



## **FRONT DOORS/SCREEN DOORS**

1. Front door construction may be wood, fiberglass or steel construction. Fiberglass and steel doors may have a smooth or wood grain appearance.
2. Framed opening for door and sidelight may not be altered unless for a medical necessity.
3. Door may contain up to 75% glass area. Sidelights may contain up to 100% glass area.
4. Colored or stained glass is acceptable provided that it is protected (tempered, laminated, etc.) as required by the building code.
5. If the color of a painted front door does not match existing doors in the Project in which it is located, alternate paint colors for front doors must be approved as noted in TWCM Policy 95.0.0.
6. Refer to TWCM CC&R's article 6.2.10 below for project and owner responsibility with respect to Exterior Doors other than Sliding Glass Doors.

### **A. Front Doors**

The Board seeks to be more permissive and less restrictive in approving front door styles. The following are examples of styles that have previously been approved. Additional styles may be approved by the District Director.

1. Sommerset, Windmere, Venetia II and Venetia IV styles with or without side lights, and Sunburst and Oval glass styles. (See examples)
  - a. Brass or silver inlaid frame
  - b. No ornamental additions or kick plates
2. French Doors
  - a. Not visible from neighboring manors
  - b. Vinyl clad frame color to match existing windows.

### **B. Screen Doors**

1. Standard Swing-out style or Phantom Retractable style. (See examples.)
  - a. Frame color to match existing trim color.
  - b. No ornamental additions.

TWCM CC&R

6.2.10 Exterior Doors other than Sliding Glass Doors.

(a) Project Responsibility. *The Projects shall be responsible for painting the exterior surface of exterior doors, including the door frame and door jamb, except for doors which have been altered or replaced by an Owner.*

(b) Owner Responsibility. *Except for periodic painting pursuant to section 6.2.10(a), above, each Owner shall be responsible for the maintenance, repair and replacement of the exterior doors exclusively serving his or her Unit, Including the front door and including any locks, frames, keying, and/or weather stripping, subject to Rules adopted by the Board. If the repair to any exterior door impacts or affects Project Common Area, the Owner must obtain the written approval of the Board, pursuant to Article 7, before proceeding with repairs. Additionally, an Owner must obtain the written approval of the Board, pursuant to Article 7, before replacing any exterior door. The provisions of this Section shall not be construed to permit any interference with or damage to the structural integrity of the any building.*



4234 (Black)



4224 (Brass)



4230 (Bullion)



4245 (Black)



4244 (Brass)



4232 (Black)



4222 (Brass)



4243 (Black)



4242 (Brass)

