

Proposed Change to Rules & Regulations about Window Wells

Exterior Changes

Window Wells: The installation of window wells to accommodate egress from future garage level bedrooms/rooms will require specific approval from a majority of the HOA board. The requesting owner must supply:

1. Engineering drawings for the entire change including: digging details (depth, width, height); internal window/door detail; egress ladder; ground level access/cover; overhead roof; relative location of roof in relation to nearest neighbor unit; and overhead view of proposed finished unit.
2. Contractor name and written proof of contractor insurance for a minimum of \$1M.
3. A Letter/Statement of owner acceptance of liability for any future problem/damage caused by the window well installation and releasing the HOA from any liability regarding the installation and future problems of any kind related to the window well. This letter should include a statement that the owner will be responsible for water damage caused to neighboring units because of the window well changing the drainage flow.
4. The contractor must determine if/where there are french drainpipes before proceeding with the work, and not interfere with those pipes or any other utilities.
5. The window well must be covered by a plastic covering preventing water and snow from falling directly into the well. The HOA will not be responsible for any damage to the plastic covering because of snow falling or being shoveled off the roof.
6. If any damage is caused to the neighboring unit or french drains, the contractor shall immediately stop work, report the incident to the HOA, and await further approval before proceeding.
7. If required, a permit from the appropriate County department regarding compliance with local codes as well as inspections (after construction has been completed).
8. The owner should consider installing rear gutters with heaters if there is any concern about too much water coming into the window from roof drainage.