Whitnall Park Square

Condominium Owners Association, Inc.

Architectural Control and Replacement Handbook

Condominium

WHITNALL PARK SQUARE

CONDOMINIUM ASSOCIATION

ARCHITECTURAL CONTROL

AND

REPLACEMENT

HANDBOOK

April 1993
Revised March 1995

INTRODUCTION

In the past year the Board of Directors has had numerous requests by homeowners to deviate from the architectural standards already set by the Declaration and Bylaws of Whitnall Park Square.

Architectural standards are set for condominium complexes to protect the integrity of the complex as well as the investment each of us has in our units. For most of us this is the largest investment we have and it is important to protect it.

The following paragraphs are reprinted directly from your condo book and show the guidelines your Board of Directors must follow when each of you ask for a deviation.

DECLARATION - Section Four

C. Boundaries of Units

(4) Surfaces included in Unit. Each Unit shall include the inner surface of the finished walls and ceilings extended through the first layer of drywall comprising such walls and ceilings and the inner surface of the concrete floors bounding his or her respective Unit. All windows, moldings, window frames and doors, including all glass contained therein, shall be included as a part of a Unit. Such Units as contain a fireplace as shown on the buildings and floor plans and on Exhibit F shall include the inner surfaces of the fireplace and chimney, including fire brick and flue.

DECLARATION - Section Eight

G. Architectural Control.

No Unit Owner or occupant shall make any structural addition, alteration or improvement in or to his or her Unit nor affix anything to the exterior of his or her Unit nor construct anything in the Limited Common Elements appurtenant to his or her Unit, nor decorate or install any wiring, television

antennas, machines, air-conditioning units, or any other equipment whatsoever on or to the balconies, decks, or patios or through the walls, windows, doors, or roof without the prior written approval of the Board of Directors.

BYLAWS - Article XIII - Section Five.
(Revised March 3, 1987)

Architectural Control.

No outdoor clotheslines shall be erected and nothing shall be hung or exposed on any part of the Common Elements that will detract from the neat or orderly appearance of the Common elements. Installation of permanent exterior lights will be allowed. To keep permanent lighting uniform, written plans for its installation must be approved by the Board before the installation begins. Flower planters or flats, and hanging plants, added in moderation are acceptable providing there are no written protests of record. Extensive planting must have the Board's written approval. Seasonal decorative lighting and banners are allowed. These must be removed within a reasonable time. Violation of these provision will be resolved through written notification to the Unit Owner with a subsequent remedial action involving a $25.00 fine and if necessary, a fee to cover the cost of correcting the violation.

REPLACEMENT RECOMMENDATIONS

Throughout the condo book we all received when we purchased our units, Architectural Control and Board approval is mentioned to again retain the integrity of our condo complex. In order to assist each of you when replacements are needed, and to alleviate the number of time-consuming requests for deviations, your Board of Directors has developed this handbook.

STORM DOORS --

FRONT DOOR --

The style of door you already have installed is the style you must continue with unless you and your immediate neighbor agree to a different style and request the change in writing with a picture of the proposed door to the Board of Directors for their approval. The half-lite or full-lite wood storm door you presently have can be purchased at Hale Park Lumber.

If you desire to install a paintable aluminum storm door to replace the wood one you presently have installed, it must be of the same style you presently have and must be requested in writing with a brochure of the proposed door and approved by the Board of Directors. (Attached please find a copy of a brochure)

PATIO DOOR --

Paintable patio door storms can be purchased at Hale Park Lumber.

