

## **RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**

### **A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS ESTABLISHING SPECIFICATIONS AND PROCEDURES FOR INSTALLING MAIN ENTRANCE SCREEN DOORS**

**October 27, 2022**

Whereas, the Board of Directors of Carrington at Stonebridge, a Condominium, (hereinafter the Association") is responsible for the operation and maintenance of said condominium; and Whereas, the Carrington at Stonebridge, a Condominium, Rules and Regulations item # 2 ALTERATION OF CONDOMINIUM states: Unit Owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no Unit Owner may install screen doors or apply any type of film or covering to the outside or inside of windows or door glass, without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, construction liens and/or claims arising from such work.

**NOW THEREFORE BE IT RESOLVED** by the Carrington Board of Directors as follows:

1. ALL currently installed screen/storm doors can remain without alteration.
2. The only door models that will be approved for the main entrance installations shall be the following ~~models~~:
  - Retractable screen door. Color: White
  - Sunburst design is still acceptable: "SUNCREST" (aluminum) screen door manufactured by Suntech Doors, Inc, or the "SUNBURST" (aluminum) screen door designed by Aluminum Specialties., color white
  - Any model door that has a full view front panel, color white
  - All above with white hardware
3. The door and frame color shall be white, factory finished, no other color is permitted. Only non-corrosive or stainless-steel fasteners may be used to install the door.
4. No Contractor shall begin work or install material unless the contractor carries Public Liability Insurance, in an amount not less than \$1,000,000.00, Workers' Compensation Insurance in an amount not less than \$500,000.00, and Automobile Liability Insurance (including non-owned automobiles) in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no insurance coverage should be less than the minimum amount required by law.
5. The Unit Owner is responsible for all costs of installation, maintenance, and continued upkeep of screen doors. The unit owner shall permit the Association to inspect the installation, to ensure compliance with the Association's specifications and rules.
6. The unit owner is responsible for obtaining all necessary building permits, if any, and for adherence to and compliance with all applicable building codes, if any.
7. The unit owner must indemnify, defend, and hold harmless the Association from all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens and/or claims arising from such work.
8. The unit owner is responsible for any damage to the common elements or other property or unit within the Condominium, which is caused because of the installation or maintenance of main entrance screen doors.
9. This Resolution supersedes the previous Resolution on Screen Doors.

## **To Be Completed by the Owner**

### **FRONT DOOR COVERING INSTALLATION - TERMS AND CONDITIONS**

By signing below, you agree to abide by the above Resolution of the Carrington Board of Directors, Establishing Specifications and Procedures for **Installing Main Entrance Screen Doors** on your Condominium and further agree to indemnify, defend, and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens and/or claims arising from such work.

**Please complete the information below:**

Name \_\_\_\_\_

(Please print) \_\_\_\_\_

Address \_\_\_\_\_

Unit # \_\_\_\_\_

Phone Number \_\_\_\_\_

Please complete the **REQUEST FOR REVIEW OF ARCHITECTURAL  
MODIFICATIONS** form and mail this signed agreement to  
Complete Property  
Management

**Adopted 10.27.2022**

**Revised Adoption 10.27.2022**

**ADOPTION** by the Carrington Board of Directors the 27th Day of October 2022

Signed Carrington Board President

Date: \_\_\_\_\_ 2022

**Carrington Board of Directors Use Only**

Date Approved \_\_\_\_\_

Date Denied \_\_\_\_\_

Reason for Denial \_\_\_\_\_

President, Carrington at Stonebridge, A Condominium Association  
\_\_\_\_\_