

Requirements

Options

There are a number of replacement windows on the market, including those constructed of vinyl, wood, fiberglass, aluminum, composite materials, and various combinations. All have comparative advantages and disadvantages. However, as a resident of Lakeport Cluster, you must be careful to select a replacement window that meets the design, color, and dimension requirements that are unique to our community. In addition, you should seek and obtain the approval of the Reston Association prior to installation. You are responsible for installing compliant windows. You should not rely on the representations of window sellers that proclaim to understand our standards.

Listed below is a table of replacement window options that the Reston Association has approved. If you wish to use a window that is not listed below, please contact the Lakeport Cluster Board of Directors. The Board will work with you and the Reston Association to evaluate your request.

Manufacturer/Color

- Window frames/sashes must match trim paint according to the color palette per the Lakeport Color Standard. Additionally, the following manufacturer/material/color combinations have been approved.

Brand	Material	Palette 1	Palette 2
Renewal by Andersen	Wood/vinyl composite material	Factory-applied color "Canvas"	* Apply McCormick paint, color "Wheat #108"
Pella	Aluminum-clad wood	Factory-applied color "Poplar White"	<i>No factory color option available</i>
Marvin	Aluminum-clad wood	Factory-applied color "Coconut Cream"	Factory-applied color "French Vanilla"
Soft-Lite (Imperial)	Vinyl	Custom factory color matched to McCormick paint color "Amber White #101"	Custom factory color matched to McCormick paint color "Wheat #108"

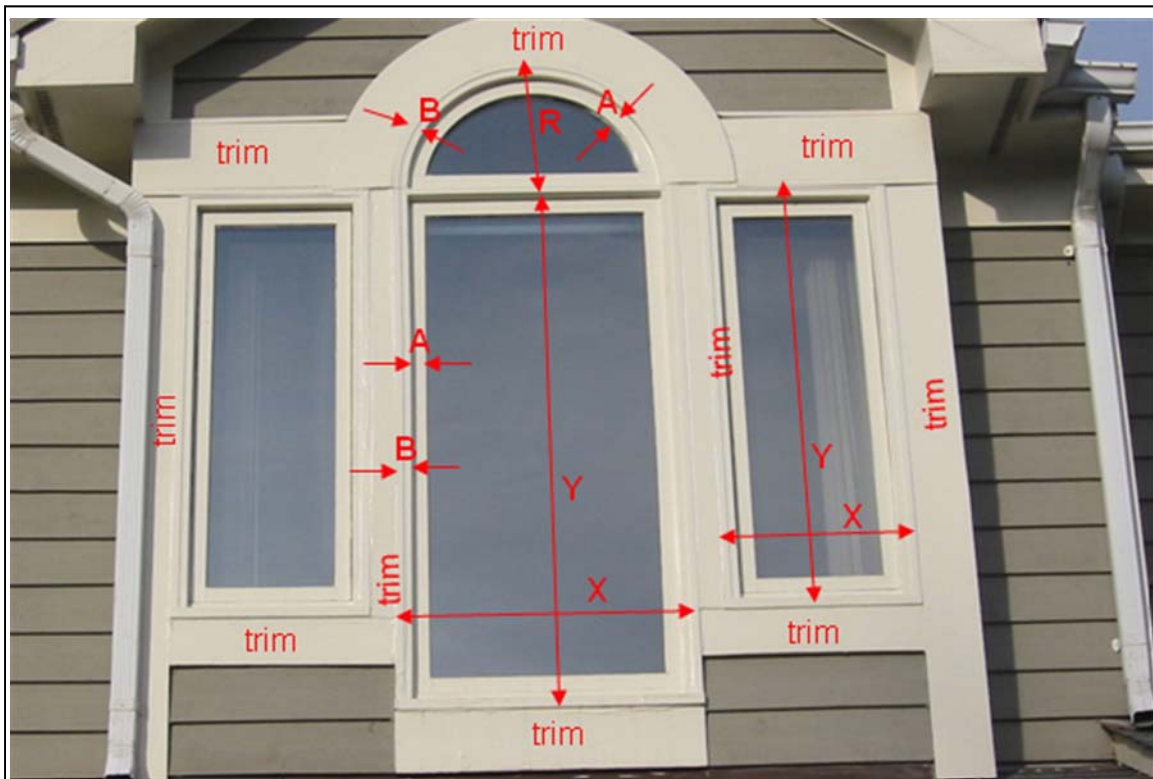
* According to a local sales representative for Andersen Renewal, the window's composite "Fibrex" material may be sanded, primed and successfully painted. For example, the Andersen windows on one home on Lakeport Way were painted using Kilz brand primer and the appropriate tint of McCormick paint. Fibrex is 40% wood fiber, making it less susceptible to the cold contraction and heat expansion that can disrupt paint on vinyl windows.

