

**Window Repair & Replacement
Policy Resolution 25**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following window repair and replacement policy:

1. Repair and replacement of windows and window screens, including repair of leakage caused by condition of the window or the frame, is the responsibility of the unit owner.
2. Window screens must be maintained in good repair. All openable windows shall have their full screens installed.
3. Cracked or broken glass or glass with broken seals must be replaced with clear glass (no tint) or Low-E glass. The developer installed clear glass. While optically transparent, Low-E glass has a slight tint. Consequently, if a unit owner chooses to install Low-E glass, all windows in that unit shall be replaced with Low-E glass at the same time.

NOTE

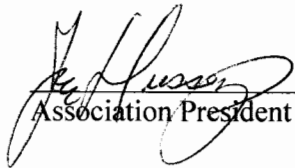
Kerbler & Co., (614) 885-5387, is the preferred vendor for screen and glass repair. They have the glass specifications and window measurements for The Woods at Polaris Condominiums. Kerbler & Co. is located in Worthington at 9491 Proprietors Rd.

4. Before a replacement window can be installed, unit owners must receive pre-approval for an exterior modification to the unit. Refer to Policy Resolution 24, Unit Alteration/Modification.
5. Replacement windows shall comply with the following requirements:
 - White vinyl double hung windows with full screen option that match the unit's original windows in size and appearance.
 - Colonial style 5/8" between the glass grids in a pattern that matches the existing window.
 - Clear glass (no tint) or Low-E glass. The developer installed clear glass. While optically transparent, Low-E glass has a slight tint. Consequently, if a unit owner chooses to install Low-E glass, all windows in that unit shall be replaced with Low-E glass at the same time.

THE WOOD AT POLARIS CONDOMINIUM
ASSOCIATION, INC.

This resolution, Policy Resolution 24, was adopted at a meeting of the Board held on January 13, 2009 with the directors voting as indicated below:

Director	Yes	No	Abstain	Absent
Joe Hussey	<input checked="" type="checkbox"/>	—	—	—
Tom Pritchard	<input checked="" type="checkbox"/>	—	—	—
Tara Logan	<input checked="" type="checkbox"/>	—	—	—
Pat Davis	<input checked="" type="checkbox"/>	—	—	—
Don Cavote	<input checked="" type="checkbox"/>	—	—	—
Dick Bollinger	<input checked="" type="checkbox"/>	—	—	—



Association President



Association Secretary