



Rules & Regulations Excerpt – Remodel / Alteration Application Standards Windows & Doors

I. WINDOWS

- Pella Impervia Black (or equivalent)
- Window grids are not allowed

II. DOORS

- All hardware must be oil rubbed bronze (current color) or matte black. Either Lock Cylinders (key opens lock) or Keyless touchpads are approved. Schlage Matte Black or similar
- Door shall be painted Sherwin Williams, Griffin 7026
 - a. **FRONT:** 2 Panel Design with a window (HOA responsibility)
 - i. *Therma Tru Pre-hung Fiberglass Smooth-Star Craftsman 2 Panel Shaker Flush-Glazed Door (primed), 6'8"x3' (80"x36")*. Style No. S481 or equivalent door
<https://www.thermatru.com/explore-doors/door-style/S4810>
 - b. **UTILITY/SIDE DOOR TO GARAGE:** 3 panel design with no window
 - i. *Therma Tru Pre-hung Fiberglass Smooth-Star 3 Panel Craftsman Shaker Door (primed), 6'8"x3' (80"x36")*. Style No. S4800 or equivalent door
<https://www.thermatru.com/explore-products/door-style/S4800>
 - c. **GARAGE:**
 - i. *Clopay Classic Steel Model 9203: 25-gauge steel, 3-layer, 2" Intellicore Insulation R-Value 18.4*
 - ii. *Elegant Long Panel, Solid Elegant Long Top Panel (no window)*
 - iii. *Black ONLY (will need to be painted building color)*
 - iv. Garage Door must be painted building color with **100% Acrylic Latex Exterior Paint** when installed. Using paint other than the aforementioned, will harm the door's insulation, as well as negate the warranty
 - v. No exterior hardware (including keyed lock) on garage door
 - vi. Warranty Upgrades are available, extending "springs from 3 years to 10; *rollers and *hinges, limited lifetime: "Gold Bar Warranty through Clopay and "Medallion" Warranty through Home Depot
 - vii. Garage doors that are damaged/non-functioning may be replaced ASAP
 - viii. Townhome owners will need to replace garage doors by December 31, 2024 in order to comply with Standard
 - ix. If a homeowner claims a party other than themselves damaged the garage door, it is up to the homeowner to file an insurance claim with their private insurer.
 - x. Replacement of a garage door may be approved administratively by management company (ASHM), with a Deposit of \$200, in which \$200 will be non-refundable

- d. **PRIVATE PATIO/DECK:** Sliding, French or Single
 - i. Required French/Single:
 - 1. *Therma Tru Pre-hung Fiberglass Profiles Full Lite Flush (primed), 6'8"x3' (80"x36"). Style No. 130-RT Full Lite Flush or Equivalent Door*
<https://www.thermatru.com/explore-doors/door-style/130-RT>
 - ii. Glass shall be clear (not etched or decorative) and may include white or almond color in glass blind
 - iii. Almond color
 - iv. Oil rubbed Bronze or Flat Black Lock Hardware (all hardware on a door must match).
 - v. Colonial Grilles are not approved
 - vi. No etched or decorative glass

- e. **STORM/SCREEN:** Full View Storm Door comparable to *Anderson 2000 Series, 3000 Series 4000 Series* or equivalent
 - i. Bronze color
 - ii. Oil rubbed Bronze or Flat Black Hardware (all hardware on a door must match).
 - iii. No etched or decorative glass
 - iv. Mid View Screen door comparable to *Emco 300 Series, 400 Series* or equivalent
 - v. Bronze color or Almond color
 - vi. Oil rubbed Bronze or Flat Black Hardware (all hardware on a door must match).
 - vii. Colonial Grilles are not approved