

REVISED: MARCH 2025

PURPOSE: To establish guidelines for the replacement or repair of front entry doors and for the addition or replacement of storm doors.

POLICY: Co-owners wanting to add or replace a storm door or wanting to upgrade the front entry door **AT THEIR OWN EXPENSE** or requesting a repair to the original front entry door must follow the requirements and procedures outlined below.

REQUIREMENTS:

1. The replacement front door must be equal in quality or exceed the quality of the original door.
2. The installation of a new storm door or a replacement storm/front door must be of professional quality and the door must carry a minimum ten-year warranty.
3. If an upgraded door is installed the co-owner (and all future co-owners) assumes all future costs for installation, repair and replacement. In case of disaster the Association will cover the cost of replacing the original quality door.
4. If the plastic molding on the original door becomes deformed or delaminated due to excessive heat trapped by a storm door the Association is not liable as proper maintenance and care will prevent this issue.
5. The front door and storm door must be one of the Association's approved colors. Storm door approved colors are bronze, black or beige. Contact the management company for the current front door color options.

PROCEDURE:

1. Obtain a modification form (3.6a) – available from the management company or from the LCHA website.
2. Complete the form to include brand name and supplier.
3. Return the form to the management company – do not order the door until approval is received.
4. The Building & Grounds Committee will review the request and if all criteria are met will notify the co-owner to proceed and forward the request to the BOD as a matter of record.

Note: Storm doors were not included when the units were built.