

Villas at Prospect Point Policy for Storm and Security Doors

High quality storm doors are allowed to be installed only on the front doors of condo units in VPP. Security doors (i.e., those with wrought iron decorations or crossing bars) are not allowed. No outdoor coverings other than screens are allowed on slider doors to patios or decks. Factors bearing on the selection of storm doors include color, design appearance, lock, weight, and potential for noise or for mounting damage.

Only two colors of storm doors are allowed, almond or white. Storm doors may be of varying styles, including full-length window, dual panel windows, convertible windows (to screens), with or without kick board at the base, and with narrow or wide frame around the panel opening. (NOTE: The Larson company offers a series of more than half a dozen storm door models in almond or white color which satisfy the other standards within these guidelines (excluding their security doors).

Storm doors at Prospect Point are not intended to serve a security function. It is preferable if any door lock existing on a storm door is not used. Locks on storm doors can introduce an additional complexity in the events of access for emergency and/or short-term renter or property manager's routine unit checks. So, storm doors must be of such lightweight construction that its lock (if any) can be overcome in the event of a justifiable emergency, allowing someone with a master key to get into the unit, if necessary by breaking the glass. Furthermore, the storm door lock should not introduce an obstacle for renters or manager such that additional inconvenience routinely arises. Also, an owner is responsible for repairing damages incurred in the event of the emergency need for forced entry to a locked storm door to a VPP unit.

A storm door at VPP also should not be of such heavyweight construction that it imposes unacceptable stress on the mounting sill or the closure/locking sill so as to require periodic maintenance by the Association. Further, all storm doors must feature an effective means to prevent slamming. Neighbors should never be surprised by the sound nor structural shutter caused by a closing storm door. The owning unit owner is responsible for all maintenance of such a door and its sills, to include replacing the sills whenever necessary, if damaged by the storm door.

Finally, the VPP Board of Directors wants the opportunity to review and approve your plans before you install such a door. As with all structural changes, you are required to submit a request that as a minimum specifies the details discussed above. Even those, which are already installed, require paperwork on file, approving the installation. Within 30 days after publishing this policy, requests with design details are required from owners who previously installed storm doors without asking, to establish the written authority for their installation and acknowledgement of owner's responsibilities for present and future maintenance.