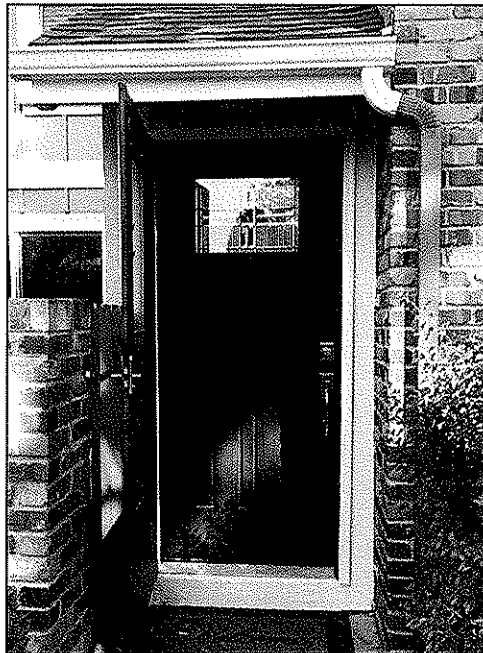


## SUNSET RIDGE TOWNHOUSE ASSOCIATION FRONT ENTRY DOOR STANDARD

[Revised: October 29, 2015]

1. Scope
  - 1.1. Scope - This Standard applies to the Front Entry Door 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 front entry 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 is acceptable
    - 5.1.2. Fiberglass is acceptable
    - 5.1.3. Wood is acceptable, but NOT encouraged (due to maintenance requirements)
    - 5.1.4. Sidelights are NOT acceptable
  - 5.2. Size – Overall dimensions in height and width shall match existing doors
  - 5.3. Colors – Exterior surface of new front entry doors shall be painted or stained to a generally brown or black color, or Behr Cherry Bark (reddish color).
  - 5.4. Form, Fit and Function
    - 5.4.1. Entry door shall be a single door and shall be 36-inches in width
    - 5.4.2. Entry door shall be hinged to swing into unit in the same manner as the door being replaced (opposite side of opening from fireplace)
    - 5.4.3. Entry door may have flat, obscure, beveled or stained glass insert
    - 5.4.4. Entry door shall be installed with a lockset (doorknob, handle, deadbolt, etc.) and lockset of good or high quality
  - 5.5. Location – At front elevation of unit
  - 5.6. Storm/screen/security door (OPTIONAL – See separate Storm/Screen/Security Door Standard)
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 front entry 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 performed

*Miller - President 2/10/16*