

Springbrook Hill Owners Association – Garage Door Repair or Replacement Specifications  
Policy

Date of Adoption: April 13, 2020

Garage door replacements must be the same in size, panel design, texture, and color as the existing door.

The existing door is from Overhead Door, Model 391 / Traditional Steel collection / Essential Garage Doors / 16' x 7' / White

For owners wanting a door with greater insulation value, the Overhead Door, Models 194 and 494 / Thermacore Collection / Premium Insulated Garage Doors / 16' x 7' / White will match the exterior expectations.

Overhead Door Company has parts, panels, or complete door available. Any installer may be used that can supply the same door.

By July 1, 2020, the Association will have photos on file of each TH and Duplex garage door to benchmark the existing condition of the doors. It will be assumed the exterior condition of the existing doors is acceptable as of that date.

Full or partial replacement or repair of garage doors is required when:

Damage is visible from the street

Weather stripping cannot make solid contact

The door cannot operate with either manually or via the motorized door closer

Repair of the door **is** acceptable **if** that repair satisfies the requirements listed above.

The property manager is authorized to require replacement based on the previous requirements.

The board will mediate any disagreement.