



Owners Update - June 16, 2026

Remodeling & Construction:

The Board has seen and has had inquiries concerning exterior work that owners are wanting to perform.

We have attached the APCOA Window Specifications to this message and have included these window specifications in the association Rules. These window specifications apply to both the exterior windows and deck windows.

To monitor and maintain these exterior and deck features owners must comply with the following:

- Exterior and Deck windows are specified as Limited-Common Elements (APCOA Declaration 4.2). Limited-Common Elements are the unit owner(s) responsibility for maintenance, replacement, and all incurred expenses.
- If an owner wants to replace a window or do any exterior work, that owner must contact the Board and provide scope of work and specifications of materials to seek Board Approval.
- The Board has established specifications of brand, style, and exterior color for all replacement windows. (see below)
- Owners must obtain Board Approval prior to the start of work.
- Any exterior or deck modifications made without Board Approval or completed which do not meet APCOA standards are subject to removal and replacement at owner's expense.

Thank You for your continued support and cooperation.

Your APCOA Board

Joe Golding
Jim Heimann
Ray Loehr

Visit Us At: AnchorsPointCOA.org

Anchor's Point Rules & Regulations

Anchor's Point COA – Casement Window Standards Exterior and Deck

The APCOA Declaration specifies that the exterior of the buildings be uniform and consistent with regard to size, color of exterior features, and compatible with building construction.

To monitor and maintain these exterior features owners must comply with the following:

- Exterior and Deck windows are specified as Limited-Common Elements (APCOA Declaration 4.2). Limited-Common Elements are the unit owner(s) responsibility for maintenance, replacement, and all incurred expenses.
- If an owner wants to replace a window or do any exterior work, that owner must contact the Board and provide scope of work and specifications of materials to seek Board Approval.
- Owners must obtain Board Approval prior to the start of work.
- Any exterior modifications made without Board Approval or completed which do not meet APCOA standards are subject to removal and replacement at owner's expense.

The Board recognizes that there are currently many windows with a variety of shades of brown due to age, discoloration, and poor matching options. As such, the Board has established the following window standards to bring about a quality window with consistent and long-lasting coloring and features.

This document defines the APCOA Standards of the casement windows on the front and lake side of each unit.

The Casement Window Standard is:

- Andersen 400 Series Casement Window
- Exterior Color: Terratone
- Interior Color has many options at owner's choice

All specifications may be viewed online at:

<https://www.andersenwindows.com/windows-and-doors/windows/casement-windows/400-series-casement-window>