WINDOWS --

Windows and replacement parts can be purchased through:

NORCO WINDOWS
P.O. Box 140
Hawkins, WI 54530
1-800-~~472-6739~~
826-6783

GARAGE DOORS --

There are two options available for replacement:

1. Replace your 4-panel flush garage door with one that is identical in material and appearance to your original door.

2. Replace your garage door with a 4-panel, flush, steel, foam cored, pebble finish door. Garage door to have owner's choice of "R" value. Door must be painted to match the original door at owner's expense. (Attached please find a brochure)

FURNACES --

When replacing your furnace please keep in mind that you will have to get a similar unit to the one that is already installed. A high efficiency furnace that does not use the existing chimney will not be allowed. High efficiency furnaces presently have two PVC pipes running to the outside of a building, one for fresh air intake and one for exhaust. Any piping that penetrates the outside of the unit infringes on the Architectural Control standards. (Attached please find copy of Wenninger letter)

WATER HEATERS --

When replacing your water heater, the same rule holds true as for furnaces. You will have to install a unit similar to the one that is already installed. Some of the newer water heaters also exhaust out through a PVC pipe instead of using a chimney, those too will not be allowed.

DRYER VENTS --

The following company has been recommended by a neighbor for cleaning the lint and bird debris from your dryer vent.

America's Best Chimney & Duct Cleaning
253-1115

EXTERIOR LIGHTING --

The exterior light approved by the Board of Directors is made by Kichler Lighting, Model No. K-9776, Black Cast Aluminum and is available at City Lights and Fans on ~~61st and North Avenue~~ 132nd & Capitol Dr.

THE WENNINGER COMPANY
16875 W. RYERSON ROAD P.O. BOX 51948, NEW BERLIN, WISCONSIN 53151-0948 • (414) 821-9000
AFTER HOURS (414) 821-9011

December 7, 1992

Ms. Judy Bartelt
6495 Whitnall Edge Road
Franklin, WI 53132

Re: Residential Gas Furnaces

Dear Ms. Bartelt:

It is the opinion of this Heat, Ventilating, and Air Conditioning Contractor that the high efficient (greater than 91% AFUE) sealed combustion gas furnaces, not be recommended for installation in your separate condominium units. The modifications necessary to accommodate the sealed combustion furnaces would require the installation of a combustion air intake pipe and flue exhaust pipe to be run through common walls of the condominium units.

In addition, there would be the requirement of in line mufflers installed in order to accommodate the additional noise that these units produce. Again, this might prove troublesome to adjacent neighbor's condominium units.

Finally, it would be doubtful that any perforations through exterior walls could be kept in line with your Association's requirement of similar aesthetics in each building.

For condominium owners who are truly concerned for conserving natural gas, I believe the Gas Company would verify that the general maintenance and operation of a standard 80+ gas furnace is much more important than attempting to seek out a last few percentages in increasing efficiency. By properly maintaining and adjusting for good combustion efficiency, and the use of night setback thermostats, an Owner could realize substantial savings in their utility bills.

I thank you for the opportunity to be of service to the Whitnall Park Square Condominium Associations. If you have any further questions, please correspond at your earliest convenience.

Sincerely,

THE WENNINGER COMPANY, INC.

Frank Adkins
Sales Engineer

FA:kt

ACCEPTANCE:

ACCEPTED. The above prices, specifications and conditions on the back of this page, are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in Terms and Conditions.

Date of acceptance _____

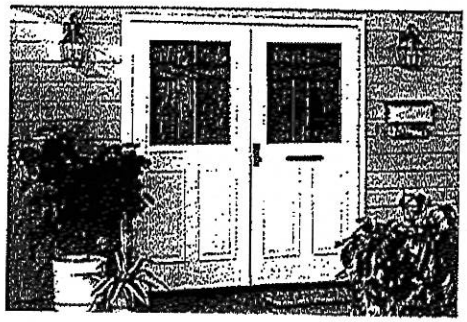
By _____
(Owner or Agent)

Patented* Store-in-Door™ Window and Screen

It's an EMCO exclusive! Slide one up . . . the other down . . . window and screen are completely concealed inside the door when not in use!

*U.S. Patent 4,311,183

Kits Available for Double Door Installation



Forever® Door Limited Warranty

EMCO Specialties, Inc., warrants that under normal use the Forever Door will not crack, dent, split, or rot for as long as the original consumer purchaser owns the home in which the Forever Door was initially installed. In addition, the door components, hardware, and paint are warranted to the original consumer purchaser, under normal use, to be free of manufacturing defects for a period of one year from the date of purchase. Glass and screen are excluded from this warranty coverage.

