



Vinyl Window Disclaimer

Vinyl Replacement Windows (“Vinyl Windows”) are a cost-effective and energy efficient alternative, but there are several known durability and aesthetic issues that might affect your decision to install Vinyl Windows. In addition, although certain Vinyl Windows have been approved for installation in our community, we remind you that Grosvenor Square Homeowner’s Association (GSHOA) does not guarantee or advocate the utility, durability, effectiveness, or longevity of any window, nor does it provide a warranty that any particular materials (including Vinyl Windows) will be adequate for any specific or general purpose.

The following are some of the potential problems that must be considered and evaluated before installing replacement Vinyl Windows in your property. Note that many, if not all, of the problematic results and circumstances described below will require repair or replacement of your Vinyl Windows in order for your property to be in compliance with HOA requirements.

Warping

Vinyl Windows can warp when installed in areas where temperature changes occur. Vinyl will expand and contract with temperature swings, potentially resulting in warping of the Vinyl Window frame. Warping of the frame can cause air leakage, damage to the surrounding wood frame, and can provide an entrance point for pests. Larger vinyl window frames are more susceptible to bowing due to the weight of the window frame. Bowed Vinyl Window frames are open to the elements and will either need to be replaced or repaired.

Cracking

Environmental factors, such as significant difference in outdoor and indoor temperature, or exposure to direct sunlight and UV rays, could cause the vinyl frame to become brittle, which can lead to cracks and damages in the frame. Over time, the frame can deteriorate as a result of cracks, and will either need to be replaced, or repaired. Cracking and chipping in Vinyl Windows can also lead to air leakage and weathering problems, and may require repair or replacement.

Discoloration

Vinyl Windows often become discolored. When a dark color vinyl is exposed to the UV rays it will fade to a much lighter color. Discoloration affects visual appeal of the property itself and of the community as a whole. Repairs are cumbersome due to the nature of the material and the difficulty in successfully painting it. In the event that the Vinyl Window frame becomes discolored, the owner will be required to either replace the Vinyl Window, or effectively return the discolored material to the original color by completing a difficult painting process.

Warranties

Manufacturer's warranties often do not cover all of the potential problems associated with vinyl frames such as warping, bowing, or breakdown due to exposure to environmental factors such as UV rays. Few vinyl manufacturers offer long-term, complete warranties for their products. However, some vinyl manufacturers will offer limited warranties. Consequently, special attention must be given when reviewing warranty terms in order to ensure that you understand the extent and coverage of the warranty before you make a decision to purchase and install Vinyl Windows.

NO WARRANTY/ NO LIABILITY. The HOA disclaims all (implied and specific) warranties or representations regarding the outcome that may be obtained by use of any specific products or materials approved for use in the community. In no event shall the HOA or any of its affiliates, officers, directors, employees, consultants, or agents be liable for any direct, indirect, punitive, special, incidental, or consequential damages as a result of homeowners' purchase or use of particular materials or products in the homes in our community.

As a homeowner in the community governed by this HOA, you agree to the terms and conditions stated in this disclaimer in addition to the standard by-laws. Your signature on the Architectural Change Application and Review Form for Window and Sliding Door Replacement further acknowledges your understanding of and agreement with the particular concerns described above, and that the HOA provides no warranties and assumes no liabilities in connection with your use of any particular materials or products in your home, including, without limitation, Vinyl Windows.