

**Seaward at Atlantic View
Condominium Association, Inc.**

POLICY #4

TOPIC: Approval procedure for tinting glass doors and windows.

ADOPTED: April 16, 1998

REVISED: April 25, 2019

PURPOSE: To: (1) outline requirements for tinting glass doors and windows, (2) maintain esthetic values of the building, and (3) provide procedures for *unit* owners to acquire approval for installation.

1. Glass tinted in exterior doors and windows on Seaward condominium building shall meet the following standards:
 - A. Tinting of glass in exterior windows and doors for the purpose of reducing solar energy and heat build-up and to block ultraviolet rays is permissible, providing the material applied does not display a reflecting or colored appearance on the outside.
 - B. To ensure uniformity in appearance, a neutral / light gray color is preferred.
 - C. The maximum permissible Visible Light Reflectance: External (VLR) shall be 30%.

2. The following approval procedure shall be followed by unit owners prior to tinting the glass in exterior doors and windows:
 - A. Prior to tinting glass the unit owner shall submit a sample film and manufacturer's product information covering the material to be used to the Buildings Committee Chairperson.
 - B. Information received will be reviewed by the Buildings and Grounds committee to ensure that established standards are met.
 - C. The Board of Directors will approve or reject the application and notify the owner(s) within six weeks from the date the request and required accompanying data is received by the Buildings Committee Chairperson.