

YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

Property Improvement Memo

PIM 6

SCREEN DOORS

Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, in red, for application of screen doors.



Application Requirements

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

Please add to the Site Plan:

- Drawing of proposed location of new screen or storm door
- Material, color and style of proposed door
- Picture or rendering of the door if available

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

We urge you to not begin construction until you receive all of the appropriate approvals.

Construction Requirements:

- Screen or storm doors are permitted if they are in keeping with the home's architectural character. The doors shall not be:
 - Unpainted aluminum
 - Unpainted or unstained woods
 - Temporary in appearance.
- Screen doors and screen doors shall be maintained in a clean, neat and orderly condition at all time.

Construction Recommendations:

- Screen or storm doors on the front of the house should match the existing door or trim color.
- Screen or storm doors should be at least 1 1/2" thick, made of vinyl clad aluminum or polypropylene frame with closer.
- Screen or storm doors should have a standard 15 year warranty, which should ensure quality and appearance.
- Screen or storm doors and windows should not have multiple bars, cross-hatching or heavy filigree. See Figure B.
- Screen or storm doors with full-view glass (interchangeable screen is optional) or single horizontal bar are recommended, see Figure A.
- Screen doors and screen doors shall be maintained in a clean, neat and orderly condition at all time.
- Screen doors should not contain a kick plate of more than 6" in height or any ornamental decorations. See Figure B.
- Replacement storm and screen windows and doors should

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Examples

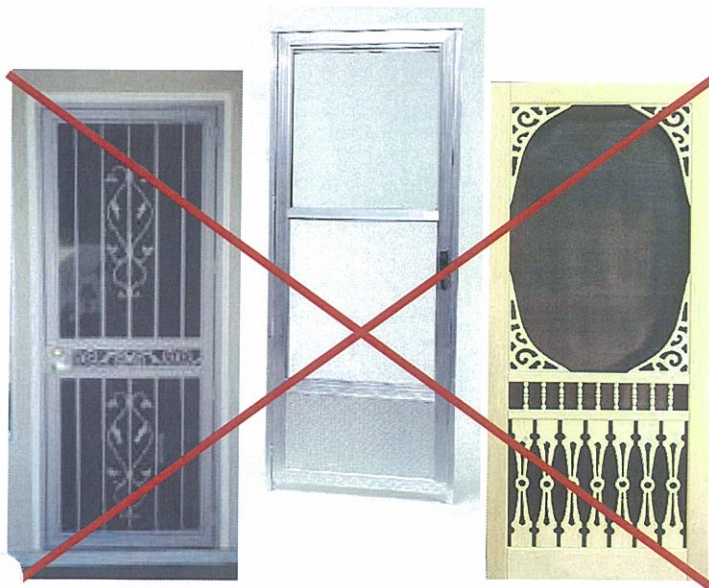
Figure A

Configuration RECOMMENDED



Figure B

Configuration NOT RECOMMENDED



match the original in color, size and style.

- Retractable or "invisible" coiling screen doors are allowed subject to PIC review.

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities (www.callbeforeyoudig.com, 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.