

**LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION
SPECIFICATIONS FOR GARAGE DOORS
(REVISED JULY 2014)**

These specifications cover the installation or replacement of garage doors in the Lenox Place at Sunnyside (hereafter referred to as Lenox Place) community located in Alexandria, VA. When selecting a replacement garage door, residents should consider weather ability, impact resistance and heat shrinkage of the door material.

Garage doors in Lenox Place must meet Architectural Review Committee (ARC) zone guidelines with respect to the:

- Material (wood, steel or fiberglass)
- Type of panels in the door;
- Number of window panes, their size, placement, and design; window pane inserts are prohibited;
- Texture, finish and color of the door.
- Insulation; steel doors must be insulated, however, the minimum R-Value is homeowner's choice.

All garage doors in Lenox Place must be made of either wood, steel or fiberglass. Steel doors must be insulated. Recessed panels are preferred, however, raised panels will be acceptable for steel and fiberglass garage doors in the event that recessed panels cannot be found or are not available. Replacement doors made of wood must have recessed panels. All panels on a garage door must be of the same material.

Only townhomes in Zones 1 and 3 are authorized to have garage door windows. They must be unobstructed panel windows. No other decorations, inserts or panel types are authorized. Starburst window designs are being phased out of Zone 1 and will no longer be approved.

Both garage doors must be replaced at the same time if the town home has a two-car garage with separate doors for each car bay. It is not acceptable to have a wooden garage door for one bay and steel for the other.

One external garage door opener keypad remote may be installed per door inside the recess of the door openings. The color of the remote must blend with the color of the garage door (i.e. no black remotes).

Professional installation of garage doors is recommended.

Garage Door Specifications:

Specifications	Description
Material	Wood, Steel or Fiberglass
Insulation (Steel doors)	Must be insulated and be between two layers of steel
Windows	Zone 1 and 3, 4-Panel Unobstructed; Zones 2, 4 and 5 Prohibited
Texture	Smooth, i.e., no texture
Finish	Low gloss Color – one of the approved Lenox Place townhome colors by Zone
Panels	Recessed (raised panels by approval)

Per the Association's bylaws, the ARC must approve all exterior projects requiring more than standard repair and maintenance. Exterior Project requests for garage door installation must contain information that confirms the proposed replacement door meets the minimum specifications listed above. Because of the importance to the community of the exterior appearance of our homes, the ARC will carefully review all Exterior Project Forms (EPF) and may require additional information related to the request. Homeowners MUST submit a copy of the installer's proposal. Incomplete EPFs will be denied and returned to the homeowner.

Metal Garage Door Specifications originally PUBLISHED August 2003 and updated July 2014.