

SPECIFICATIONS FOR SCREEN/STORM DOORS

A screen/storm door may be installed on the front of a unit and/or, for a unit with a back door, on the rear of the unit, provided such screen/storm door meets the following specifications.

I. GLASS/SCREEN PORTION OF THE DOOR

The screen/storm door shall have a 'FULL VIEW' of glass. The glass may be removable for replacement with a screen of the same size. A door with permanently fixed screen; i.e., a screen door which is not assigned to convert to a storm door, may be installed on the rear of a unit only.

II MATERIALS

The screen/storm door on the front or rear of the unit shall be made of wood, aluminum or other non-rusting metal.

III. COLOR

Only white is allowed on metal storm/screen doors. Wooden doors may be painted white or painted or stained to match the main entrance door color.

IV. STYLE

The screen/storm door shall have a plain, unadorned style, the glass and screen inserts must be rectangular. Decorative wood or metal molding, scrolls, or other embellishments are not permitted. Grills and gridwork are not permitted. The screen insert may have a single or double support bar running horizontally through the middle. No other support bars may lie within the screen area.

V. DIMENSIONS

The front screen/storm door must have no greater than the following maximum dimensions.

MAXIMUM

- | | |
|--------------------------|-------------------|
| 1. width of stiles | - 5 ½ inches |
| 2. height of top rail | - 5 ½ inches |
| 3. height of bottom rail | - up to 18 inches |

All existing front screen/storm doors that conform to the required dimensions will be considered grandfathered. The back screen/storm door shall meet the maximum dimensions specified above, with the following exception: A sliding screen, irrespective of the dimensions of its border, is permissible if it is part of an approved replacement double-door system.

VI. DOUBLE-DOOR SYSTEM

A double swing screen/storm door is permissible for a rear replacement double swing door system provided.

- The screen/storm doors are mirror images of each other;
- Both door meet the specifications of items 1 through 5;
- The screen/storm doors are mechanically compatible with the double swing door system (open outward).

VII. INSTALLATION

Installation of a screen/storm door shall be installed within the doorsill and according to manufacturer's instructions. The door must fit the existing width of the doorframe and shall be at least 80 ½ inches high. Non-rusting screws shall be used to secure the screen/storm door into frame surrounding the opening of the main door. The unit owner shall be held responsible for any damage to the common elements caused by faulty installation of a screen/storm door.

VIII. MAINTENANCE

The unit owner shall be held responsible for proper maintenance of the screen/storm door. The Association reserves the right to remove any poorly maintained screen/storm door at the unit owner's expense.

IX. APPROVAL

A unit owner who wishes to install a screen/storm door is required to submit a completed "FORM B", Request for Routine Change", to the Association Office.