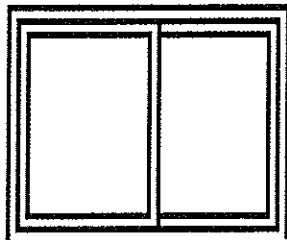


Castlepoint Homeowners Association, Inc.
 (A Colorado Non-Profit Corporation & Covenant Protected Community)

Exterior Improvement Guidelines

(Board of Director's Approved) Common Elements

WINDOWS



Approved Style: HORIZONTAL SLIDER or PICTURE
 Approved Color: BRONZE
 All exterior windows (whether 100% vinyl or 100% aluminum, or a combination thereof) must be **BRONZE** in color. **Bronze** is now, and has always been the approved exterior window color. Residents are free to select the interior color of their choice. However, the exterior color (in order to maintain color continuity and consistency) must be **BRONZE**. Individuals who install 100% vinyl windows will be required to have the vinyl colored to the **BRONZE** tone. Individuals who install white vinyl without ACC or Board approval will be required to pay all costs associated with the painting or coloring process (at Owners expense). Only **sliders** or **fixed (portrait)** windows are approved for installation.

BRANDS/COMPOSITION

Aluminum

TRACO – Power 2 Aluminum
 Power Two Window Systems are tested and certified to commercial test standards, which far exceed residential standards.

Composite windows - aluminum plus vinyl - Power Two
 The Power Two (P2) TRACO Window System combines the best of both worlds in a single window. One that utilizes the structural integrity and weather resistance of aluminum on the outside, and the warmth of vinyl on the inside. A true, high-tech, composite window. The ultimate low-maintenance system.

100% Vinyl

EnerCon

Champion

Double-pane, argon enhanced, insulated Comfort 365 Glass™ is standard in all Champion Windows. 100% virgin vinyl construction. **BRONZING** of 100% vinyl required.

Energy Efficiency Information

Colorado Springs

El Paso County

Northern

Website:
<http://www.energystar.gov>



Tax Credits Under
the Energy Bill



10% of cost, up to \$200² for all windows, skylights and storm windows

Savings Information: For a typical home, choose ENERGY STAR and save:

- \$110-\$400 a year when replacing single-pane windows[†]
- \$20-\$95 a year over double-paned, clear-glass replacement windows^{††}
- \$20-\$85 a year over double-paned, clear-glass windows in new construction^{††}

U-factor: Measures how well a product prevents heat from escaping. U-Factor ratings generally fall between 0.20 and 1.20. The insulating value is indicated by the R-value which is the inverse of the U-value.

The lower the U-value, the greater a window's resistance to heat flow and the better its insulating value.

Windows & Doors

Climate Zone	U-Factor ¹	SHGC ²	
Northern	≤ 0.35	Any	
North/Central	≤ 0.40	≤ 0.55	
South/Central	≤ 0.40	≤ 0.40	Prescriptive
	≤ 0.41	≤ 0.36	Equivalent Performance (Excluding CA) Products meeting these criteria also qualify in the Southern zone.
	≤ 0.42	≤ 0.31	
	≤ 0.43	≤ 0.24	
Southern	≤ 0.65	≤ 0.40	Prescriptive
	≤ 0.66	≤ 0.39	Equivalent Performance
	≤ 0.67		
	≤ 0.68	≤ 0.38	
	≤ 0.69		
	≤ 0.70	≤ 0.37	
	≤ 0.71	≤ 0.36	
	≤ 0.72	≤ 0.35	
	≤ 0.73	≤ 0.34	
	≤ 0.74	≤ 0.34	
	≤ 0.75	≤ 0.33	

Skylights

Climate Zone	U-Factor ³		SHGC ⁴
	2001 NFRC (rated at 20°)	RES97 (rated at 90°)	
Northern	≤ 0.60	≤ 0.45	Any
North/Central	≤ 0.60	≤ 0.45	≤ 0.40
South/Central	≤ 0.60	≤ 0.45	≤ 0.40
Southern	≤ 0.75	≤ 0.75	≤ 0.40

¹ Btu/h·ft²·°F

² Fraction of incident solar radiation.

³ U-Factor qualification criteria based on 2001 NFRC simulation and certification procedures that rate skylights at a 20-degree angle. Although reported U-Factor is higher than RES97 rated products, energy performance at the ENERGY STAR minimum qualifying level is equivalent.

⁴ NFRC certification using the 1997 NFRC procedures for residential windows (RES 97) that rated skylights at a 90-degree angle. Skylights rated under this procedure may be present in the marketplace until March 31, 2008. NFRC labels for products using this procedure state: "RES97 rated at 90 degrees."

