

THE ANCHORAGE AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION

FRONT DOOR AND SCREEN DOOR REPLACEMENT DESIGN AND SIZE SPECIFICATIONS

Adopted by Board vote on,

The purpose of this design specification document is to assist owners in the replacement of unit front doors and screen doors so that they meet the standards of consistency in design and color as established by the Association's Board of Directors. This document pertains to all front doors and screen doors that are replaced by unit owners in both the East and North buildings.

In all cases permission must be obtained from the Association prior to the replacement of a front entry door or a storm/screen door by submitting an Alterations and Additions Application, available from the Association Management Company. Applications will acted on in a timely manner.

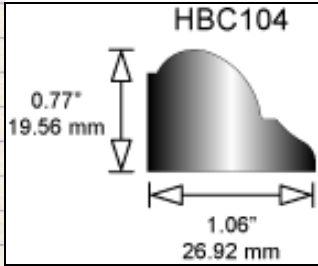
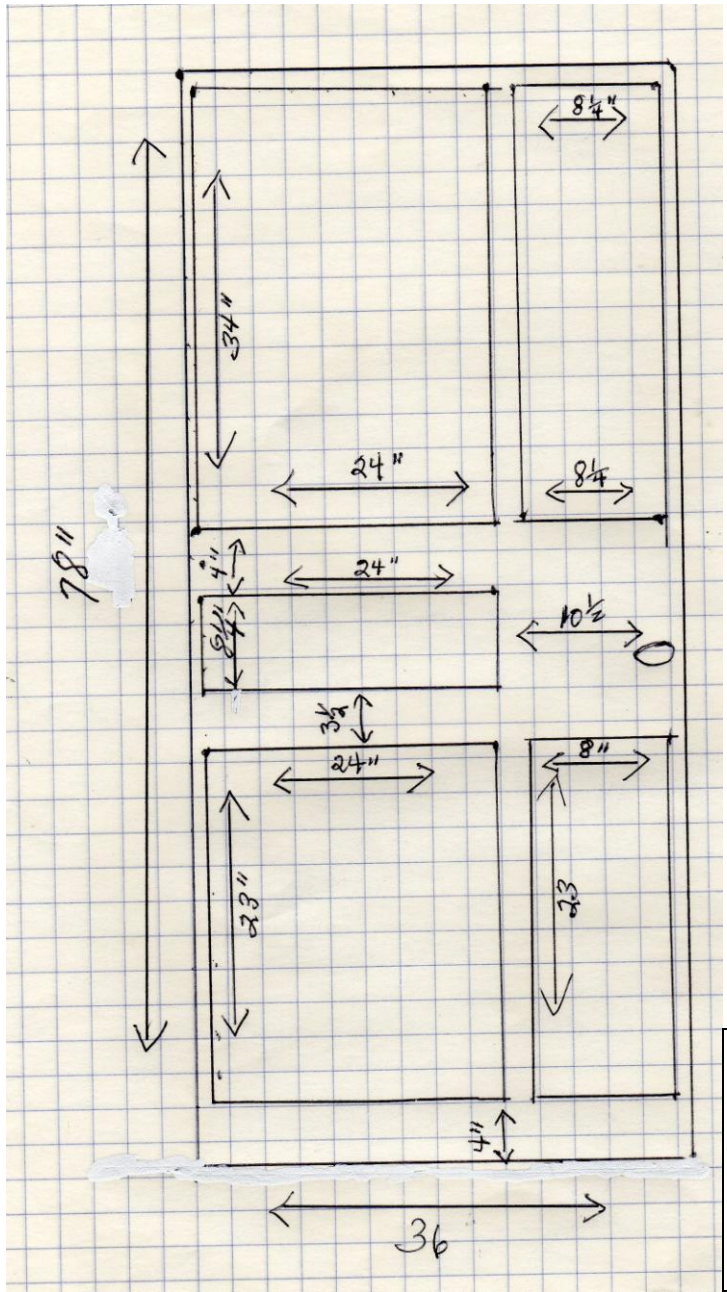
Overview:

The style of the front entry door shall be of a plain solid wood slab construction finished with decorative molding affixed to the exterior of the door as indicated in the accompanying diagram and without a glass window or insert. While it is expected that most replacement doors will be of wood construction, other materials such as fiberglass or non-corroding metal, may be used as long as the appearance is that of a solid wood slab door and the necessary decorative molding (base cap molding) is attached as in the diagram below.

Door hardware shall be brass finish and the exterior door handle shall be either knob or lever type. The door lock shall be incorporated into the door handle and there shall not be an additional dead bolt lock or additional lock of any kind. Painting of replacement doors shall be of the same color and finish as that of the existing door. Paint color specifications can be obtained from the Association management company.

All replacement of front entry doors must meet Palm Beach County building code requirements. Immediately upon replacement of the door lock, the unit owner must provide copies of the key both to the Anchorage Association and to Jonathan's Landing Security as required by The Anchorage Association Condominium documents.

Storm doors may be installed exterior to the front entrance door provided that such storm/screen doors meet the following specifications. Storm/screen doors must be bronze in color and full view (no metal panel or kick panel on bottom of the door). Such storm/screen doors may have either a screen or glass insert, or both, and shall meet Palm Beach County building code requirements. Hardware on storm/screen doors shall be brass finish.



Base Cap Molding