West Point Loma Owners Association, Inc.

Property Address:
4532-4578 West Point Loma Blvd.
San Diego, California 92107

Board @ Wplhoa.org
Repairs @ Wplhoa.org

Correspondence To:
4542 West Point Loma Blvd.
San Diego, California 92107-1243

APPENDIX - QUIETER HOME PROGRAM: WINDOWS, SLIDING GLASS DOORS, FRONT DOORS, AIR CONDITIONING

GENERALLY

In mid-2026, the HOA and the San Diego Airport's Quieter Homes program (QH) agreed on a program to grant an avigation easement in exchange for replacement of many of the existing windows, garden windows, sliding glass doors, and front doors. The goal was to provide greater sound attenuation. Work is expected some time in 2027. Owners are not required to participate in the QH program, but the HOA has adopted QH's design proposals as the standard for future replacements. The original construction of the complex is no longer considered the standard against which replacements are judged.

QH also proposed installation of air conditioning. It would require substantial modifications to the interior of units. In addition, it would require placement of condensers and related elements in exclusive use common area (rear units) and general common area (front units). The HOA has agreed, provided that owners and their successors in interest bear full responsibility. Installation of AC is considered optional rather than standard.

SPECIFICS

(1) Windows (other than garden windows) and sliding glass doors.

(i) The QH proposal (tan vinyl) of replacement windows is approved for units opting to participate in QH program.

(ii) For units not participating in the QH program:
An individual owner's written application to replace windows (other than garden windows) with windows having a substantially similar exterior appearance as the QH program windows will ordinarily be approved. They must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY).

(iii) Replacement windows differing in color are disfavored.

(b) Garden windows.

(i) The QH proposal (tan vinyl) of garden window removal and replacement with standard windows is approved for units opting to participate in the QH program.

(ii) For units not participating in the QH program:
An individual owner's written application to remove a garden window and replace it with a window having a substantially similar exterior appearance as the QH program windows

will ordinarily be approved. It must be install by a qualified and licensed contractor approved in advance by the HOA (no owner DIY).

(iii) Replacement of a garden window with a standard window differing in color is disfavored.

(c) Front doors and door hardware.

(i) The QH proposal to remove existing wood front doors and replace them with metal doors is approved for units opting to participate in QH program.

(ii) For units not participating in QH program:
An individual owner's written application to remove an existing wood front door and replace it with a metal door having a substantially similar exterior appearance as the QH program doors will ordinarily be approved. It must be installed by a qualified contractor approved in advance by the HOA (no owner DIY).

(iii) The exterior color of the QH front doors is determined by the HOA. The interior color of the door is at the owner's discretion.

(iv) Owners may keep existing wood doors, but must keep them maintained in good condition.

(v) If a front door is replaced, it must be metal and similar in exterior appearance as the QH program doors. Replacing a wood front door with a new wood door is disfavored.

(vi) "Metal door" does not mean what is commonly known as a security screen door.

(d) Air conditioning and condensers, rear units.

(i) The QH proposal of installation of air conditioning and condensers in exclusive use common area (back patio) is approved for rear units opting to participate in the QH program.

(ii) For units not participating in the QH program:
An individual owner's written application to install air conditioning and condensers in the exclusive use common area (back patio) in a substantially similar fashion as the QH program will ordinarily be approved. It must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY). Building permit is required without exception. Must not vary in a material way from the the QH design.

(iii) Owner must agree that AC is an owner improvement. Maintenance, replacement, and removal (if necessary) is entirely the responsibility of the owner and not the HOA. Owner must execute any documents required by HOA to confirm that this obligation binds successors in interest.

(e) Air conditioning and condensers, front units.

(i) The QH proposal of installation of air conditioning and condensers in common area (landscaping) is approved for front units opting to participate in the QH program.

(ii) For units not participating in QH program:
An individual owner's written application to install air conditioning and condensers in the common area (landscaping) in a substantially similar fashion as the QH program will ordinarily be approved. It must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY). Building permit is required without exception. Must not vary in a material way from the QH design.

(iii) Owner must agree that AC is an owner improvement. Maintenance, replacement, and removal (if necessary) is entirely the responsibility of the owner and not the HOA. Owner must execute any documents required by HOA to confirm that this obligation binds successors in interest.

Nothing in the forgoing shall be deemed to be advance approval to make changes to the exterior of a unit without first applying to the Board in writing and receiving HOA approval.

As used above, "substantially similar" is to be interpreted narrowly.