

POLICY – EXTERIOR DOORS

The following policy created for Niagara North Vacant Land Condominium Corporation No. 232 has been adopted in order to ensure that a high common standard of appearance will be maintained throughout the complex, a standard that will contribute to maintaining and/or enhancing the value of each owner's investment at Trillium Gardens.

Prior to any alteration of the exterior door of a unit, approval must be obtained from the Board of Directors after all details and specifications of such changes have been forwarded to them. Once a request has been received the board will respond to the request within two weeks.

Criteria for the approval of any changes will include maintaining the common standard of appearance and the current colour palette of the particular block of homes where the unit is located.

Glass Inserts:

The following guidelines must be adhered to:

- *Insert must be rectangular in shape, no oval shapes will be permitted*
- *The size of the insert can be either 3 /4 length or full length*
- *Glass options can be a geometric or pattern design*
- *The coming that joins the glass door elements can be nickel, gold or platinum; black caning will not be permitted*
- *The insert can be leaded glass with shades of grey; no coloured stain glass will be allowed*
- *No clear glass inserts will be permitted*

Sample pictures of acceptable styles and design are included with this policy as a guideline.

Homeowners should submit a sample picture of the insert that they would like to install, unless it is the same as one of the sample pictures, in which case they may reference a particular style.

Storm / Screen Doors:

The trim component of a storm/screen door must adhere to the complimentary colour palette of the trim of the home and maintain the common standard of appearance of the frame surrounding the existing front door. The choice of manufacturer and where doors are purchased is up to the homeowner.

The following storm/screen doors will be permitted:

- *Phantom / Retractable Style Screen Door*
- *Full Light Storm Door with interchangeable glass/screen*
- *Self storing Storm Door with cross bar, placed either at mid height or to match front door panels*

Sample pictures of the three permitted doors are included with this policy. Homeowners must submit a request indicating which type of door they wish to purchase for approval by the board prior to purchasing. It is not necessary to provide a picture.