

# MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

**POLICY NUMBER:** MRC025  
**POLICY TITLE:** REPLACEMENT OF WINDOWS, DOOR WALLS,  
AND FRONT DOOR / HARDWARE  
**POLICY ADOPTED:** 4/24/2006  
**POLICY REVIEWED:** 3/16/2009; 4/21/2014; 9/19/2016; 10/29/2018,  
8/19/2019; 11/1/2022  
**POLICY REVISED:** 10/31/2016; 10/21/2019; 01/24/2025

1. **Windows:** Replacement windows must have the appearance of the original windows as is reasonably possible. This includes the muntins (grids) which are part of the original window design. Replacements must be uniform in style (double hung), except for “garden-style” casement lower-level windows. Color must be white.

**NOTE:** Muntins are optional for all rear windows.

**However, all other windows (Front and Side) MUST have muntins.**

2. **Door Walls:** Replacement door walls must have the appearance of the original as is reasonably possible. Color must be white.

**NOTE:** Muntins are optional for door walls.

3. **Front Entry Doors:** Replacement front doors must have the appearance of the original as is reasonably possible.
  - **Ranch Doors** are windowless with side-light windows that must run the full length (top to bottom) of the door. Side-light windows must contain muntins.
  - **Cape doors** must include the “Sunburst” style decorative glass window.

Door material for either style may be steel or fiberglass and hardware must be polished brass. Co-owners should check “Approved Door Paint Colors” on page 1 of the online Policy Index for the correct door color for their unit. If unsure of the correct color for their unit, contact AMI.

**Door Hardware** on entry doors and storm doors (where applicable) must be polished brass.

4. For any proposed window or door replacement or proposed modification a **Modification Request is required**. Be sure to include the Manufacturer, model number, color, muntin information where required, and a picture. All relevant samples and details need to be approved by the Board of Directors.
5. All window and door installations must be completed by a licensed and insured contractor.

**NOTE: Co-owners must submit a MODIFICATION REQUEST FORM to the Management Company. APPROVAL must be obtained PRIOR to having the work started.**

## REPLACEMENT DOOR STYLES FOR CAPE AND RANCH UNITS



**Cape**  
**Front Entry Door**  
6-Panel Door  
with  
Sunburst Window



**Ranch**  
**Front Entry Door**  
6-Panel  
Windowless Door  
with  
Full-length Sidelight  
Windows

**NOTE:** Per the policy, door hardware is Brass and traditional in style. (door knockers and/or door peephole are optional and minimal size)