

**The PROPRIETORS, STRATA PLAN 146 - TROPICAL HAVEN  
("The Strata Corporation")**

**EXTERIOR MODIFICATION REQUEST - WINDOWS AND PATIO DOOR**

As per Tropical Haven Strata 146 Plan, replacement of doors and windows are the responsibility of the owner, and are not covered by strata fees. In addition, high standards and uniformity to exterior property is required to maintain the continued value of each owner's property. As such, modifications that affect the Exterior Strata Lot such as doors and windows require the written approval of the Executive Committee as per Strata 146 Bylaws:

*Proprietors Obligations / 33.11 A proprietor shall not make any external alterations in the Strata Lot without the approval in writing of the Corporation to the plans and specifications thereof and make such alterations only in accordance with such plans and specifications when approved.*

**Current Strata 146 guidelines for windows includes:**

**Product Details for Windows and Doors**

Our main point of contact at ALT is Dian Mc Laughlin, Sales Representative. Any sales rep should be able to help, let them know there is a yellow file in the Sales Office Titled "Tropical Haven Strata 146" that has all the details.

Direct Tel: 814 6221

Mobile Tel: 326-4896

Email: Dian.McLaughlin@ALThompson.com

**Installation Guidelines for Windows and Patio Doors**

Installation must be completed by a licensed contractor. ALT's preferred vendor for door and window installation is 3D Cayman Ltd / Humphrey Henry, who is certified in installing doors and PGT windows and works closely with ALT.

Phone/whatsapp: 326-3283

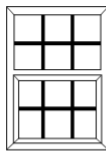
Email: hhumphery4@gmail.com

Owners should request approval by submitting a Strata Lot Modification Window and Patio Door form, below, substantiated by photos, plans and/or quotes.

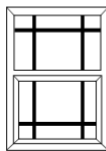
- All windows must be PGT Single Hung Plain Windows (not Colonial/Standard, not Brittany/Prairie), equal configurations, with white aluminum frame colour. Samples of this are available at ALT in the showroom.
- All windows must be sized to fit original sized windows and openings



*Above: Example of PGT Single Hung Plain Window*



Standard



Brittany/Prairie

*Above: NOT PERMITTED are standard/colonial or Brittany/Prairie*

- All screens to be charcoal
- **For all front facing windows** - \*ONLY CLEAR GLASS OR GREY TINT PERMITTED\* - no "Low-E" permitted (for uniformity with current windows which are clear glass)
- For all rear facing windows - may be clear glass, tinted or "Low-E"
- Owners can choose from the following glass types, available at various price points:
  - Single pane (cheapest)
  - Double pane (mid range, available with argon in between glass or not)
  - Impact rated (most expensive)

Note: Some of these windows are carried in stock at ALT, while most are special order. Plan renovations accordingly for shipping times.

Typically the following are carried in stock, other options are special order.

- single pane no tint, double pane with grey tint, Impact with Low-E

Window trim is also the responsibility of the unit owner and is to be painted in the colour “Classic Gray” exterior paint, satin finish. Available exclusively from Paint Pros, 949-7767 / [info@paintpros.ky](mailto:info@paintpros.ky) / 81 Industrial Way. 2 coats of paint minimum, no paint on glass, or walls <https://www.paintpros.ky/contact-us>

Should any damage occur to the paint of the building, the details for building wall paint is: “Quietude” with same additional details from above.

**Current Strata 146 guidelines for patio door includes:**

- French door or sliding door permitted, in original size opening of 72 x 80.
- Double pane or impact glass recommended for security purposes
- May be clear glass, tinted glass, or Low-E

---

**Directions:**

1. Fill in requested information.
2. Attach additional required material.
3. Sign Form
4. Submit to Strata Manager in person or by email

Date Submitted:	
Unit Number:	
Owner’s Name(s):	
Mailing Address:	
Email:	
Phone:	

<b>A.</b>	<b>Name and Contact Number of Contractor / Installer</b>	
-----------	--	--

<b>B.</b>	<b>Scope of work (ie front windows, back windows, patio door, or all)</b>	
<b>B</b>	<b>Contractor License Number (attach copy of license to application)</b>	
<b>C.</b>	<b>Approximate anticipated start date of modification:</b>	
<b>D.</b>	<b>Required attachments: Please attach copies of quotes and plans, that scope of work, and photos of replacement windows or patio door. Sizes, product number, colour of aluminum, colour of screen, glass type, tint type all must be included.</b>	

**D. UNIT OWNER’S AGREEMENT**

I have read or otherwise understand the By-laws and Rules and Regulations of The Proprietors, Strata Plan #146 and agree to abide by them. I understand and, in return for approval if granted, I agree to be responsible for and swear to the following:

- For all costs arising from the installation, and continued maintenance, and repair, of windows and/or patio door
- To comply with conditions of approval (if any) by the Executive Committee of the Strata Corporation;
- To notify Strata Manager within 7 days of completion of project for inspection and final approval, and to make any required modifications to align with above guidelines, within 7 days.
- For all injury, damage, or losses including attorney’s fees caused to the Common Property, strata lot, or person as a result of this undertaking.

---

Unit Owner Signature

Date

---

Unit Owner Name (Printed)

---

---

APPROVED BY EXECUTIVE COMMITTEE AS SUBMITTED WITH NO ADDITIONAL CONDITIONS

APPROVED BY THE EXECUTIVE COMMITTEE SUBJECT TO THE FOLLOWING CONDITIONS:

DENIED, INSUFFICIENT INFORMATION. Resubmit requested information along with your application for. Be sure to include the following:

DENIED, for the following reasons:

By:

---

Executive Committee

Date

Policy implemented: June, 2021  
Updated: January, 2022