



Manhattan Village Homeowners Association
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Window Replacement Policy

Homeowners who wish to replace windows in their home, particularly those windows with failed Weather Shield panes, must follow certain guidelines. It is possible, under certain circumstances, to have a different arrangement of panes, e.g. a 2 x 4 pane sash replacing an existing 2 x 5 pane sash. These guidelines are:

1. All windows on a given floor that are visible from an exterior point must have the same pane layout. For example, Plans 5 and 8 have windows on three sides. The pane layout of windows on each floor must be identical, if two of the three sides are visible from any given point. In all Plan 6s and most Plan 7s, the front and rear windows may have different layouts, as they cannot both be seen from an exterior point. In Plan 7s with a dining room bay window, the pane layout of the bay must match that of the front windows.
2. Substitution of a different pane layout is permitted so long as the overall style of the window is unchanged. For example, the above-mentioned 2 x 4 pane sash replacement for a 2 x 5 pane sash is allowed but a 1 x 2 or undivided sash is not.
3. In conformance to the Manhattan Beach Building Code, double pane windows are required. Replacement of existing double panes with single panes is not allowed.
4. The Architectural Committee will work with the Homeowner to provide guidance on what is and isn't appropriate. The Homeowner should submit a Request for Architectural Approval form and sketch to the Architectural Committee prior to ordering any replacement windows so that the Committee member can work with the Homeowner. The Architectural Committee will issue a letter for the record to describe the changes approved.