

## **Front Door Installation Guidelines**

### **Per Rules and Regulations of May 2004:**

Owner Maintenance Responsibility includes but is not limited to:

“No owner shall undertake or permit any act which will affect the soundness of the building, alter its appearance, or cause damage to the Common Area of another unit. No structural changes to a unit or exterior alterations may be made without prior written approval of the Board of Directors.” (Rules and Regulations Handbook, pg. 3). **Subject to penalty assessments, cost of removal, and legal intervention.**

“Front doors are the responsibility of the owner. Replacement front doors must be of the same design and material, with color matching the top story of the building for first story AND second story doors. The association maintains the exterior of the front door only. The association is not responsible for damages caused by use, negligence, or vandalism. (Rules and Regulations Handbook, pg. 5)

### **Clarification and Amendments to the Rules and Regulations:**

**The front door is the main entrance of the unit.** The front door must be in good working condition and appearance. Any new door must appear professionally installed and must conform to the building exterior. The installation must not adversely affect the building exterior. Replacement front door size must be the same as the door being removed. Front doors may be composed of; steel with wood core, wood, or fiberglass. The front door must be one continuous piece. The surface may be smooth or comprised of panels. Replacement front doors are required to be Energy Star certified. Front doors with glass panels are allowed if the glass is contained entirely in the top one-fourth of the door. No door may be installed without prior written approval of the Board of Directors. Requests for approval must be in writing and must include pictures and design specifications of the door being installed.

**Please refer to the drawings on the next page for further clarification.**

The front door hardware must be in good working condition and appearance. The lock and handle may be one or two separate pieces, but no open holes are permitted. Open holes are holes cut in the door for hardware that is not being utilized, or are vacant of a lock or door knob. The front door hardware may be black, white, gold or silver.

**Screen/storm/security doors are optional.** When installing or replacing a screen/storm/security door, the new door must conform to the other existing doors in style, size, material and color. Steel, iron, aluminum and fiberglass are acceptable materials. White, black, and silver are the colors permitted. No screen/storm/security door may be installed without prior written approval of the Board of Directors. Requests for approval must be in writing and must include pictures and design specifications of the screen/storm/security door being installed.

Proper front door installation is the responsibility of the property unit owner. The property owner is responsible for all damage to the existing building exterior or structure resulting from the installation of any new door.

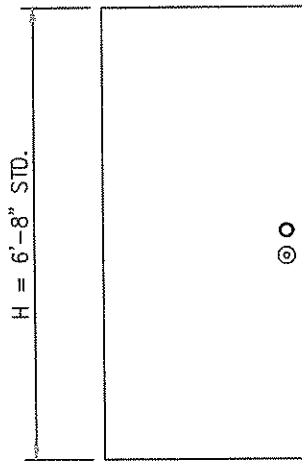
ALL DOORS MUST BE APPROVED  
IN WRITING BY FLORIDA PARK  
BOARD OF DIRECTORS PRIOR TO  
INSTALLATION.

THE ASSOCIATION IS NOT  
RESPONSIBLE FOR PURCHASES  
OF DOORS PRIOR TO WRITTEN  
APPROVAL.

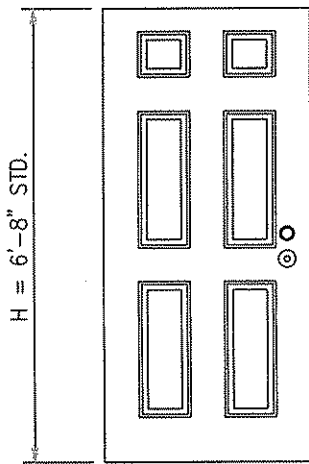
COLOR TO MATCH THE TOP  
STORY OF THE BUILDING FOR  
FIRST AND SECOND STORY  
DOORS.

SMOOTH OR WITH PANELS,  
WITH OR WITHOUT WINDOWS.(\*)

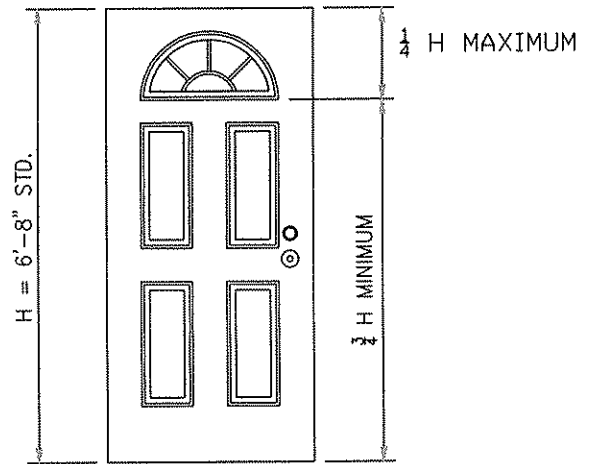
\* WINDOWS MUST BE LOCATED  
IN TOP QUARTER OF OVERALL  
HEIGHT.



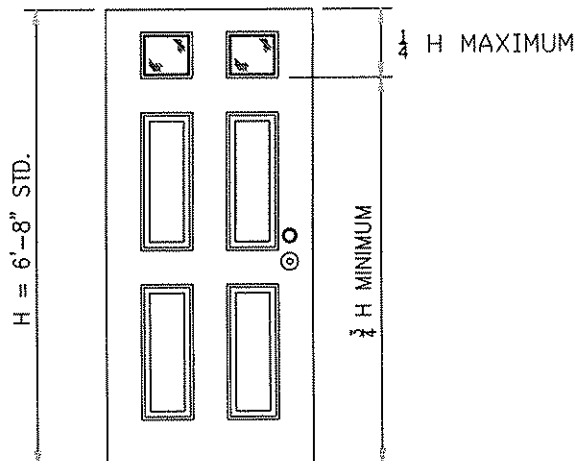
Standard Plain Door  
STEEL, WOOD, OR FIBERGLASS



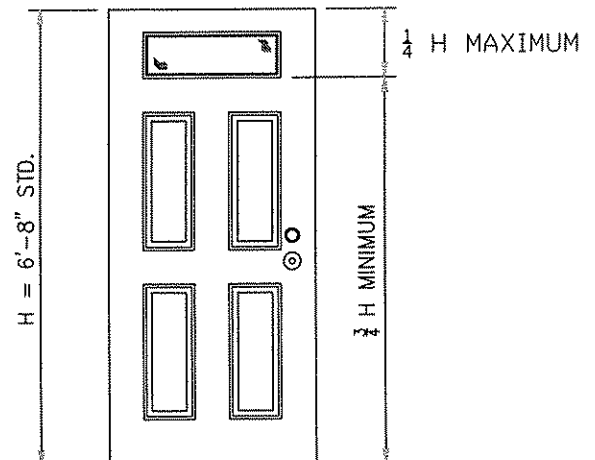
6 Panel Door  
STEEL, WOOD, OR FIBERGLASS



4 Panel Door w/Window  
STEEL, WOOD, OR FIBERGLASS



4 Panel Door w/Window  
STEEL, WOOD, OR FIBERGLASS



4 Panel Door w/Window  
STEEL, WOOD, OR FIBERGLASS