During the warranty period, and upon proof of purchase, a defective door or door component will be repaired or replaced at our option, without charge. The warranty will not apply if the door has been misused, abused or altered. Labor not included in EMCO's limited warranty.

For warranty claims, simply call EMCO's Customer Service Department at 1-800-933-EMCO.

THIS WARRANTY EXCLUDES ALL INCIDENTAL AND CONSEQUENTIAL DAMAGE.

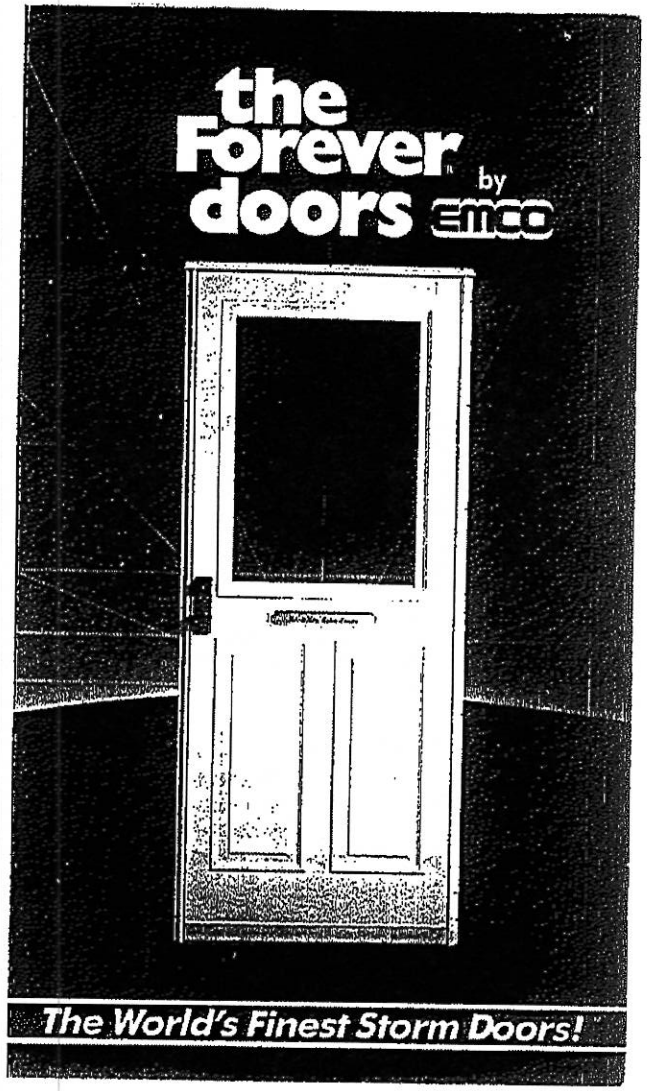
Some states do not allow the exclusion of incidental or consequential damage, so the above may not apply to you.

This warranty gives you specific legal rights, and you may have other rights which vary from state to state.

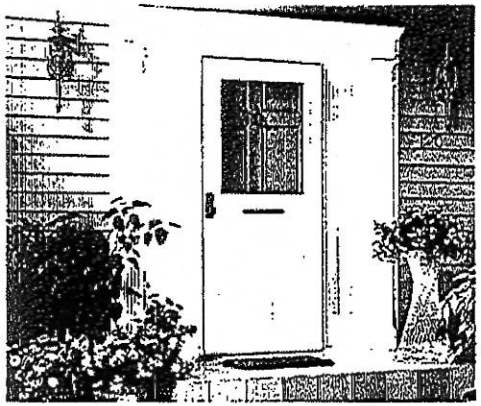
EMCO Specialties, Inc.
P.O. Box 853
Des Moines, IA 50304
515-265-6101

FOREVER is a registered trademark of EMCO Specialties, Inc.

FDCB-200M-GP-6/92 P/N6934



Indescribably Beautiful!