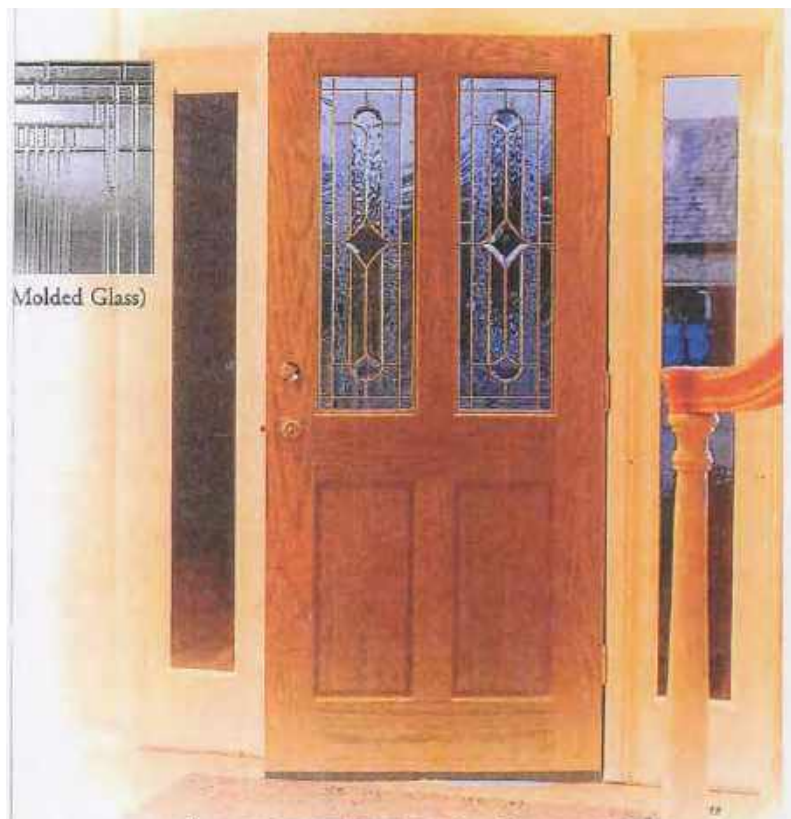




4002 (Brass)



4000 (Brass & Silver)



Molded Glass)





4655 (Brass)



4583 (Black)



4683 (Brass)



4688 (Brass)





