

Villas West Architectural Specification

Specifications for Installing New Front and Rear Doors and Doors with Glass Window Insert

Specification No: VWAS 19

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Board Approval Date:	04-14-2015
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General: An Architectural Alteration Application, Form No. AAA, requesting the installation of replacement doors or doors with a glass window insert must be submitted to the Architectural Committee for review. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

Responsibility:

1. The replacement door, frame, and installation workmanship shall always be the villa owner's responsibility and any leak, damage, repair or replacement from/of same, including the entire door replacement if necessary, shall be at the villa owner's expense, both current and future owners. Additionally, any required window upgrade due to any subsequent building upgrade shall be the owner's responsibility and expense.
2. The villa owner shall be responsible for removal and disposal of old door and installation of new door plus any necessary repair to stucco, drywall, plaster, tile, grout, painting, etc. that may be required to finish the project.
3. In case of villa sale, any new owner must be informed of their door replacement responsibility.

Specifics:

1. Approval must be obtained from the Board of Directors. The Architectural Alteration Application shall include the name and signature of the contractor/installer
2. Installation to be done in a workman like manner and inspected by the architectural committee or their representative.
3. Replacement door must be 36 inches wide.
4. Glass must be double pane tempered with low E-2 insulated glass.
5. Door must be dark brown or bronze in color.
6. Door can be constructed of the following materials:
 - a. Wood
 - b. Steel
 - c. Aluminum
7. Glass must not have a mirror finish.

8. Maximum glass coverage is 50% of the door size.

9. Glass may have internal blind, if desired.

10. The door installation must be scheduled during normal working hours. The maintenance supervisor or designate must supervise the installation.

11. Rear doors and windows may be installed with the following specifications. The window may be 3 inches higher than the original window with a maximum height of 3 feet. Glass may have internal blind, if desired, and glass must be double pane tempered with low E-2 insulated glass.

I have read, understand and agree with the responsibilities, and will comply with above stipulations.

Owner's Signature _____ Date _____

Contractor's Signature _____ Date _____

Architectural Chairperson

Date

Association President

Date