

Woodgate Glen – Garage Door Policy

The maintenance of the garage doors is the sole responsibility of homeowners in Woodgate Glen. At their own expense, homeowners can replace garage doors either with metal or wooden doors, if the following conditions are met:

- 1) The homeowner must submit an architectural review application prior to having the garage door installed.
- 2) The architectural review application must be approved by the Board prior to the garage door being installed. If prior approval is not received and/or the installed garage door does not abide by Woodgate Glen's Garage Door policy, then the homeowner, at his/her cost will be required to remove the garage door and install a new door that meets all of the requirements of Woodgate Glen's Garage Door policy.
- 3) The new garage door must be installed by a licensed professional garage door installer.
- 4) Windows are not allowed on any new garage door.
- 5) The new metal garage door must be model 3000 FP-Flush Panel, insulated-Stratford by Amarr or comparable manufacturer and model. The HOA Board must approve a similar product. The garage door may not have shadow lines.
- 6) The new metal garage door must be flat panel with no shadow lines and painted to match the existing exterior finish of the garage.
- 7) All new wooden garage doors must match the existing wooden garage doors. **SEE GUIDELINES TO REPAIR WOODEN GARAGE DOOR PANELS**
- 8) If the Board finds a garage door to be in need of significant repair or deems a garage door to be unsafe, the Board can require the homeowner, at the homeowner's expense, to replace the garage door. This replacement may be either a wooden or metal door. In either case, the Woodgate Glen Garage Door policy must be met.

GUIDELINES FOR GARAGE DOOR REPAIR

Wood Panel Garage Door Repair Guidelines

- ***Material to be used only:*** LP Siding (engineered wood) and T1-11 Plywood siding shall follow the same guidelines.
- The homeowner must submit an architectural review application prior to having the garage door repaired.
- The architectural review application must be approved by the Board prior to the garage door being repaired. If prior approval is not received and/or the installed garage door does not abide by Woodgate Glen's Garage Door policy, then the homeowner, at his/her cost will be required to remove the garage door and make repairs that meet all of the requirements of Woodgate Glen's Garage Door policy.
- Association strongly recommends installation done by a contractor.
- Bottom of the panels must be cut to follow the grade of the driveway with a 1/2 inch reveal as to not strike the asphalt when closing.
- Tongue and groove must be installed correctly per manufacturer specifications.
- Top of the garage panels must lay flush against back of header when closed with no reveal.
- Side reveals must not be more than ½ inch
- All panels shall be fully replaced. They must not have any seams.
- Springs and Frame shall be checked for proper functioning and alignment.
- Screws must be flush with panels and properly attached into the frame.
- Panels shall be primed whether pre-primed or with the primer used for our current siding.*
- Paint may be obtained only at Dunn-Edwards in Cotati for Woodgate Glen:
 - EVERSIELD 30, Exterior Eggshell Paint (EVSH30) DE6277 Pebble Walk
 - *Use only on raw wood - Spot Prime: ULTRA-GRIP Premium, Acrylic Multi Purpose Primer (UGPR00 Series)