Ask for Forever View Sidelight Storm Windows in matching door colors and in standard 12″ and 14″ widths.

Whether you prefer the rich beauty of our **Colonial Crossbuck** style or the classic design of our **Traditional** style, you'll appreciate the quality and craftsmanship built into every Forever Door.

The **handsome woodgrain texture** looks and feels like real wood, but lasts so much longer! And every door is **completely finished — inside and out!** It's the perfect complement for your beautiful home!

Patented STORE-IN-DOOR™ WINDOW AND SCREEN! Slide one up, the other down! COMPLETELY CONCEALED INSIDE THE DOOR WHEN NOT IN USE!

55 POUNDS OF SOLID DURABILITY. 1⅜" THICK!

PRE-HUNG FOR EASY INSTALLATION!

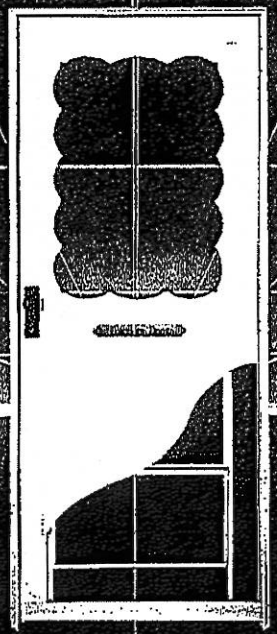
SUPERIOR TWO-COAT PAINT SYSTEM! Resists scratching, fading, and chipping! May be repainted with any good quality exterior latex paint.

Exclusive KEY-LOCK LATCH with deadbolt action provides optimum security and can be locked inside and out!

FEATURES FLEXIBLE WEATHER SEAL on top and sides — seals out drafts, cold, dust — even noise!

SOLID STEEL SUPPORT CHANNELS on all four sides for extra strength!

ADJUSTABLE TRIPLE FIN DOOR SWEEP ensures a tight seal across the entire threshold!



TWO COLOR-MATCHED HEAVY-DUTY DOOR CLOSERS at the top and bottom of the door!

Built-in RAIN CAP diverts water away from the door opening!

NO MITERED CORNERS to loosen or separate!

Molded of RUGGED STRUCTURAL POLYPROPYLENE, a virtually indestructible material! Guaranteed not to crack, dent, split, or rot!

TEMPERED SAFETY GLASS WINDOW easily adjusts to seven positions!

HANDSOME WOODGRAIN TEXTURE looks and feels like real wood! Beautifully finished inside and out!

Optional SOLID BRASS PERSONALIZED NAME PLATE may be ordered from EMCO!

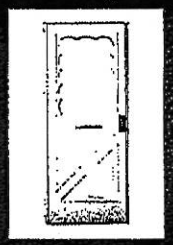
FULL-LENGTH CONTINUOUS PIANO HINGE FOR STRENGTH AND SMOOTH OPERATION!

SAVES ENERGY ALL YEAR ROUND!

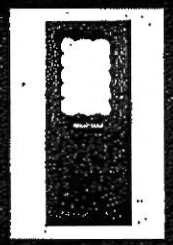
FIBERGLASS SCREEN resists tearing and looks beautiful for years!

VIEW FROM EXTERIOR

Left Hinge

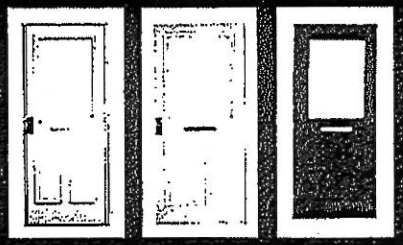


Right Hinge



Crossbuck style available in Classic White or Elegant Brown!

GUARANTEED FOR AS LONG AS YOU OWN YOUR HOME!



