



Ewa by Gentry Community Association

91-1795 Keaunui Drive, Ewa Beach, HI 96706

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10. Window Related Improvements, Window Treatments, Window Tinting

All window related improvements, window treatments and window tinting that are visible from the street and neighboring properties require Design Committee approval.

A. Window Related Improvements

- 1) Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from the street or neighboring properties.
- 2) Windows may not be removed and left “glassless” in any house or garage door for any reason. All broken or missing window material must be replaced immediately.
- 3) Stained, etched or frosted glass windows that are visible from the street or neighboring properties require approval from the Design Committee before being installed.
- 4) If replacing the windows will cause the architectural appearance of the dwelling to change, as in replacing frameless windows with framed windows, Owners must clearly indicate on the application that this will occur.

B. Drop/Retractable Blinds and Stationary or Retractable Awnings

- 1) Blinds and awnings shall be mounted under the roof eaves or attached to the exterior of the main dwelling.
- 2) Owners must submit color samples. Colors shall match or complement the color scheme of dwelling.
- 3) Blinds and awnings shall be rolled up and/or adequately secured during periods of high winds to avoid slapping or banging noise.
- 4) Blinds and awnings and shall be neat, clean and in good repair at all times.
- 5) Blinds, awnings and shutters for Multi-Family Developments (AOAO’s) shall be of a single standard design and must be approved by the development’s Board of Directors prior to applying to the EbGCA Design Committee for approval. All Multi-Family requests must come from the respective Board and not from individual Owners.

C. Rolling Shutters over Windows

Rolling shutters shall be used only for weather-related conditions, such as hurricanes, and are not intended or allowed for “daily use”, such as for security, privacy or shading purposes.

- 1) Rolling Shutters shall be mounted over windows on the exterior of the dwelling. The dimensions of the shutters shall cover the exterior window area.

- 2) Owners must submit color samples. Colors shall match or complement the color scheme of the dwelling.
- 3) Rolling Shutters shall always be neat and clean and in good repair.

Application Packet Requirements:

- A complete Design Committee application form signed by the Homeowner
- Plot plan showing the proposed locations of the Blinds, Awnings or Shutters.
- Manufacturers brochures that include color(s), material details, dimensions and finishes.
- Details of how the Blinds, Awnings or Shutters will be attached to the dwelling, including information on how the items will be secured in high winds.
- City & County approval, if required
- \$25 Check or money order made payable to Ewa by Gentry Community Association

D. Window Treatments

The side of any drapes, blinds or other window devices visible from the street or neighboring property must be solid white, off white or beige or other inconspicuous color.

- 1) Window Treatments shall only consist of material specifically designed and manufactured for the purpose of being a drapery, blind or curtain.
- 2) Window Treatments shall be maintained in good clean condition and repair.

E. Window Tinting

All window tinting, or overlay attached to the window, must be approved by the Association before being installed. Some common types of window tinting can be approved through the Association Office. A list of those manufacturers and tints has been provided below. Only gray and non-reflective tints will be approved. Decorative type window tinting will not be approved.

If window tinting is to be used, all the windows on that face of the dwelling must be identically tinted.

Preauthorized Window Tint List:

Panorama - Slate 20, Slate 30 Slate 40

Solar Gard - Stainless Steel 20, Stainless Steel 35

Vista - 28, 38

3M - Ultra Night Vision S25, Night Vision 25, Night Vision 35

Application Packet Requirements:

- Preauthorized Window Tint application signed by the Homeowner
OR
- A complete Design Committee application form signed by the Homeowner
- Plot plan showing the locations of the windows to be tinted
- A sample of the tinting
- Manufacturers brochure that includes specifications of the tinting