

Sundance Homeowners Assn.
Cerritos, CA

SCREEN DOOR SPECIFICATION

This specification defines the requirements for installing and/or replacing with an approved option, within Sundance Townhomes

Association Goals: The Association desires to maintain a uniform appearance within our community. By specifying modern non-deteriorating materials, the maintenance costs and the necessity for replacements (owner) will be minimized.

Uniformity: In order to keep our community uniform, any homeowner replacing an existing screened front door will need to conform to the styles as specified in this spec. The ARC committee will assist (if necessary) at the time of application.

Door Design: We realize that styles and availability vary constantly. Homeowners must choose a door as similar as possible to the ones specified in the following pictures. Retractable screens are now approved. The frame color must meet the conditions below.

Color: Screen doors may be BLACK, BROWN, BRONZE, or WHITE. If a screen is chosen that is a different model or color than described, a picture and description of the proposed door must be submitted with the ARC request. The ARC request must be approved by ARC and the Board of Directors prior to installation.

SPECIAL CONDITIONS: WHITE screen doors may only be installed with WHITE front doors. If the owner decides, at a later date, to paint the front door to match the trim, THE SCREEN MUST ALSO BE CHANGED TO ONE OF THE OTHER APPROVED COLORS or removed entirely.

White screen doors may not be placed in front of painted doors, unless painted white!

Failure to comply with these specifications may result in removal on non-approved door at the homeowner's expense.

Approved by Architectural / Maintenance Committee _____ 06/25/2013 _____ Date

Approved by Sundance Board of Directors _____ 07/02/2013 _____ Date



