

**KINGSLEE HEIGHTS HOME ASSOCIATION
DESIGN STANDARDS FOR EXTERIOR CHANGES, REPAIR AND CONSTRUCTION**

Subject: Garage Door Replacements/Repairs

Adopted: July 7,1992

Revised: December 2001

The following standard is to be used for replacement or repair of a garage door.

NOTE: Please refer to Documents 010 and 011, "Application Form" and "Guidelines", which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed until they have received a signed copy of Disposition of Application which is Document 013.

Additional Materials to be provided to Committee:

- a. Manufacturer's Literature and specifications
 - b. Name of contractor and certificates as requested in guidelines.
1. At a minimum, Bloomington Building Codes will be strictly followed including current requirements for garage door openers to reverse when meeting resistance.
 2. The approved replacement garage door is a Clopay 4050, Ideal SDP-38 or approved equal for the South & West Circle. These doors are a raised panel, woodgrain, steel clad with 1-3/8" bonded polystyrene insulation backed by a steel interior sheet. Balanced tension springs are preferred for safety. The exterior color must be painted to match the color of the building. A Clopay 4300 door is now available, which utilizes a 2" bonded polystyrene insulation. Adjustment or replacement of the tracks maybe required to accommodate the difference in thickness. Key locks internal to the door are not standard.

Note: Specify opener arm mounting plate in all installations.

For the North Circle, the approved door is a Clopay 4051 or approved equal. This is the same door as the 4050 except that the panels are flush. The flush panel equivalent of the thicker 4300 door is the model 4301. The original doors installed in the North Circle are hardboard clad, model 31.

3. The homeowner is responsible for removal of the old door, tracks, openers, etc., from the site, upon completion of the installation of the new door.
4. Exterior door handles are subject to approval by all homeowners in the building. Door handles must be on all or none of the doors in a building grouping.
5. A building permit is not required for a replacement door which fits the existing height and width opening. Increasing or decreasing the garage door opening is NOT approved.
6. The exterior of a replacement door shall be of identical appearance to all other new doors in its circle.

NOTE FYI: Several companies bid the Clopay approved garage door. Each homeowner should obtain bids and make their selection of the installing contractor. A list of several companies who have been used by other homeowners is available upon request. The Board or the Committee does not endorse or recommend any company. Points you may wish to consider with the contractor:

1. Must meet specifications above.
2. Will they install new vinyl edged weather strip?
3. Will they reattach the garage door opener arm?

ARCHITECTURAL CONTROL COMMITTEE

Doc. # 034
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