes.

Windows may be Vinyl, Aluminum, Fiberglass, or of other Florida / Manatee County approved material. Color must be White.

Side and rear facing Windows may have "Light Gray" Tint. Green tint not allowed. Front Windows (facing Sweetbay Circle) must be clear.

Screens are required for all Windows that open. Window screen frames must be white in color.

Front Entry Door and Garage Entry Door: Must be 6 panel design, Color: White, No Window within Door, Peep Hole is allowed.

All Windows and Entry Doors must be professionally installed by a licensed contractor with proper permits obtained by Manatee County.

Lower Unit Windows and Doors:

Front living room/dining room Window may be replaced with a standard Single or Double hung Window and the transom at the top may be eliminated. Front Window must have the White Grid. Color: White

Window in Master Bedroom must be same configuration as original installation, 2 Windows, side by side, both Single or Double hung. Color: White

Window in 2nd Bedroom must be same configuration as original installation. Single or Double hung, Color: White

Living Room to Lanai Sliding Glass Door must be in configuration of 3 equal size glass panels. Must open from Left and Right sides. Screen is not required. Color: White.

Front Entry Door must be a six (6) panel design, no Window within door is allowed. A peep hole is allowed. The Door frame must contain a side light panel that is Opaque. Configuration / Look must remain as original design. Door and frame color must be white. Door must open inward (into the unit)

Upper Units:

Windows facing Sweetbay Circle must be Single or Double Hung, Color: White. Must have White Window Grids. Frame Color: White

Living Room to Lanai Sliding Glass Door must be in configuration of 3 equal size glass panels. Must open from Left and Right sides. Screen is not required. Color: White.

Bathroom Windows can be Single or Double Hung. Master Bathroom Window: Style undefined because of small size. If Single or Double Hung is unavailable (show documentation), then Crank or Slider would be acceptable. Opaque Glass, Color: White.

Master Bedroom to Lanai Sliding Glass Door must be in configuration of 2 equal size glass panels. Door must open in the direction of the original design. Screen is not required. Color: White.

Master Bedroom side windows must be White. These are non-opening windows.

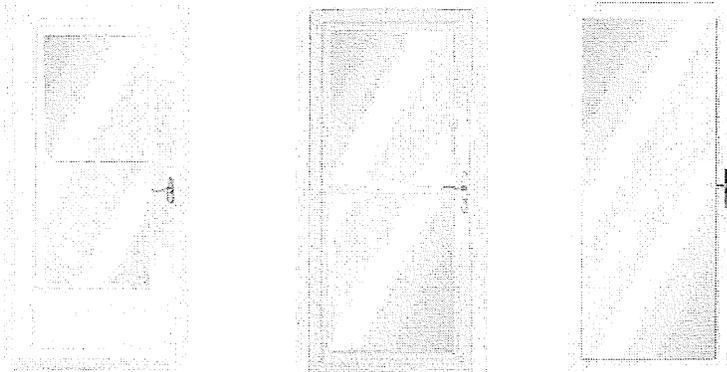
Entry Door must be a six (6) panel design, no Window within door is allowed. A peep hole is allowed. Configuration / Look must remain as original design. Door and frame must be white. Door must open inward (into the unit).

Garage Door:

Door must be of same design as original. Must be 4 sections/panels high, must have 4 raised panels on each individual section/panel, must have air vents on bottom section/panel (near ground). Color: White. Weather stripping must be white. Door must have Hurricane reinforcement bars on inside. Door can be insulated or non-insulated. Door Lock Handles and Decorative Handles are not allowed.

Screen/Storm Door:

Door must be white with White Hinges and Silver handle. Door can have metal kick panel at the bottom or can be full glass. Door can have opening screen or full glass insert. Door must look similar to these pictured:



Unit / Address Number: 76 _____ Sweetbay Circle

Owner Name: _____

Construction Company / Window Company performing the Replacement:

_____ Installation Date _____

Type of Window being installed: _____ Single Pane _____ Double Pane
_____ Hurricane _____ Impact

What is being replaced:

Lower Unit:

- _____ Living Room Window, Front
- _____ Living Room Window, Side
- _____ Master Bedroom (side by side Windows)
- _____ 2nd Bedroom Window
- _____ Glass Sliding Door in Living Room (3 panel)
- _____ Front Entry Door
- _____ Screen/Storm on Front Door
- _____ Garage Entry Door to Kitchen

Upper Unit:

- _____ Bedroom, Front Facing
- _____ Bedroom/Den/Kitchen Nook, Front Facing
- _____ Master Bathroom Window
- _____ Guest Bathroom Window
- _____ Living Room Sliding Glass Door (3 panel)
- _____ Master Bedroom Sliding Glass Door (2 panel)
- _____ Master Bedroom Side Windows
- _____ Front Entry Door
- _____ Garage Entry Door to Stairway

_____ **Garage Door:** _____ **Screen/Storm Door:**

- _____ (initial) I have read and understand the guidelines on pages 1 & 2
- _____ (initial) Windows and Doors must be White
- _____ (initial) Windows facing Sweetbay Circle must have White Grids
- _____ (initial) Windows must be Single or Double Hung Design

Owner Signature _____ Date _____

Board Approval _____ Board Position _____ Date _____

Board Approval _____ Board Position _____ Date _____

Board Approval _____ Board Position _____ Date _____

Please Return Completed Form Along with Plans, Plot Site Plan, Samples, Pictures, etc.
To: Magnolia Crossing Condominium Association, Inc.
c/o Progressive Community Management
3701 S. Osprey Avenue, Sarasota, FL 34239
llysen@pcmfla.com