

Stony Ridge Condominium Association Policy Statement

Policy Title: Garage Door Replacement and Options

Date Adopted: November 2016

Date Revised: November 2019

Policy Statement: This policy allows co-owners to have a **choice** when installing a replacement garage door. They may install a solid garage door similar in appearance to what was originally installed **or** they may choose to install a replacement garage door which incorporates a band of windows at the top section of the door [where the door meets the opening header when the door is fully closed].

Co-owners may replace their current door as long as it conforms to the following minimum specifications:

Door Style: Traditional short panel tongue and groove construction. A solid door with 4 rows of 8 panels. If installing a door with windows; windows shall also be of the traditional short panel, rectangular design and located at the top of the door, where the door meets the garage door opening header [see picture at the end of this document].

Materials: The outer surface will be constructed of a minimum of 25-gauge galvanized steel imprinted with a wood grain surface. Windows will be made of single pane glass or clear acrylic. Should the co-owner wish to install an insulated door system, a double pane glass window is allowed. Under no circumstances will obscuring glass/acrylic panes, decorative window inserts or windows with an arched top be allowed. Should the co-owner wish to install an insulated garage door, the foam insulation shall have a minimum thickness of 1 5/16 inches and provide an R-value of 6.3.

Exterior Color: The outer surface of the door must match the trim color of the structure which is (as of 2019) Sherwin Williams, Resilience Exterior Acrylic Latex - Satin, [Phase 1 - number RN185198, Light Beige; Phase 2 -RN189441 and named Phase 2; and Phase 3 - RN151313, Tan]. The co-owner shall include a color

sample along with their modification request, for the Board review and approval.

Acceptable Garage Door Models with Windows & Vendors: There is a list of pre-vetted contractors in the “List of Contractors” that has been sent to each co-owner. This list is not meant to be a complete list and is offered only as a starting point for the search for a garage door.

Important Note: The co-owner must always submit an Alteration/Modification Request form to the management company and that request must be approved by the BOD prior to any work being started.

This process must be followed even if the co-owner is using one of the preapproved product models installed.

The picture below details out what a garage door with windows would look like. If you choose to install a solid door, picture the top row looking the same as the next three.