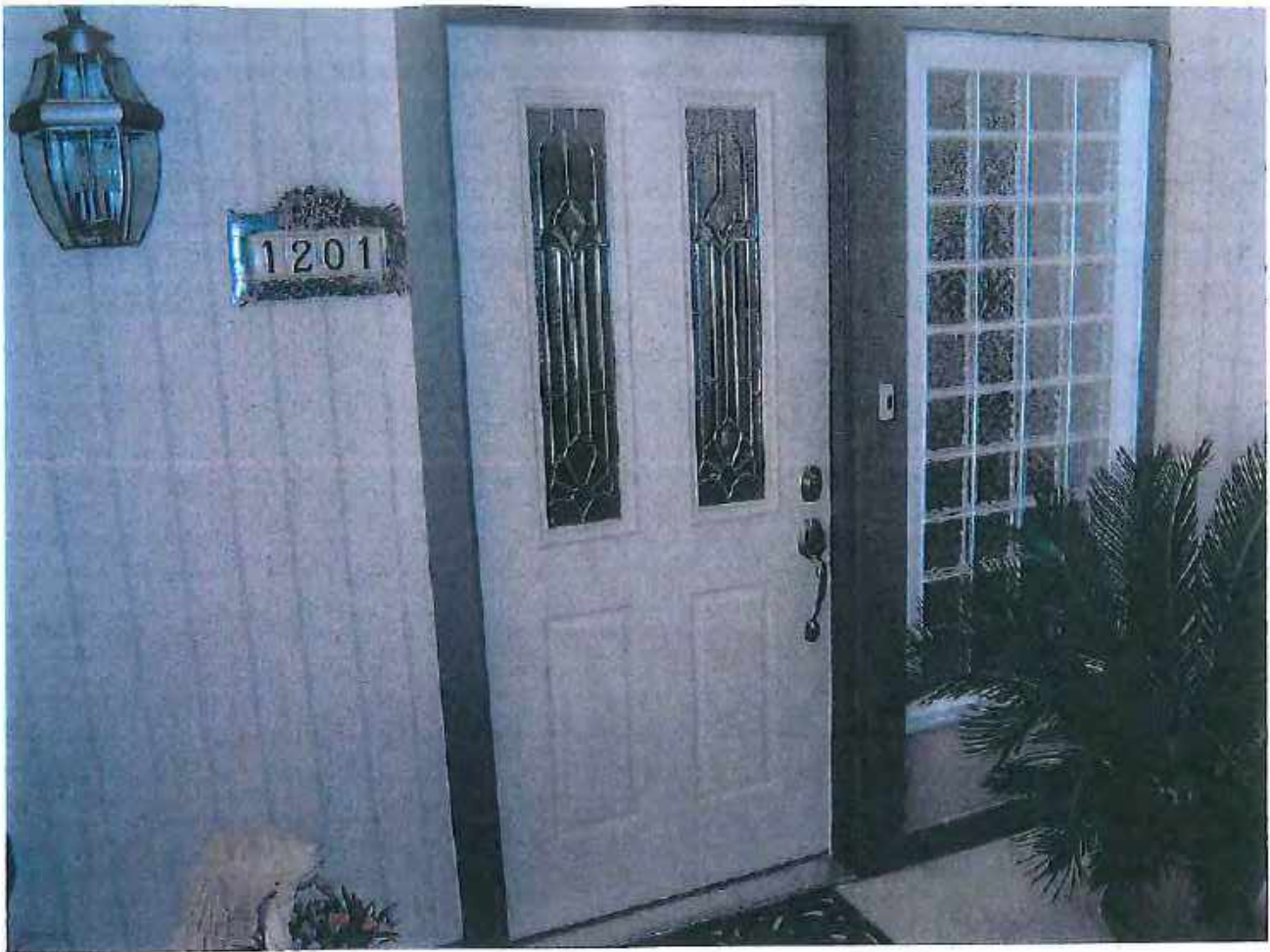




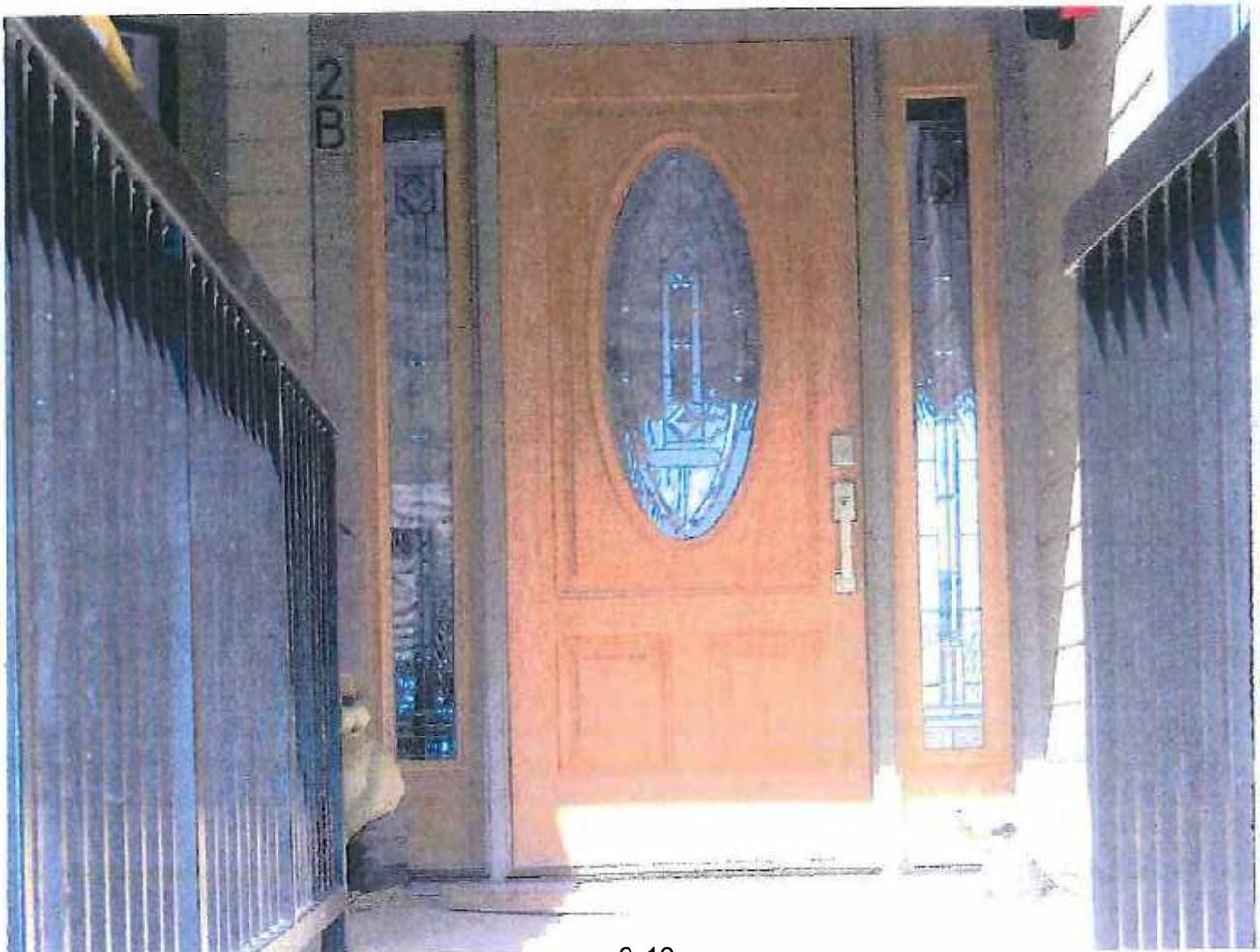






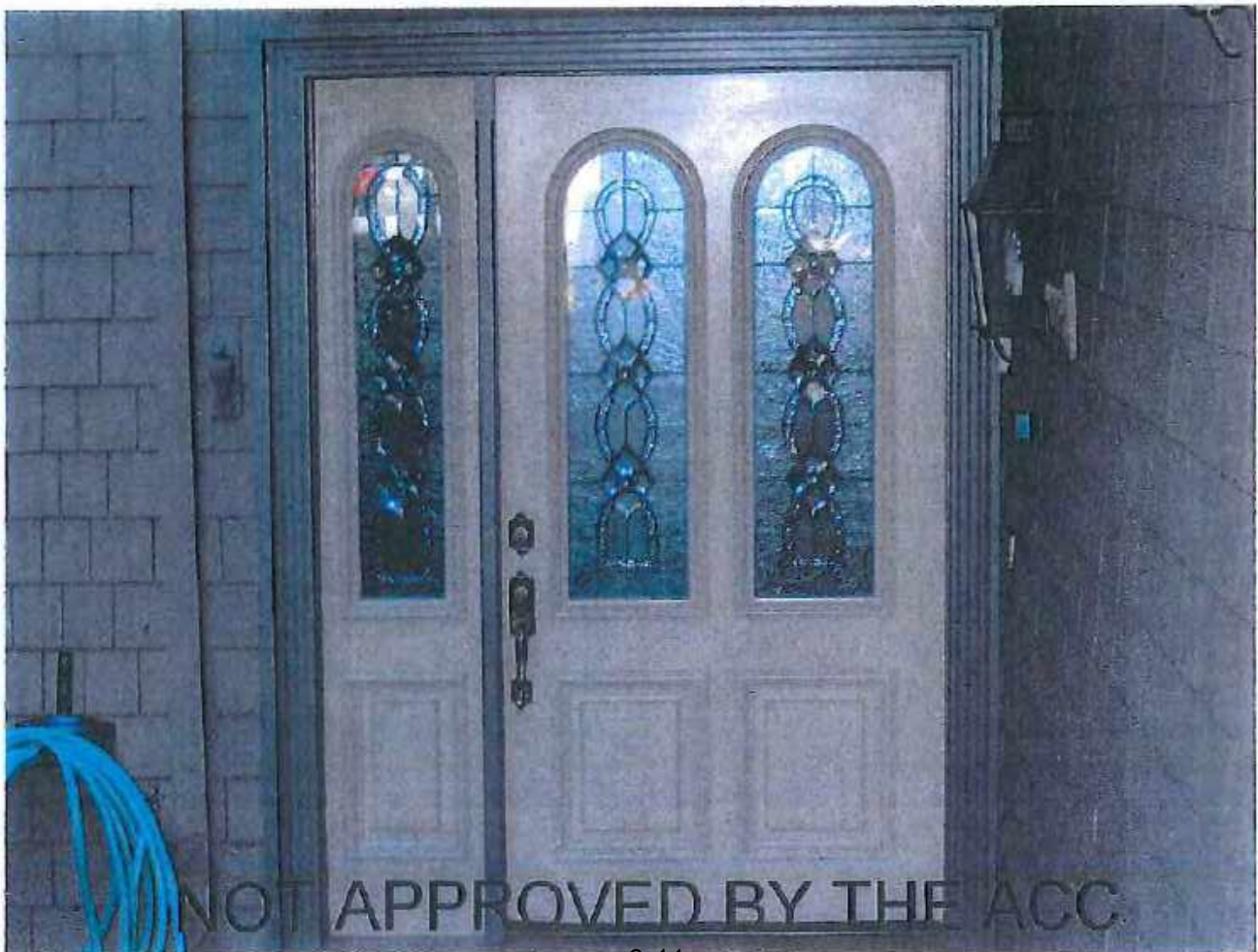






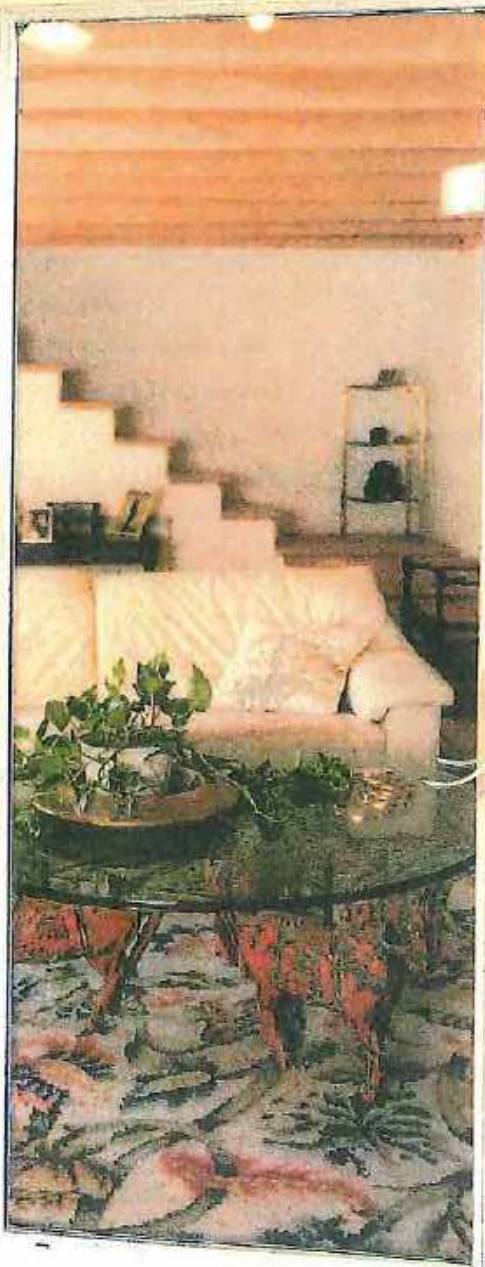


# NON-STANDARD FRONT DOORS

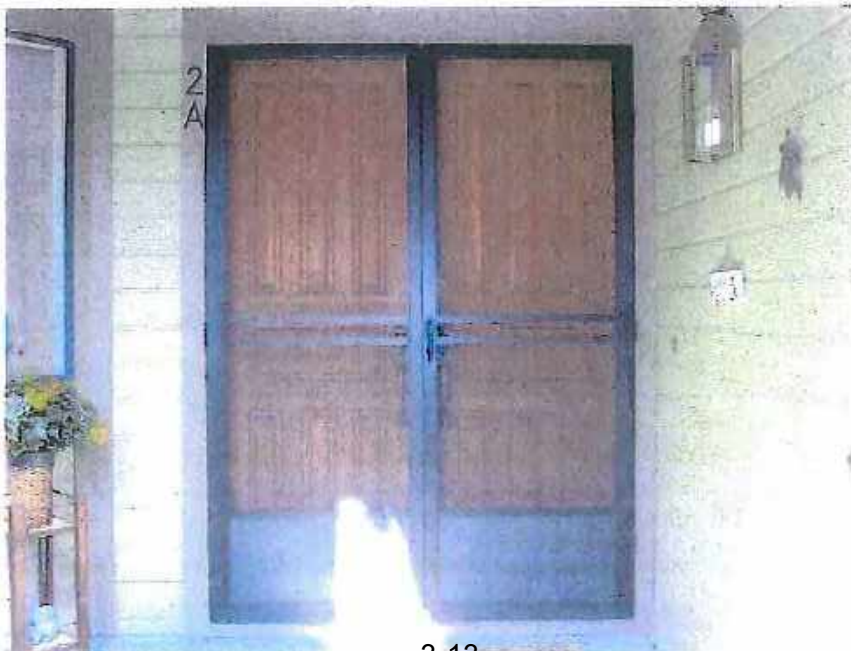
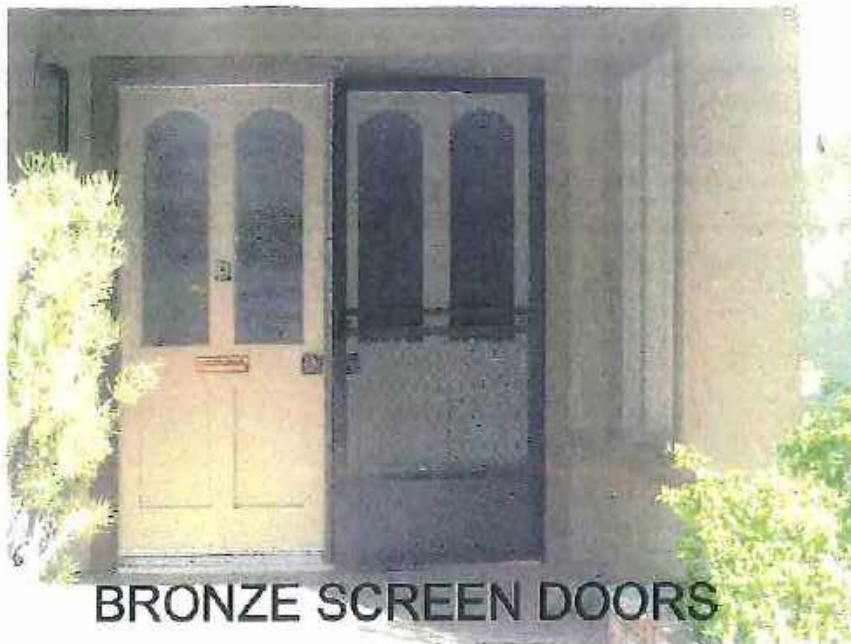




# FRENCH DOORS







OPEN



CLOSED



CLOSED





NON-STANDARD SCREEN DOORS

NOT APPROVED

←  
WRONG COLOR WITH ORNAMENTAL DESIGN

→  
ORNAMENTAL DESIGN

APPROVED





