SUNSET RIDGE TOWNHOUSE ASSOCIATION

ROLL-UP GARAGE DOOR STANDARD

[Revised: October 29, 2015]

1. Scope
   1.1. Scope - This Standard applies to the Roll-up Garage Doors in all Sunset Ridge Townhouse Units
2. Purpose
   2.1. Provide guidance to Homeowners
   2.2. Encourage investment in individual properties
   2.3. Simplify approval and construction process
   2.4. Promote reasonable uniformity and standardization
   2.5. Assure quality workmanship
   2.6. Increase property values
   2.7. Provide for the improvement of the community
3. Applicable Documents
   3.1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised - April 2008)
   3.2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
   3.3. Drawings - N/A
   3.4. Standards - N/A
   3.5. Pictures –
      3.5.1. Example/model of roll-up garage door replacement installation

4. Definitions
   4.1. Units of measure - English system of measures apply
   4.2. Standard practices - Installation workmanship will be in accordance with approved contractor guidelines
5. General Requirements
   5.1. Materials
      5.1.1. Steel and aluminum doors are acceptable

5.1.2. Wood is NOT acceptable

5.1.3.Insulated doors are acceptable and encouraged, but are not required

5.1.4. Garage door openers with exterior access keypads are acceptable and encouraged, but not are required

5.2. Size – Overall dimensions in height and width shall match existing doors

5.3. Colors – Exterior surface of new garage doors shall be painted to match color of garage doors being replaced

5.4. Form, Fit and Function

5.4.1. Garage doors shall be roll-up doors (same as existing)

5.4.2. Each door shall have 4 hinged panels and each panel shall have 4 raised panels (same as existing)

5.4.3. For architectural consistency, garage doors shall NOT have windows in any of the panels

5.4.4. Weather stripping/seal/gasket may be installed at the perimeter of each garage door (jambs and header)

5.4.5. Bottom of garage door shall have an integral seal/gasket to interface with concrete garage floor slab

5.5. Style – Raised panel reveal/depth and dimension of raised panel (height and width) shall generally match that of garage doors being replaced

5.6. Location – Along alleyways at rear of individual units

5.7. Number of Doors – Both garage doors of a given unit shall be installed/replaced at the same time.

5.8. Exterior Access Keypads (OPTIONAL)

5.8.1.If included, exterior access keypads shall be mounted on the jamb of the garage door opening (See Section 3.5.1). Keypad shall not be installed on siding.

5.8.2. Any wiring needed to connect exterior access keypad shall be routed directly from keypad through door jamb to the interior of the garage. No wiring for exterior access keypads shall be visible from the exterior.

5.8.3. Only one (1) exterior access keypad is allowed per garage door

6. Detailed Requirements

6.1. As an attachment to the related Home Improvement Request, Homeowner shall submit manufacturer's product literature/brochure for the desired roll-up garage door

6.2. Quality Control - Installation quality control is the responsibility of the Homeowner and the contractor

6.3. Inspection

6.3.1. Jefferson County Building permit is NOT required

6.3.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work

7. Notes

7.1. Hours of work - Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday.

7.2. Debris/waste disposal and site clean-up are the responsibility of the Homeowner and the Contractor/Vendor

7.3. Contractors/Vendors are allowed to park in the alleyways while fulfilling their contractual obligations
7.4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping maintenance activities
7.5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete
7.6. A list of Contractors/Vendors (not qualified by the KCTOA) is available upon request (to be used at Homeowner's risk)
7.7. The Homeowner assumes all liability and responsibility for themselves, their Contractors/Vendors, their assigns, and the work preformed