

STANDARDS FOR CASITAS EXTERIOR REPLACEMENTS/REPAIRS

ADOPTED BY THE BOARD OF DIRECTORS
AUGUST 28 , 2015

These standards are adopted to address frequently asked questions about repairs/replacements. Other repairs/replacements to the exterior of a casita that change the appearance of the casita require the prior approval of the Board of Directors. These standards are not exclusive and do not address every exterior change. For example, they do not address, adding antennae, satellite dishes, landscaping, interior window coverings visible from outdoors, patio walls, expansion of patios, hot tubs, storage on patios. parking and the like. For these and other issues, please consult the CCRs and/or the Property Manager.

We do not endorse/guarantee any particular product/installer but have provided information about products/installers who have provided services at Rams Hill.

1. Window Replacement: Window frames will rarely, if ever, need replacing. If they do, they must be identical in appearance to the original installation. Replacement of the glass is sometimes required, especially when the air between the insulated panes becomes cloudy. Replacement glass can be obtained from Firehouse Glass in Ramona 760 789-4320. Appointments can be scheduled for them to come out and measure the window, give a quote and do the installation.
2. Exterior Sun Screen for windows: Fhifer Sun Tex Heavy Duty Shading Fabric or equal; color – Black only. For semicircular and other irregular shaped windows, shading may extend in trapezoidal shape beyond window frame as necessary to cover the window. One vendor/installer is Torpin Screen Company (Geoff Torpin), Ramona 760-419-7670. Appointments can be scheduled by phone. Geoff usually comes to Borrego a couple of times each week.
3. Window tinting: Solar Control Window Film applied to the inside surface of the door/window glass. The film used shall be: Solar Gard Stainless Steel 35. This is a grey-toned low reflective material. (Application to bathroom shower windows is not recommended.)

Cleaning solutions cannot contain ammonia.

Suggested cleaning material available is "Sprayway". Blue spray can is available from Home Depot and Costco.

Possible installers:

Vertical Visions.
Palm Desert 760-770-4495.

Precision Window Tint
Hemet.951-377-7648

4. Exterior cable/dish and other wiring: All cable/dish and other exterior wiring must be straight up and down, neatly installed and located in an inconspicuous place. Any non-vertical cables must be placed so as not to be visible. Cable must be painted and maintained the same color as the wall/trim to which it is attached. The owner, not the cable/dish company, is responsible for the proper installation of cables and dishes. Beware that cable and dish companies are anxious to get the job done and sometimes take shortcuts, especially for absentee homeowners. The owner is responsible for making corrections where dishes/cables are not properly installed.
5. Exterior screening for patios/buildings: Retractable or other screening for patios/buildings is not permitted. There are no exceptions.
6. Patio gates: May not extend higher than patio wall; must be simple metal design and powder coated to match the color of the patio wall. See example. Gates can be ordered from Julian Ironworks in Julian (760) 765-0668.
7. Front Doors: Vinyl Doors, such as T.M. Cobb Therma Tru, paintable raised panel doors as per original installation (9 panel (3-3-3) preferred but 6 panel (2-2-2) or 7 panel (3-2-2) is also acceptable). HOA will paint brown, same as window frames.
8. Front Door Hardware: Burnished brass and same style as per original installation. (Some homeowners have found it necessary to redrill one of the holes for the handle installation and patch the old hole.) . Gene Simpson (see #10 below) can measure and install.
9. Screen Doors: Active, Santa Fe Style – Full (6800) or Half (6700) or Sentry (4900) or equal; color must be bronze with bronze door handle. Available from Torpin Screen Company, see above.
10. Water Heater Doors: Solid fiberglass (HOA will paint); can be ordered through Gene Simpson (760) 767-4907 or his cell (760) 522-6875. Old doorknobs can be reused or if replaced, can be either round knobs or simple handicap handle, bronze or burnished brass, available from Home Depot.
11. Exterior Wall Lights: Outdoor ceramic wall sconces, KV 900 Series, Design 221, available from The Southwest Store, www.southweststore.com; HOA will paint the same color as casita exterior at no charge. (The clear glass globes cannot be replaced with like kind because of Casitas Dark Sky Policy. We encourage homeowners to replace them as they are able with the specified ceramic sconces.
12. Birdfeeders: The only bird feeders allowed in the Casitas are hummingbird and oriole nectar or fruit feeders, properly maintained and cleaned regularly to prevent disease. Seed and other types of bird feeders attract desert rats, and we already have enough desert rats.