Solar Heat Gain Coefficient (SHGC): Measures how well a product blocks heat caused by sunlight. SHGC is expressed as a number between 0 and 1.

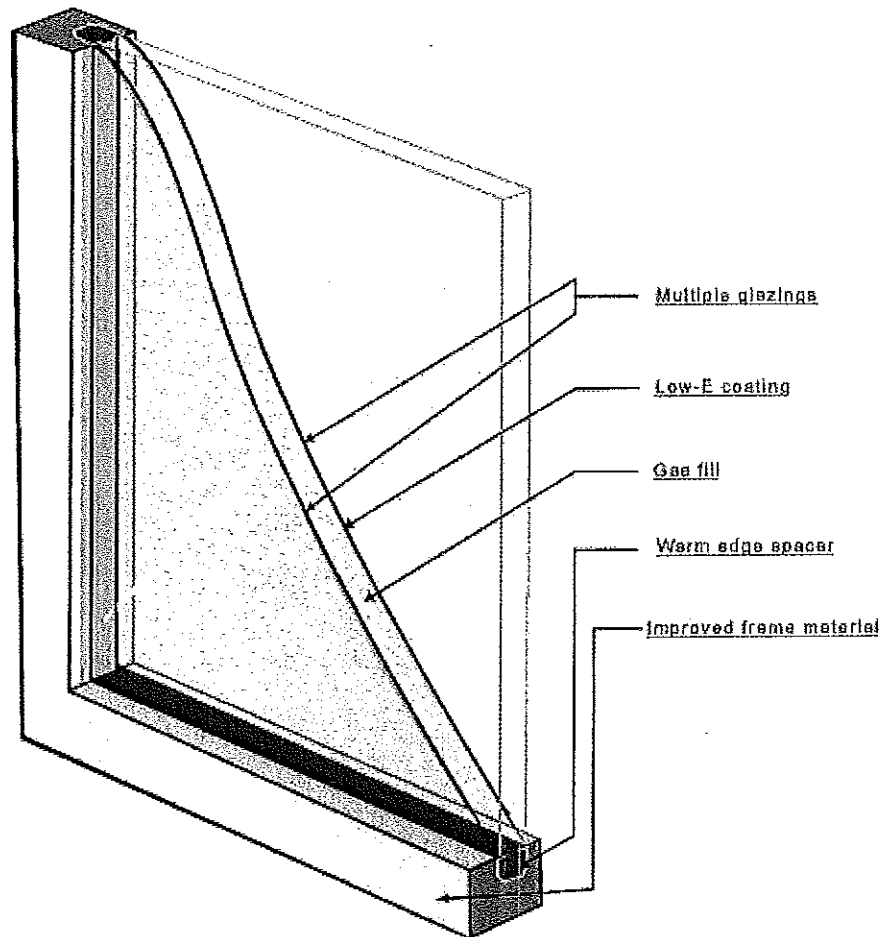
The lower a window's solar heat gain coefficient, the less solar heat it transmits. Recommended: (.20 to .40 – blocks fading of furniture, etc.) (.50 to .75 mild summers/cold winters).

Visible Transmittance (VT): Measures how much light comes through a product. VT is expressed as a number between 0 and 1. **The lower the VT, the less light is transmitted.**

Air Leakage (AL): Measures how much air passes through the window assembly. **The lower the AL, the less air will pass through the cracks and gaps in the window assembly.**

Anatomy of an Energy Efficient Window

What makes window energy efficient? Multi-pane glass is no longer the main measure of efficiency. In the past two decades, new advanced technologies and designs have dramatically improved the performance of the most energy efficient windows. Glass coatings, gas fills, warm edge spacers, and improved framing materials enable ENERGY STAR qualified windows to deliver more benefits than simple double pane windows.



Improved Frame Materials

Window frames have the greatest impact on the insulating capacity of the window. In Regions with cold winters, such as the ENERGY STAR Northern, North/Central, and South/Central Climate Zones, ENERGY STAR qualified windows use wood, wood composites, vinyl, and fiberglass for frames. In regions with a mild cold season or none at all, windows with aluminum frames can be energy efficient. Thermally broken aluminum frames are generally more efficient than their solid aluminum counterparts. In warmer climates, there is little risk of condensation with aluminum frames.

Multiple glazings (Multi-pane)

Multiple panes improve the energy efficiency of windows, but adding other advanced technologies is necessary to achieve the greatest efficiency. When Low-E coatings, gas fills, warm edge spacers, and improved framing materials are used, more than two panes are rarely necessary, except in extreme climates. Additional panes may be desirable for other purposes, such as increasing impact resistance.

Measuring the Efficiency of Windows, Doors and Skylights

The U-Factor tells you how well the window insulates. The lower the U-Factor, the better the window performs. Typical U-Factor values range from 0.25 to 1.25. Find the ENERGY STAR U-Factor for your region.