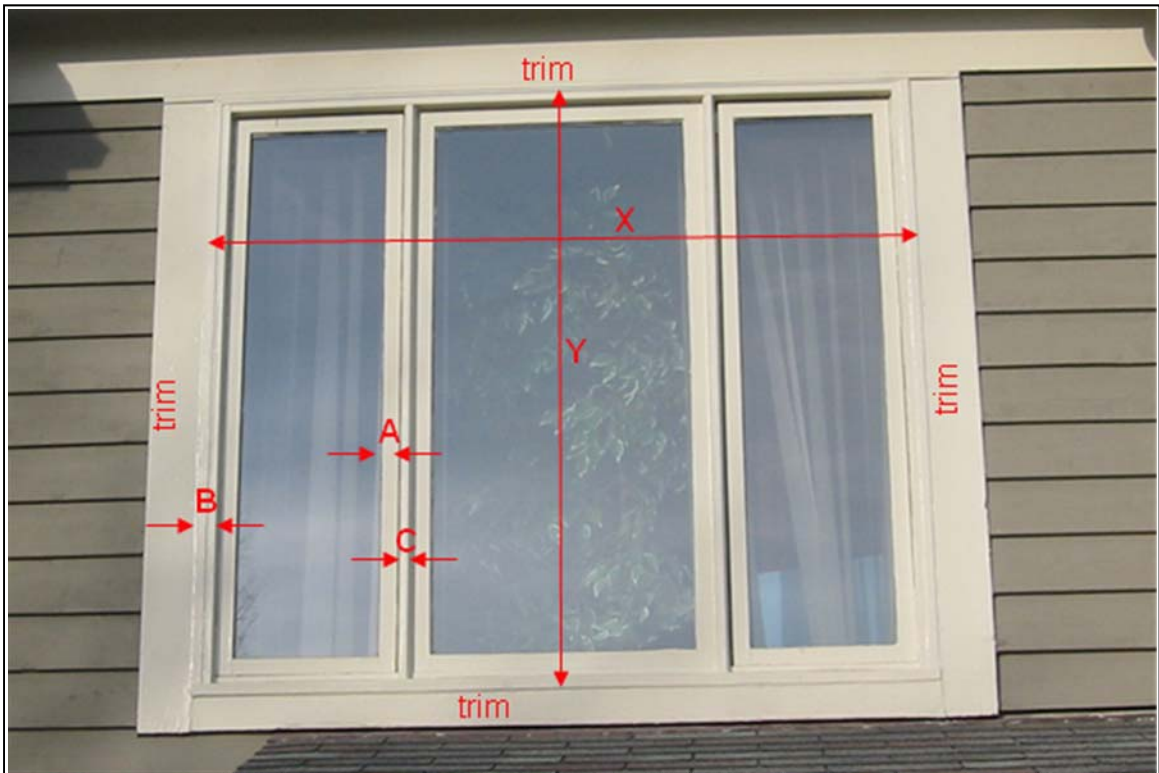
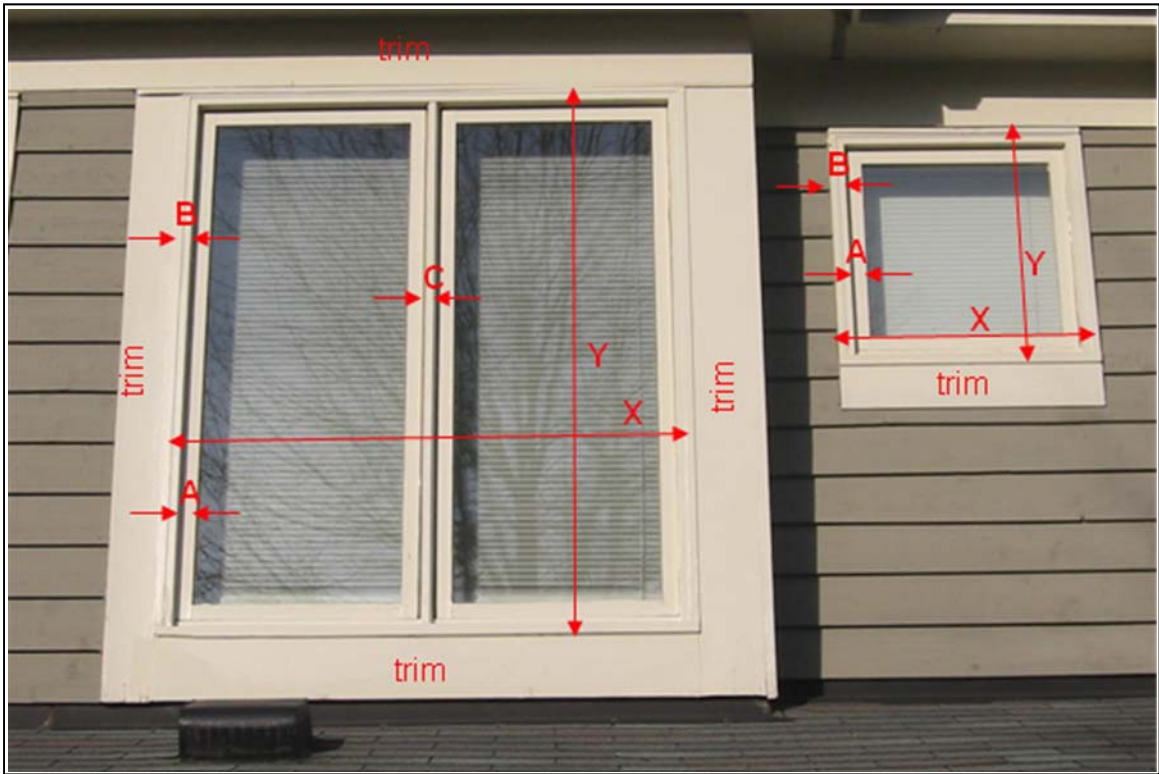
Type/Design

