



Manhattan Village Homeowners Association  
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### Town and Court Home Front Door Changes

If you wish to change your front door, you should be aware of the following guidelines. You must submit an application to the Management Office at 44 Fairway Drive for the Architectural Committee to act upon. Approval by the Architectural Committee must be received BEFORE beginning any work.

The following guidelines MUST be followed:

1. If the replacement door has glass inserts, these inserts may only be in the upper portion of the door. The homeowner is responsible for maintaining or replacing any glass inserts as necessary.
2. Glass inserts must be tempered or other safety materials.
3. No colored glass is allowed. Frosted or beveled glass is permitted.
4. It is possible to replace a double front entry door in a Plan 6 or 7 with a single door with identical sidelights on either side. Double doors must be a matched pair.
5. The attached sheets give examples of acceptable designs.
6. Finish of the door(s) should be similar to that of the replaced doors(s). All sides and edges must be sealed and finished. The homeowner is responsible for finishing the inside of the door(s). The Association will varnish or paint the exterior of the door(s), so long as the styles of the old and new doors are comparable. The Association will paint the exterior of the doors under the above conditions in a color to match either the trim or body color of the unit, or one shade lighter or darker than either of these colors. Should the homeowner desire to paint the door(s) a color other than those mentioned above, it must be approved in advance by the Architectural Committee. The homeowner will be responsible for such painting. Only those colors which achieve a complete architectural design statement that is compatible and harmonious with the overall appearance of the Village be allowed.
7. If you also plan to replace the existing hardware on the door(s), the new hardware should be brass or a brass-like finish and should be of relatively simple design similar in size and shape to the existing. Overly ornate hardware will not be allowed.
8. The homeowner is responsible for reconnecting the entry door security system.

Installation:

The installation contractor must be licensed and insured. Before work can start, a Certificate of Insurance showing minimum limits of \$1,000,000 CSL for liability and current Workers' Compensation must be furnished to the Association. The Manhattan Village Homeowners Association must be named as an Additional Insured.

The Homeowner is responsible for ALL costs, including permits and recording fees, if required.

Upon completion, the Homeowner or his contractor is responsible for cleanup and disposal of the old doors(s).