

Marrington at Cobblestone HOA Rules & Restrictions for the Selection of the Style, Color and Installation for all Storm/Screen Entry Doors

The Marrington at Cobblestone Home Owners Association (HOA) Board of Directors (BoD) adopts the following Rules & Restrictions for the selection of the style, color and installation for all Storm/Screen Entry Doors (storm door), effective 23 August 2018.

Individual homeowners are permitted to install an entry storm door option on the front entrance of their home unit and in the case of some home styles; homeowners may install an entry storm door option on the interior enclosed courtyard/patio entrance of their home. An approved ARB Request for Alteration/Modification is required prior to installation, or replacement, of a storm door on the front entrance or the interior courtyard/patio entrance of their home.

In order to maintain the semblance of architectural consistency in the Marrington Community, homeowners must adhere to the following BoD approved criteria for all storm doors.

- Storm doors must be rustproof metal or wood with full-view clear glass panels (with a full-view fiberglass/metal/plastic screening insert) or, a full-view “self-storing” screen or a retractable screen. Raw aluminum doors will not be considered.
- Only clear, full-view glass is permitted; no etching, bevels, colors or decoration on the glass surface.
- The storm door must be attached flush to the original doorjamb.
- Any modification to the original doorjamb necessary for installation of a storm door must be specified in the ARB Request for Alteration/Modification.
- The storm door frame color at the front entrance to a home must match the building color trim around the threshold of the door OR match the color of the existing entry door (the door behind the storm door). No other storm door colors will be considered.
- Storm doors on the interior courtyard/patio of the home (these are doors which may not typically be visible from the main street) should be of a traditional design and may be either full view or three-quarters view glass insert. An approved ARB Request for Alteration/Modification is required prior to installation, or replacement, of a storm door in the interior courtyard/patio entrance of the home.

The homeowner’s Request for Alteration/Modification should include a picture of the storm door, or replacement, manufacturers model number/style, color and the name of the installer or contractor.

In order to facilitate your selection of the style, color, on options for storm door homeowners may use the following choices from two manufacturers, which are currently available from Lowe’s and Home Depot. These storm doors styles have been typically approved for installation in the community. Use this information as a guide for your choice of storm door. The availability of these styles and color choices from these stores or manufacturers is subject to change over time.

At present, the selections of approved storm doors from Lowe’s are:

Pella: “Model 4601 Fullview”; “Model 3010 Fullview”; “Model 3900 Fullview Rolscreen”. Depending on the color of the threshold or entry door of the home, the approved colors for these Pella storm doors are: “*Putty*”, “*Brown*” or “*Hartford Green*”.

At present, the selections of approved storm doors from The Home Depot are:

Andersen: “Model 4000 Series Fullview”; “Model 3000 Series Fullview”; “Model 3000 Fullview Self-Storing with Clear Glass”.

Depending on the color of the threshold or entry door of the home, the approved colors for these Andersen storm doors are: “*Sandtone*”, “*Bronze*”, or “*Forest Green*”.

The above information is provided as a guide for homeowners. Should you choose one of the above listed styles or colors; an approved ARB Request for Alteration/Modification is required prior to installation.

AS OF THE DATE OF THIS RULE: If a current homeowner has changed or replaced a storm door on a home without submitting an ARB Request for Alteration/Modification, and the color or style does not comply with the guidelines of this rule, the homeowner must remove and correct the non-conforming door. The homeowner must submit an ARB Request for Alteration/Modification for a replacement or restore the threshold and frame to the original condition.

If a new homeowner purchases a home with a non-complying storm door or color and the non-compliance was not disclosed at the time of closing, replacement of the non-complying door is required. The new homeowner must submit an ARB Request for Alteration/Modification for a replacement or restore the threshold and frame to the original condition.

Should any homeowner sell their home with a non-complying storm door, such non-compliance shall be disclosed to the new owner, together with the requirement to have the door replaced or removed.

According to the governing documents of this community all maintenance, repairs, and warranty issues for storm doors are the responsibility of the homeowner, not the Association.