



Fairlington Villages,
A Condominium Association

Standard Policy for Residential Doors

As outlined in the *Chart of Maintenance Responsibilities*, all unit exterior doors and door openings are the responsibility of the homeowner. The Association reserves the right to correct or replace improper doors or incorrectly installed doors at the unit owner's expense. Unit owners are responsible for maintaining the existing historic trim details and for all damages to the unit and/or common elements resulting from improper installation. The following are the Association requirements for replacement of doors in residential units.

Replacement doors should be of like style to the door being replaced:

1. Replacement doors must be without division. French or Dutch style doors are not permitted.
2. Replacement doors must be the same size and style as the existing door. Installing a new doorframe within the existing opening is not permitted.
3. Raised panels of the same number and the same size as the existing door are required.
4. The style and number of windows in the replacement door must match the existing door and, in cases where a porch is shared, the neighboring door on the shared porch.
5. Windows will be clear, translucent and smooth; white, colored or beveled glass is not permitted.
6. Door windows will have external beveled edge grids. Grids must be raised and measure between 7/16" and 3/4".
7. Replacement doors must match the existing door color. The management office will provide unit owner with paint upon request. It is the unit owner's responsibility to apply the paint within one week of replacing the door.
8. Brass hardware (doorknocker, mail slot, handle and deadbolt) is required. Brass peepholes are permitted and optional. Kickplates are not allowed.
9. Replacement door must retain swing from the same side and in the same direction as the existing door.
10. The historic details of the existing doorframe, especially the rounded detail framing the existing opening must be maintained.

Request for exceptions to this policy must be made in writing to the variance committee (e.g., a different style door, different color door, door with a different number or configuration of windows, etc.).