



Celebration Residential Owners Association, Inc.  
 Celebration Non-Residential Owners Association, Inc.  
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## REQUEST FOR APPROVAL (WINDOWS – NEW/REPLACEMENT & FILM/TINTING)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

**WHICH PROPERTY TYPE:**  Single-Family;  Townhome/Duplex/Triplex;  Condominium

**Property Address:** \_\_\_\_\_

**Property Owner's Name:** \_\_\_\_\_

**Property Owner's Email address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

*Property Owner's Mailing Address:* \_\_\_\_\_

*(If different from property address):* \_\_\_\_\_

**Project Contractor:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**REQUIRED WITH APPLICATION – Window Replacement**

- **[Required If a condo]** Attach letter of approval from Condominium association
- Picture of existing window(s) to be replaced.
- Brochure page with specifications of window to be installed – must show external muntins, material, lite pattern, sizes and header/sill/trim detail.
- Installation diagram (jam, plinth, etc.)
- Sample of window may be required by ARC.
- If Condo: approval letter and statement of notice to all Condo Residents by Condo Association

**REQUIRED WITH APPLICATION – Window Film & Tinting**

- **[Required If a condo]** Attach letter of approval from Condominium association
- Photo of windows to be altered.
- Specifications of product, including finish and performance
- Sample of product

( ) By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

( ) By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

**Property owner's Signature and Date:** \_\_\_\_\_

**SPACE BELOW IS FOR ARC USE ONLY**

ROOFREPL			LOT
			VIL
RCV	PUR		ACCT
LOT			CENN
ARCH			START      COMP



# Design Guidelines

A supplement to the Celebration Pattern Book

Approved by the CROA Board of Directors on 12/18/2013;  
effective for applications received on or after 12/18/13.



## WINDOWS – REPLACEMENT OR ADDITIONAL & FILM/TINTING

Replacement windows must be of the same style and muntins pattern with the similar detailing as the original windows

If a window is being added or replaced, design detail is required which clearly illustrates the details surrounding the window including header, sill, and trim.

Clear glass shall be used for all windows. Some types of glass – such as low-E – have an inherent tint which may also be submitted for approval. Frosted glass may be considered for small windows in the private zone.

Windows shall be traditional in appearance with appropriately divided lites for the style of the home. True and simulated divided lite windows are acceptable.

Exterior muntins with projecting profile are required and shall be a minimum of 5/8 inch wide.

Windows shall be double hung in appearance for all homes styles except Mediterranean and French, which may have casement windows.

Exterior window trim widths vary with architectural styles and are specified in the pattern book. All trim shall have a sill and projecting square profile cap. Trim profiles shall be consistent with the Pattern Book.

Color shall be consistent on the house. General colors are white, black and bronze. Alternate colors that are historically appropriate may be proposed and reviewed based on the architectural style of the home.

Stain Glass: Leaded stain glass window may be used on Victorian and Craftsman style homes as an accent window pattern. Stain glass colors and patterns shall be based on historical precedent.

### **WINDOW STYLES**

Window patterns describe the number of divided lites in each sash. Window patterns must be consistent on the entire home.

#### **CLASSICAL**

- Window patterns are '6 over 6' and '6 over 9.' There are two combinations:
- First floor with '9 over 9' and second floor with '6 over 9'
- First floor with '6 over 9' and second floor with '6 over 9'

#### **COASTAL**

- Window patterns include '4 over 4' and '6 over 6' including dormer windows.
- Small accent windows can be '4 over 4.'

### **COLONIAL REVIVAL**

- Window patterns include '6 over 6', '8 over 8', or '6 over 1.'

### **FRENCH**

- Multi-paned casement windows with vertically proportioned muntins patterns.
- Casements are typically divided into three panes.
- Double-hung windows are '4 over 4'
- Shallow-arched or flat heads
- Windows shall be recessed at least 2" from the exterior face of the stucco wall.

### **MEDITERRANEAN**

- Casement windows are used as either single units, double units or paired double units.
- Patterns are either three light or six light multi-pane units.
- Windows shall be recessed at least 2" from the exterior face of the stucco wall.

### **VICTORIAN**

- Basic window muntins pattern include '1 over 1' and '2 over 2'. Diamond patterns and other unique Victorian light patterns may be submitted for review. Historic precedents may be submitted to support a unique pattern.
- Second floor windows are typically two inches narrower than first floor windows.

### **ARTS & CRAFTS (CRAFTSMAN)**

- Double hung windows are '3 over 1', '4 over 1', '6 over 1' and '9 over 1' muntin patterns.
- Window proportions have slightly more vertical proportion.
- Flat exterior casing with a projecting square profile cap.

**Condominiums:** windows must be consistent building by building.

## **WINDOW FILM & TINTING**

Window films must be within the following technical specifications to be considered for use in Celebration residential properties:

- Film must have no pattern or color variation when installed.
- Film may not extend beyond the edge of the glass onto the window frame
- Visible Light Reflected (Exterior): 15% or less
- Visible Light transmission shall be a minimum of 50% or greater.

Solar screens are generally not permitted as they will hide the architectural detailing of windows. Applications may be submitted, however, for review on a case-by-case basis.