

Stony Ridge Condominium Association Policy Statement

Policy Number: SR09

Policy Title: Garage Door Replacement and Options

Policy Adopted: November 2016

Policy Revised: November 2019, November 2020

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 co-owners 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 co-owners 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. The co-owners shall include a color sample along with their modification request, for the Board's review and approval.

Acceptable Garage Door Models with Windows & Vendors: There is a list of pre-vetted contractors in the "List of Contractors" that is included in each Newsletter. 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.

This process must be followed even if the co-owners are using one of the preapproved product models.

The picture at the end of this document 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.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.

Acceptable Short Panel Garage Door with Windows