## **HARD SURFACE FLOORING** **INTERIOR**

Hard surface flooring is any flooring consisting of tile, stone, slate, hardwood, laminate and bamboo, or similar products.

Hard surface flooring must comply with TWCM Policy 59.0.0, Hard Surface Flooring, and Policy 65.0.0, Hardwood Floor Refinishing.

<https://rossmoor.com/wp-content/uploads/3-M-Policies-May-11-2020.pdf.pdf>

**Ground/lower floors:** Allowed

**Upper floors:** Allowed at front entry way, kitchen, laundry room, over garage storage areas, a bathroom containing a toilet and a bathtub or shower, and an area outside a bathroom with a vanity with one or two sinks.

All other areas must have carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below.

Hard surface flooring must also comply with TWCM CC&R's articles 4.11 and 7.1.3.

*4.11 Floor Coverings. No change in the floor covering materials originally installed in the Units shall be permitted except with the prior written consent of the Board. To reduce sound transmission, all Units that are above other Units shall have all floor areas except kitchens, bathrooms, lavatories, entry areas, utility or laundry rooms, and the area above the attached garage, if any, covered with carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below. The Board may adopt further Rules concerning floor coverings that are consistent with the provisions of this Declaration.*

*7.1.3 Hard-Surface Flooring. No hard-surface flooring may be replaced or installed without the prior written approval of the Architectural Review Committee and/or Board as provided in this Article 7 and Section 4.11 of this Declaration.*