

**GARAGE DOOR POLICY  
STANDARDS FOR GARAGE DOORS**

These standards are intended to supplement and clarify the existing language set forth in the Windcrest Association Governing Documents:

Declaration of Covenants, Conditions and Restrictions of WHA (p. 25): "All maintenance and repair of individual Living Units and garages shall be the sole obligation and responsibility of the individual Owners thereof, except to the extent that the exterior maintenance and repair is provided by the Association."

- (a) Repair or Replacement of garage door or panels due to occupant's misuse or damage whether accidental or intentional will be at the homeowner's expense.
- (b) Repair or Replacement of garage door and panels due to normal use, vandalism, storm damage, or damage from an unknown source will be the responsibility of the Association.
- (c) Repair or Replacement of garage door hardware is the sole responsibility of the Homeowner unless the hardware is being replaced due to the installation of a new (complete) garage door.
- (d) Replacement of complete garage doors will commonly occur when two or more panels have rotted or deteriorated or when rotted or deteriorated panels cause damage to the hardware or opener. Replacement will be as funds are available.
- (e) Replacement of complete garage doors may occur to preserve the appreciation of the property. Replacement(s) will be as funds are available.
- (f) Garage doors may not be painted and will remain the color that the Board of Directors has determined.
- (g) Should the Homeowner wish to replace a garage door or panels at their own expense, the Homeowner must submit an Architectural Change Form to the Board of Directors.

**\* The Board of Directors has thirty (30) days to respond to a written Homeowner's request.**