- No window grids/grilles are allowed.
- When upgrading brand or material, all windows on a side (front, back or end-unit side) of a house must be replaced as part of the same project.
- Individual Windows, but not all on a side, may be replaced only if identical in size, type (e.g. casement, fixed glass, sliding door) and appearance to the window being replaced. Please see standard history (9/21/10) for more information.

Size

- Typical window configurations are shown below with framed dimensions (annotated "X", "Y", and "R"). Size shall not vary from replaced to replacement by more than + or - 0.5".
- The inner/movable frame (sash, annotated "A") and outer/fix frame (annotated "B") widths must be between 1.75" and 2.5".
- The spacing between multiple windows within the same outer/fix frame (annotated "C") shall be between 1.25" and 1.75".





Reston Association's DRB Approval Requirements

Check Reston Association's Cluster Property Guidelines (www.reston.org) for current requirements prior to commencing any exterior change!

- All window/door additions require Reston Association (RA) Design Review Board (DRB) approval -- see the RA Design Guidelines (703-435-6542; www.reston.org). To avoid costly rework, it is strongly suggested that DRB approval be acquired on all window replacements, even though it may appear that none is needed. New products/colors not covered by this standard may come to market; homeowners may bring samples of these materials to the Lakeport Board for consideration to be included in a modified standard which would first need to be approved by the Reston DRB.
- Even though Barbour and Ross windows are no longer available you can still apply to have individual windows replaced. DRB may approve individual window replacement on a case by case basis if they deem it "identical" (Though there is no guarantee they would approve). See above matrix for possible replacements.

Possible Brands/Suppliers - Reference only! Not required, recommended, nor endorsed.

- Andersen's Renewal; 2814 A Merrilee Dr., Fairfax, (703) 641-5400.
- Pella; 7505 Leesburg Pike, Falls Church, (703) 847-5772
- Marvin; 44845 Falcon Pl., Sterling, (703) 736-9600
- Soft-lite; Allied Windows 4321 Markam, Annandale (703)-256-0600.
- Barbour and Ross (original wood-framed window).

Standard History

- Original: Requirement was to duplicate the original builder-supplied material. Original construction windows were either casement or fixed glass, in varying sizes and combinations, with painted wood construction. The wood frames/sashes were painted with trim paint per the colors standard. Wood-frame patio doors were treated the same as windows; metal entrance doors were installed at the rear of some units and painted the "door" color; aluminum sliding glass doors were installed in some units and typically were pre-painted white.
- 6/14/05: More durable materials are now available. This revised standard provides the homeowner the option of using paintable and no-paint frames/sashes constructed with alternate materials (e.g., composite, fiberglass, aluminum-clad wood) where they can be manufactured and installed within stated constraints.
- 9/14/10: Even though Barbour and Ross windows are no longer available you can still apply to have individual windows replaced. The DRB may approve individual window replacement on a case by case basis if they deem the windows to be identical to existing windows. Some comparable windows are listed in the above matrix, but these are not guaranteed to be exact matches. Applications for window replacement must be submitted to the DRB and approval granted prior to installation.
- 2/22/11: Corrected the replacement window color grid in this standard to disassociate the Pella window color "Poplar White" from color palette #2 and associate it with color palette #1.
- 6/23/11: Corrected the replacement window color grid in this standard to disassociate the Andersen Renewal window color "Canvas" from color palette #2. As a replacement for palette #2, painting the Andersen window is offered as an option.