

SHADOW LAKE HOMEOWNERS ASSOCIATION

REFERENCE MANUAL

FRENCH DOOR POLICY (ESTABLISHED JULY 2007)

The Board of Directors approved the replacement of sliding glass doors with French Doors at the June 26, 2007, Board Meeting pending establishment of a "French Door Policy." Homeowners are permitted to replace their sliding glass doors with French Doors that meet the following specifications.

Please note: **AN IMPROVEMENT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CHANGE.**

French Door Specifications:

1. Door must be manufactured by: Reliablity by JELD-WEN Millwork or equal
2. Model of Door: Masters Patio Doors or equal (French Type)
3. Door Configuration: Double
4. Size Application: Retrofit to existing
5. Door Material: Vinyl Clad Pre-finished Steel
6. Glass: Clear
7. Swing of Door: In-swing (Door swings into the house)
8. Jamb Species: Primed
9. Jamb Width: No Less than 4 9/16"
10. Sill Style: Fixed Vinyl Cap Sill
11. Sill Finish: Aluminum
12. Door Color: Door must be WHITE VINYL on the EXTERIOR, NO EXCEPTIONS
13. Door must be purchased at a REPUTABLE DEALER
14. If blinds are between the glass, they must be WHITE

15. If Mullions are used, they must be WHITE in Color and BETWEEN THE GLASS

16. Door MUST be INSTALLED by a qualified installer. The Association and Management Company assume no responsibility for installation or upkeep. Owners are responsible for any damage to the condominium unit resulting from the removal of the existing door or installation of the new door. In the event that any damage occurs during installation to the exterior of the unit, that is not repaired by the installer, repairs will be done through the Management Company at the homeowner's expense.

APPROVED: SHADOW LAKE BOARD OF DIRECTORS – JULY 24, 2007