

ICCAssn EXTERIOR MODIFICATIONS to Units: VII

Exterior Door Installation Policy

Created in May 2006; revised in December 2006

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health and/or increasing the comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association has revised this policy for the installation of **Exterior Doors** for units at Indian Creek.

- **Existing exterior doors, original to the unit, are the responsibility of the Association (with the exception of the glass in the patio sliders). They have a long life span and should not normally need to be replaced. In the event that damage occurs to one that is not the result of negligence by the owner, the Association will repair or replace it to match the other existing doors; however**
- **All screen doors, storm doors, and storm/screen combination doors are the responsibility of the unit owner. When an owner replaces one at his or her own expense, the replacement door must be constructed of durable metal only (no wood). Exterior frame and trim colors shall be consistent with approved colors as defined by the Board in April 2006: only 'brown' (to match existing storm/screen doors as closely as possible) and 'putty' tones (to match unit trim color as closely as possible) shall be considered.**

We recognize that door manufacturers, styles and availability vary, and that there is a range of 'brown' and 'putty' tones available to the consumer. If you have any questions or concerns about the exact color you are considering, please contact the Board in advance of purchasing the door.

Please use these guidelines when you seek approval from the Board for installation of all additional new doors or replacement of existing exterior doors at the owner's expense:

- 1. New door[s] MUST match existing doors on the building in overall appearance (style, trim, position, and orientation).**
- 2. New screen/storm/combination front doors shall provide the greatest possible area of glass/screen, and the least possible area of metal frame.**
- 3. New screen/storm/combination front doors shall not contain jalousie windows, 'divided light' glass or screen areas, or mullions defining the single, larger area into more than two smaller 'panes'.**
- 4. Unit owner agrees to accept all responsibility associated with door installation, including maintenance, replacement and repair, and this responsibility shall pass to ALL future owners as well.**
- 5. Unit owner must submit to the Board a drawing that is in keeping with the above considerations, along with Proof of Insurance from an installer if appropriate, in order to receive approval for the proposed installation.**

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■ For 3 BEDROOM END UNITS:

- a) An additional door from the downstairs third bedroom may lead out the rear of the unit to a finished deck that connects to or is part of a 'wrap around' deck accessible from the glass patio sliders in the first floor Dining area.
- b) Door style must be consistent with other doors on the building; styles may include either:
 - 1) a solid metal door similar to the unit's front door,
 - 2) a glass slider similar to the unit's existing slider, or
 - 3) an Atrium-style door with NO жалousies or mullions.

FOR ALL UNITS:

- a) At the owner's expense, existing glass patio sliders may be replaced with a hinged door unit if installed in accordance with local building codes. The unit may be "Center Swing", with one fixed panel; or "French Swing", with two end-hinged doors. Taking into account the limited interior dining area space, it is suggested that the door[s] open 'out' to the deck, rather than 'in' to the room.
- b) The preferred manufacturer is Atrium by Woodgrain [800.935.2000]; available locally through Home Depot and other dealers, and the approved exterior color shall be white or "Sandstone" ('putty') to match building trim.
- c) The hinged door unit shall under no circumstances contain divided lights (multiple panes) of glass, but shall resemble as closely as possibly the large, single-pane design of the original glass patio sliders.
- d) If replacement of an existing, original glass patio slider unit is deemed appropriate and necessary by the Association due to inherent structural failure of the slider unit and not due to negligence of the owner or failure of the glass or seals, and if the owner opts to have installed a hinged unit, the owner shall be responsible for any expense over and above the cost of replacement of the standard glass patio slider unit, and maintenance of the warranted new, replacement unit shall thereafter become the responsibility of the Association.

Please note that these guidelines describe and allow new or replacement exterior doors.

Please note that approval of the Board of Directors is required **BEFORE** any exterior modifications may begin and that approval will be based on documentation submitted to the Board that is in keeping with the above considerations.

This policy is written in consideration of the By-Laws, Article IX,2.D, which indicates "No structural alteration, construction, addition or demolition of any townhouse or the common areas shall be commenced or conducted, without the prior written approval of the Board of Directors."