

SUNSET RIDGE TOWNHOUSE ASSOCIATION

SCREEN/STORM/SECURITY DOOR STANDARD

February 2016

1. Scope
 - 1.1. Scope - This Standard applies to the addition or replacement of Screen, Storm and/or Security 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. Examples/models of screen/storm/security door 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 or aluminum is acceptable
 - 5.1.2. Fiberglass is acceptable
 - 5.2. Size – Overall dimensions in height and width shall match existing front entry door opening
 - 5.3. Colors – Exterior surface of new storm/screen/security doors shall be painted or anodized by manufacturer to a generally brown or black color. Specifically, red, white and green colored door surfaces are NOT acceptable.
 - 5.4. Form, Fit and Function
 - 5.4.1. Storm/screen/security door shall be a single door and shall 36-inches in width
 - 5.4.2. Storm/screen/security door may be a combination of 2 or all 3 door types
 - 5.4.3. Storm/screen/security door shall be hinged on the same jamb as the front entry door
 - 5.4.4. If glazed, storm/screen/security door shall be outfitted with tempered glass which shall be clear
 - 5.4.5. Storm/screen/security door shall be installed with a door handle or latch which secures the door in the closed position
 - 5.4.6. Door closers (spring or pneumatic) are encouraged, but not required. If included, door closers shall be mounted on interior surface of storm/screen/security door.
 - 5.5. Location – At front elevation of unit
6. Detailed Requirements
 - 6.1. As an attachment to the related Home Improvement Request, Homeowner shall submit manufacturer's product literature/brochure, including color selected, for the desired storm/screen/security 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