

STORM DOOR INSTALLATION

REQUIREMENTS

Installation of storm doors in LBS must follow certain guidelines regarding style, material and color. Check with your condo association board to find out if there are any additional requirements specific to your particular condo association before getting started.

Detailed information about choosing and installing a storm door is described in the pages that follow. The Management Office will be happy to assist you through this process.

UNIT OWNER'S CHECKLIST

1. _____ Complete the Application Form, including contractor information (if applicable) and signed approvals from all neighbors whose sightlines may be affected.

The following must be included with your completed Application Form:

- a. Approval page from the Application Form signed by all neighbors who will be able to see your front door
 - b. Indicate manufacturer and model or style of door
 - c. Indicate materials and color of door and frame
 - d. Describe the materials to be used in any modification of the existing doorframe (if applicable)
 - e. Product literature or brochure for storm door
 - f. Provide contractor proposal (if applicable)
2. _____ Submit completed Application Form with all required attachments to the Management Office for review. They will forward it to your Condo Association for final approval. Failure to attach all the required documents may cause your application to be returned and will delay your application process.

DESCRIPTION AND MATERIAL SPECIFICATIONS

All storm doors must conform in all respects to the following description.

1. Storm door exteriors must be aluminum clad with no wood or steel exposed to the weather.
2. All aluminum must be anodized a dark brown color. For example: the approved color for a Larson™ door is called brown; the approved color for an Andersen® or EMCO® door is called bronze.
3. All glass must be tempered. Beveled or etched glass is not allowed.

4. Storm door hardware may have any of the following finishes:
 - Black or dark brown (to match door color)
 - Brass, nickel, or bronze
5. Full-view and mid-view door styles are allowed. High view door styles are not allowed. See attached exhibit.

AESTHETICS, STRUCTURE AND INSTALLATION

1. The following storm/screen door features are not allowed:
 - Screen protectors or grilles, either inside or outside
 - Pane dividers
 - Jalousie windows
2. If it is necessary to build out the doorframe for proper clearance between the storm door and the front door, then it is important that this be done in a functionally and aesthetically pleasing way. The build-out portion of the doorframe must be made of cedar and be the same size as the original doorframe and be stained to match the original doorframe.
3. Storm doors are not allowed on the common door in Manor homes.
4. On Coach homes, the first installed storm door will be the controlling style. The design and color of other storm doors in the building must conform to maintain aesthetic uniformity.

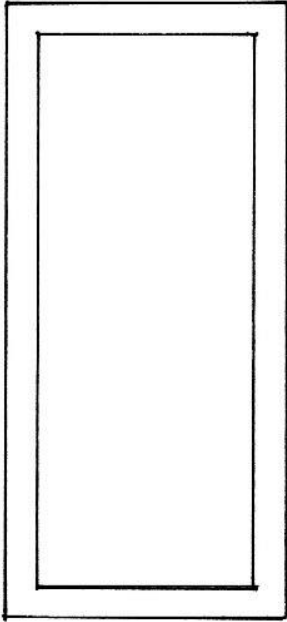
MAINTENANCE AND RESPONSIBILITY

(These are your obligations with regard to installing a storm door)

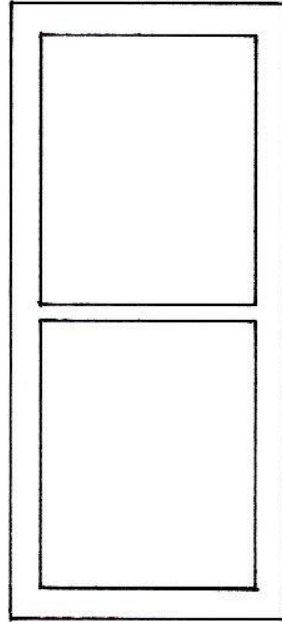
1. Completing and submitting an Application for Storm Doors and supplying all information required on forms, including signature sheets.
2. Selecting contractor.
3. Assuring the contractor is bonded and insured.
4. Acquainting the contractor with Lake Barrington Shores' storm door requirements as set forth in this document and as may be modified from time to time.

5. The unit owner must return the site to its original condition, at the unit owner's sole cost, if the work proceeded without approval of the unit owner's Condominium Board.
6. Failure to comply with any of these requirements with respect to aesthetics, installation defects and structural defects will result in corrections at unit owner's expense. This also includes replacement of non-approved storm doors with approved ones.
7. It is the unit owner's responsibility to request clarification from the Management Office or their Condo Board on requirements not understood by them or their contractors.
8. Unit owners will, by the act of installing any storm door (even though in conformity with all storm door requirements), assume full responsibility for any damage to the exterior of the unit. Additionally if storm door is later removed the exterior doorframe must be returned to original condition.
9. Unit owners' responsibility for maintenance, replacement and liabilities will be passed on to subsequent owners. Unit owners must inform prospective buyers of their assumption of the storm door maintenance obligations.

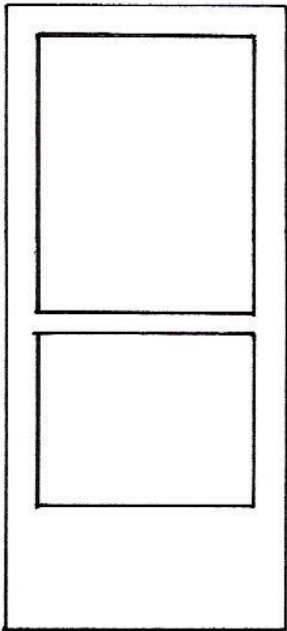
STORM DOOR



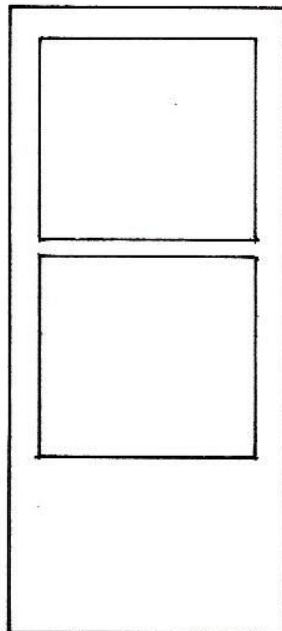
Full View



Full View Self-Storing



Mid View



Mid View Self-Storing