Traditional style available in Classic White, Antique Almond or Elegant Brown

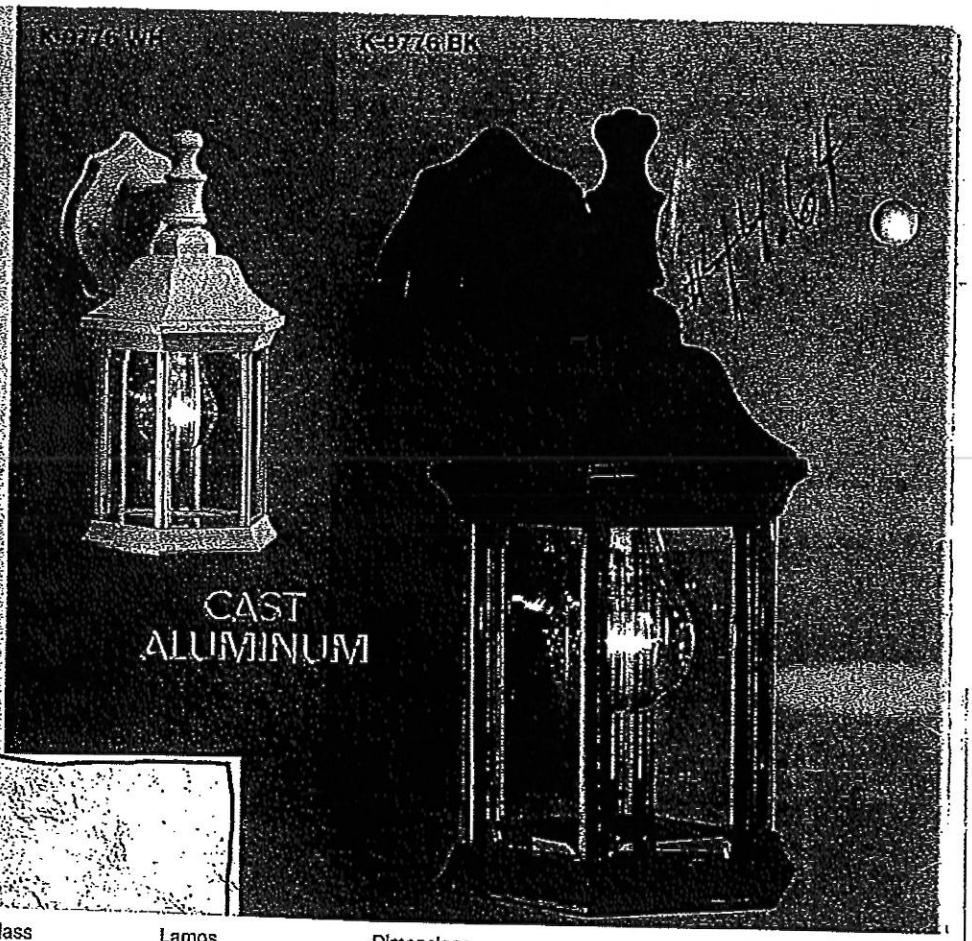
32" door fits openings from 32" to 32¾" wide and from 80" to 80⅞" high.
36" door fits openings from 36" to 36¾" wide and from 80" to 80⅞" high.
For openings up to 33⅞" or 37⅞" wide, order our optional Z-Bar Extender Kits!

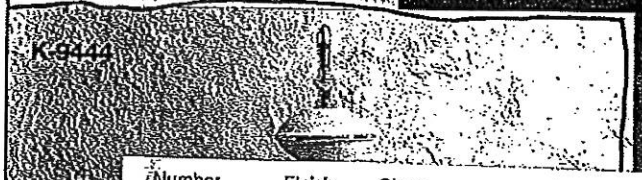
NewStreet
*U*S*A*

Coach Lantern styling delivers a warm greeting. With these outdoor fixtures, Kichler quality is visible where your home makes its first impression.

Kichler also helps you make it a *lasting* impression. The two fixtures at right are cast aluminum. The rest are hand crafted from solid brass.

Note that all these lamps have top quality beveled glass. Choose the style that makes your warmest welcoming statement.



