





## Columbia Square Maintenance Association

### GUIDELINE FOR PERMITTED AND NON-PERMITTED FRONT DOOR LOCKS, WINDOWS, SCREEN DOORS, and FLOORING (on 2nd level only units)

Architectural application is required

1. **FRONT DOOR HANDLES AND LOCKS:** The front door handles and locks are the homeowners' responsibility. Only elongated handle styles are permitted. The deadbolt locks can be traditional key or electronic/digital keypads. Colors/finishes allowed are bronze, nickel, and black. No polished surfaces such as brass, chrome, or gold.

If you are unsure if the lockset is allowed, please submit the make and model in the architectural application and we will help you.

 <b>YES!</b>	 <b>NO!</b>
<ul style="list-style-type: none"><li>- Elongated styles</li><li>- Bronze, brushed nickel, black finishes</li><li>- Standard key or digital keypad</li></ul>	<ul style="list-style-type: none"><li>- No round knobs or levers</li><li>- No polished brass, polished chrome, or shiny gold finishes</li></ul>
	

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2. **WINDOWS**: Replacement windows must be white PVC (vinyl) or fiberglass. The grids within the windows are optional. Windows must be professionally installed to ensure minimal damage to building wall stucco and no water intrusion into exterior walls. Screen frames are to be white, and screens are to be gray in color.

Allowed window styles are:

Sliding - windows opens horizontally. Can be single side or double-sided where both ends can be opened.



Single-hung - windows open vertically with their bottom window panel or lower sash moving up and down, and the upper sash remaining stationary.



Double-hung - both the lower sash as well as the upper sash can move up and down. They also usually tilt out for easy cleaning and maintenance.



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3. **SLIDING PATIO DOORS**: Replacement sliding glass doors can be made of white (vinyl, fiberglass, or aluminum). Sliders must be professionally installed to ensure minimal damage to building wall stucco and no water intrusion into exterior walls.

4. **SCREEN DOORS**: Screen doors must be made of wood, aluminum, or steel. No vinyl as they are prone to warping. Doors must be white in color, or painted white. Screen doors must be hinged, and need to be mounted to the front door frame. Styles of the screen doors must be modern, simple, with straight-line designs. No oval, ornate, or curly designs. Closers or springs can be installed to keep the screen door closed, as doors should normally be in a closed position.

Please submit an architectural application when you are ready with details of the screen door for approval. Do not purchase your door before getting an approval.

Screen doors are homeowner maintained components, and should be kept in good working condition and painted when needed.

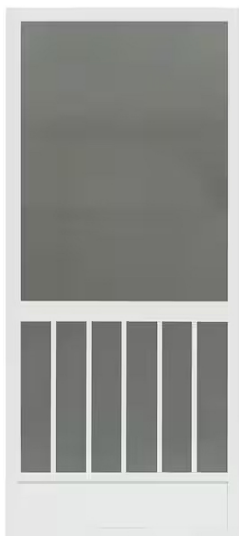
Sample pictures of styles that are allowed and not allowed are below.

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### ALLOWED SCREEN DOORS

- Materials: Wood, steel, or aluminum
- Color: White only
- Hinged doors only
- Gray screens
- Modern, straight-line styles



Natural wood needs to be painted white



Natural wood needs to be painted white

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### NOT ALLOWED SCREEN DOORS

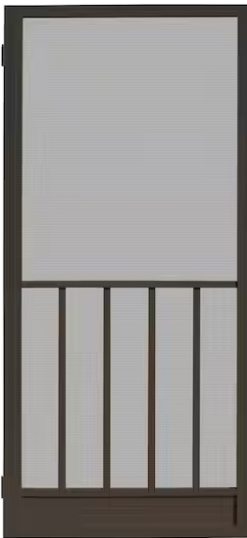
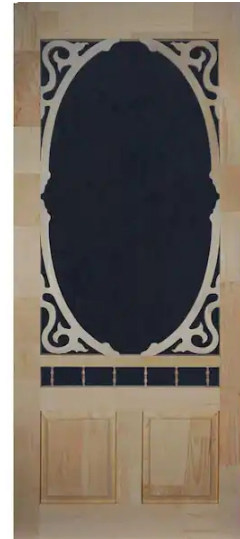
- No vinyl doors
- No pet flaps ("doggy door")
- No retractable screens
- No magnetic screens
- No old-fashioned designs



No pet flap ("doggy door")



No oval, curved designs



No black, brown, or gray frames



No magnetic screens

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4. **FLOORING (applies to 2nd floor only units):** Units that are solely on the 2nd floor must be aware that sound from upstairs may be transmitted down to your neighboring unit downstairs. Therefore, the following guidelines must be followed when replacing flooring with any type of hard surfaces such as wood, laminate, vinyl, ceramic tile, or marble, as well as carpet.



With underlayment



Without underlayment

- a. ALL flooring must be installed with an underlayment. Underlayment material can be foam, cork, felt, or rubber.
- b. Minimum underlayment thickness depends on the material.
  - ◆ Rubber: minimum of 5mm (1/4")
  - ◆ Cork: minimum of 6mm (1/4")
  - ◆ Foam and felt: minimum of 5mm (1/4")
- c. The underlayment must ALSO meet the required minimum standards of
  - ◆ Impact Insulation Class (ICC) of 74 to 80, and
  - ◆ Sound Transmission Class (STC) of 75 to 80

IIC is a measure of the reduction of impact noise. Impact noise is noise like footsteps. The minimum IIC rating for most building codes and HOA requirements is 50 and above.

STC stands for sound transmission class. It's a measure of the reduction of sound we hear that falls between 125 Hz and 4,000 Hz. The minimum requirement for an STC rating is 50.

Keep in mind that buying an underlayment twice as thick, doesn't necessarily translate to a higher rating. For example, a 2mm underlayment may have a rating of 50; a 4mm underlayment may have a rating of 55.