

# LANTERN RIDGE ARB – GARAGE DOOR STANDARDS & STYLES

## Lantern Ridge Garage Door Standards

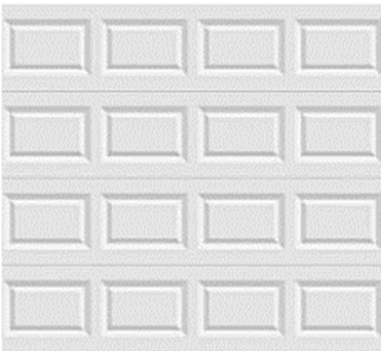
The following is an easy to navigate list of Garage Door Standards owners should use when performing inspections and regular maintenance of their homes located in the Lantern Ridge Community regarding Garage Doors.

- 1) All garage doors must be free of all visible dents when viewed from the sidewalk or street, under normal daylight conditions. The standard is strictly Zero visible dents.
- 2) All garage doors must operate properly and must properly seal the garage opening when closed.
- 3) All garage doors must be painted to match the ARB approved custom color palette trim or accent color for the home.

## Repair or Replace?

Owners may be able to repair visible dents from garage doors. Owners may also replace dented panels and not the entire door. If you chose to replace the entire garage door, it is recommended that you network with neighbors that may benefit from recycling and reusing any undented panels that you may have to offer. This would be a great way to offset some of the costs associated for both owners.

All repairs, replacement, and painting of garage doors must be approved by the ARB and you must submit an ARB modification Request Form and receive approval prior to starting the work. This applies even if you receive a letter regarding your garage door from property management.



### STANDARD DOOR STYLE OPTION #1

Our community was built featuring a standard classic raised panel garage door. These are often not insulated and made of steel or aluminum. Notable features of this garage door type include: 1) raised rectangular panels 2) no windows 3) no visible hardware. Replacing this door may not require special order and is typically the lowest cost option.



### UPGRADED DOOR STYLE OPTION #2

The ARB has approved the introduction of this upgraded garage door style into our community's design. The door style can be referenced on the internet as follows: Oak Summit 3000 Short Bead Board Panel Garage Door. However, owners may purchase a door from any maker or retailer that looks like this door. Pictures of your door choice should be included in your request. Notable features include: 1) no windows 2) visible decorative black hardware 3) upgraded raised rectangular panels.