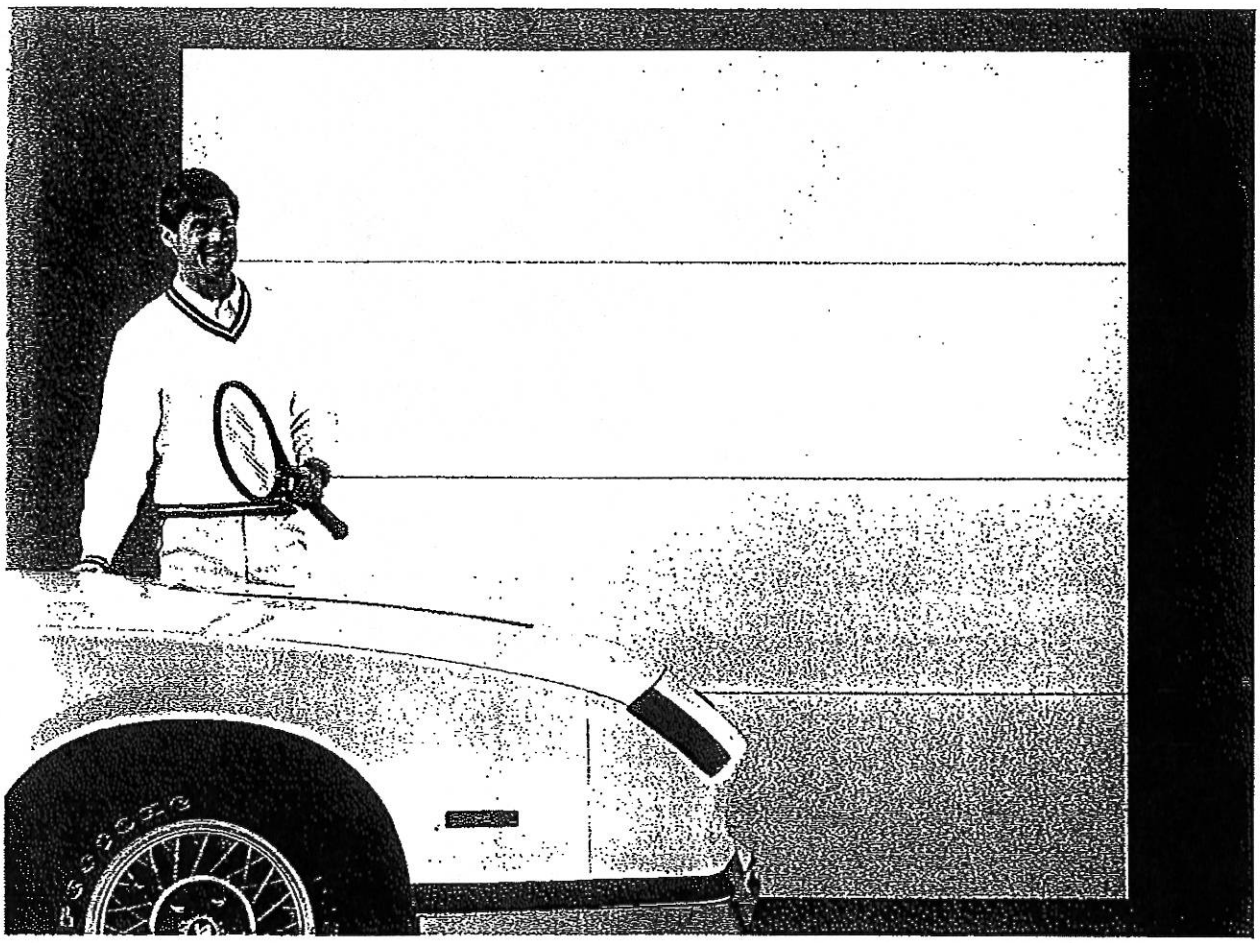


Number	Finish	Glass	Lamps	Dimensions	Hgt. from center of wall opening
K-9402	Black	Clear beveled	1-60-W. Max. (M)	Hgt. 16"; Width 5½"; Extension 6¼"	9"
K-9402	White	Clear beveled	1-60-W. Max. (M)	Hgt. 16"; Width 5½"; Extension 6¼"	9"
K-9440	White	Clear beveled	1-100-W. Max. (M)	Hgt. 25"; Width 7¼"; Extension 7¼"	15"
K-9442	White	Clear beveled	1-100-W. Max. (M)	Hgt. 13"; Width 7¼"; Extension 7¼"	4½"
K-9444	White	Clear beveled	1-100-W. Max. (M)	Hgt. 17¼"; Width 7¼"; Extension 7¼"	17¼"
K-9445	White	Clear beveled	1-100-W. Max. (M)	Dia. 7¼"; Hgt. 16¼"	
*K-9446	White	Clear beveled	1-100-W. Max. (M)	Body Hgt. 13"; Dia. 7¼"; Overall 39"	Extra lead wire 27"
K-9501	White	(Steel post with ladder rest)		Dia. 3"; Hgt. 84"	
K-9618	Black	Clear beveled	1-100-W. Max. (M)	Hgt. 10¼"; Width 5½"; Extension 6¼"	3¼"
K-9618	White	Clear beveled	1-100-W. Max. (M)	Hgt. 10¼"; Width 5½"; Extension 6¼"	3¼"
K-9701	White	Clear beveled	1-60-W. Max. (M)	Hgt. 13¾"; Width 5¾"; Extension 5¾"	7¾"
K-9776	Black	Clear beveled	1-100-W. Max. (M)	Hgt. 12¼"; Width 6¼"; Extension 7¾"	3½"

See master catalog No. 791 for additional finishes
* U.L. listed for damp location
Unless noted all outdoor fixtures on this page spread are U.L. listed for wet locations.

Crawford

Flush
Foamcore
Steel with Foamed Core Garage Doors



Quieter, more rigid.
Greater value than any conventional
steel door can offer.

Specifications

Architectural Specifications for Foamcore Flush Sectional Overhead Doors

Furnish and install upward-acting sectional overhead Crawford "Foamcore" door, manufactured by Crawford Door Products, Inc., Century, Florida — sold and installed by Crawford distributors.

Sections