The Solar Heat Gain Coefficient (SHGC) tells you how well the product blocks heat caused by sunlight. The lower the SHGC, the less solar heat the window lets in. SHGC values are given on a scale from 0 to 1. Find the right SHGC for your region.

Glass Coatings

A low-emittance (or "Low-E") glass coating is a microscopically thin film applied to the glass. This coating keeps heat inside in winter and outside in summer. Choose a Low-E coating based on your climate.

- **High Solar Gain Low-E** - These coatings allow as much heat from the sun to enter the house as clear glass. High solar gain coatings offer the greatest energy savings in regions with cool summers and very cold winters (the ENERGY STAR Northern Climate Zone). Windows with high solar gain Low-E coatings generally have Solar Heat Gain Coefficients between 0.56 and 0.75.
- **Moderate Solar Gain Low-E** - These coatings screen a portion of the sun's heat, keeping the home cooler in summer but admitting a good amount of solar heat in winter. Moderate solar gain Low-E coatings offer the greatest energy savings in regions with moderately hot summers and cold winters (the ENERGY STAR North/Central Climate Zone). Windows with moderate solar gain Low-E generally have Solar Heat Gain Coefficients between 0.41 and 0.55.
- **Low Solar Gain Low-E** - These coatings screen the most heat from the sun. Low solar gain Low-E coatings offer the greatest energy savings in regions with very hot summers and either cold or mild winters (the ENERGY STAR South/Central and Southern Climate Zones). By blocking ultraviolet radiation, these coatings also reduce fading of furniture, floor coverings, artwork, and window treatments. Windows with low solar gain Low-E generally have Solar Heat Gain Coefficients between 0.20 and 0.40.

Gas Fill

Some energy efficient windows have Argon, Krypton, or other gases between the panes. These odorless, colorless, non-toxic gases provide better insulation and a lower U-Factor. Many windows qualify for ENERGY STAR using only air. Windows with spacings of at least 1/2 inch for air or Argon fill and at least 3/4 inch for Krypton perform best.


Warm Edge Spacers

A spacer keeps a window's glazing layers the right distance apart. In the past, spacers were made of aluminum. In cold climates, aluminum can cause significant heat loss, leading to condensation on the window. Today's warm edge spacers--made of steel, foam, fiberglass, or vinyl--lower the U-Factor and prevent condensation.

Improved Weather Stripping

Weather stripping has also improved over the last 20 years. More durable, better performing plastic weather stripping is used in most ENERGY STAR qualified windows.

DOORS

DOORS	
Front Entry Door	<p>Approved Style: 6 PANEL FIBERGLASS OR STEEL Approved Color: WHITE (primed/unpainted) White fiberglass doors will be painted to match existing property colors. Owners should notify the ACC (Architectural Review Committee), Board of Directors, or a board member in writing of their replacement and need for painting. Owners will be billed for individually. Fiberglass doors are 10 to 20% more energy efficient than wood or steel. In addition, primed (unpainted fiberglass doors) may be obtained from a variety of sources. They are also carried as regular stock by such stores as Lowes, and Home Depot. Owners may select smooth or wood grained texturing.</p>
Side Lites 	<p>Specifications: Single panel, tempered glass, fiberglass half-lite. Side-lites may be ordered separately, or in combination with a front entry door. Owners may select the glass style of their choosing. For example, beveled, plain, etc. It is often possible to mix and match styles. For example, savings may be possible by purchasing each item separately from such outlets as Lowes and/or Home Depot. Generally, side-lites are a custom order item. They are generally not available in-stock.</p>

Exterior Doors
(Storm/Safety)



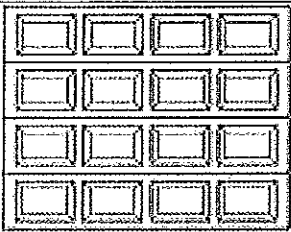
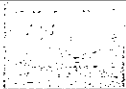
Approved style: WROUGHT IRON

Approved Color: BLACK

Note: Individual owners who have purchased units in which the doors are a differing style and color are NOT required to replace their front doors at this time. However, individual unit OWNERS who are in the process of installing a front door, or replacing an existing front door must comply with the above guidelines.

Additional: Standard storm and safety doors in black and wrought iron style are available as standard stock at numerous building supply outlets. To include; Lowes and Home Depot.

Garage Doors



8' x 7'

Approved Style: SIXTEEN PANEL, RAISED (390 series, Insulated)

Approved color: WHITE (Garage doors will be painted to match association colors. Wood grain texturing. 390 Series 16 panel, raised, 8' by 7' doors are readily available from Overhead Door Company and come with 9.83 R-value.