All door sections shall be of steel/polyurethane/laminate sandwich type construction. The exterior skin will be hot-dipped galvanized steel pre-painted with a two-coat, two-bake paint system featuring an extended warranty. The steel skin will be random stucco pattern texture. Interior skin will be a polylaminate with white polyester finish. Muntins and stiles will be pre-painted, hot-dipped galvanized steel. The cavity between inner skin and exterior skin will be completely filled with a tightly packed polyurethane core, having a total thickness of 9/16". A total door section thickness will be 2".

Seals

The door will be equipped with shiplap section design and a factory installed astragal on the bottom section.

Track and hardware

Hot-dipped galvanized track will be 2". Doors are bracket mounted. All brackets shall be made from hot-dipped galvanized steel. Hinge rollers shall be 2" 7-ball. Optional torsion springs will be wound from oil tempered wire.

Lites

Optional SSB lites available in molded high-impact polymer frames.

Sizes

The Foamcore flush door is available in standard widths of 8', 9', 16' and 18'. Available heights include 6'6", 7' and 8'.

Wind load

Doors shall meet or exceed standards established by ANSI Bulletin A216.1 1977 and NAGDM publication 102-1976.

Warranty

Wayne-Dalton Corp. and its subsidiaries back all of their doors and hardware fittings with a LIMITED WARRANTY against defects in workmanship and materials. A copy of this warranty is available upon request.

About the company

Wayne-Dalton Corp. and its subsidiaries manufacture upward-acting sectional and rolling door products for residential and commercial applications at several locations around the United States. These products are sold, installed and serviced by a nationwide network of local door specialists.

Technological leadership and the product line to prove it.

Crawford

CRAWFORD DOOR PRODUCTS, INC.
Century, FL 32535
Phone: 904-256-5332
Fax No.: 904-256-2387

Printed in U.S.A.

563-114

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