

1600 Hamilton Place Community Association

Screen Door Requirements and Guidelines

A. Purpose

The purpose of the Screen Door Requirements and Guidelines is to ensure the preservation of the architectural integrity of our community.

B. Homeowner Agreement

All costs associated with screen doors are the sole responsibility of the homeowner.

C. Screen Door Installation Approval

In accordance with 1600 Hamilton Place requirements, any homeowner that desires to alter the exterior aesthetics of the complex must obtain written approval from the 1600 Hamilton Place Homeowners Association Architecture Committee before commencing any work. To initiate a request for screen door changes, send your request to the Association Architectural Committee with your request, including the following:

1. Unit address
2. Homeowner's contact info
3. Type of screen door and screen color
4. Manufacturer Name
5. Manufacturer Model/Part Number
6. Finish/color

Submit requests to:

Bill Hubbard Attn: 1600 Hamilton Place Architecture Committee
Email: bhubbard@communitymanagement.com
Subject: 1600HP – Screen Door Request
Fax: (408) 559-1970
Mail: 1935 Dry Creek Road, Suite 203, Campbell, CA 95008

Requests that do not include all items above shall be considered incomplete and will not be considered for approval until all necessary information is provided.

D. Screen Door Types

The following screen doors are approved:

1. Alhambra 36"x80" wood screen door (with mullions/panes) – made by Superior Products Corp (www.acehardware.com).



- Available at Ace Hardware online with free delivery to the local Ace Hardware store for pickup (the 2012 price is \$109.99 without hardware).

- Pre-stained to match our front door color.
 - Hardware (hinges, handle/latch and closer) are required and are extra (\$30-\$50).
 - The installation can be tricky if the door frame is not square.
 - The screen can be removed and replaced with Plexiglas for cold weather.
2. Woodsman 36"x80" wood screen door (without mullions/panes) - made by Superior Products Corp (www.acehardware.com).



- Available at Ace Hardware online with free delivery to the local Ace Hardware store for pickup (the 2012 price is \$99.99 without hardware).
 - Pre-stained to match our front door color.
 - Hardware (hinges, handle/latch and closer) are required and are extra (\$30-50).
 - The installation can be tricky if the door frame is not square.
 - The screen can be removed and replaced with Plexiglas for cold weather.
3. Coppa 36"x 80" wood screen door model 3611-T (with mullions/panes) – made by Coppa Woodworking, Inc (www.coppawoodworking.com).



- Available at The Screen Shop (601 Hamline Street; San Jose, CA; 408- 295-7384).
- The 2012 price is \$321 less 15% for Hamilton Place residents.
- The door comes unfinished and can be stained for \$50 by Coppa Woodworking at the factory before it is shipped to The Screen Shop for pickup.
- You can also stain the door yourself or contact Steve's Painting at 408-984-8045.
- Hardware (hinges, handle/latch and closer) are required and are extra.
- The installation can be tricky if the door frame is not square. The Screen Shop can arrange installation (2012 price is \$200 less 25% for Hamilton Place residents).
- Can be ordered with a glass replacement window for cold weather.

4. Coppa 36"x80" wood screen door model 3611-P (without mullions/panes) – made by Coppa Woodworking, Inc (www.coppawoodworking.com).



- Available at The Screen Shop (601 Hamline Street; San Jose, CA; 408- 295-7384).
 - The 2012 price is \$315 less 15% for Hamilton Place residents.
 - The door comes unfinished and can be stained for \$50 by Coppa Woodworking at the factory before it is shipped to The Screen Shop for pickup.
 - Hardware (hinges, handle/latch and closer) are required and are extra.
 - The installation can be tricky if the door frame is not square. The Screen Shop can arrange installation (2012 price is \$200 less 25% for Hamilton Place residents).
 - Can be ordered with a glass replacement window for cold weather.
5. Retractable Screen Door – Mirage (www.miragescreensystems.com), Roll-Away (www.rollaway.com) or other similar manufacturers.
- Available at The Screen Shop (601 Hamline Street; San Jose, CA; 408- 295-7384).
 - The Screen Shop offers a 20% discount for Hamilton Place residents and can arrange installation.
 - Also available at The Home Depot, Lowes and other stores.
 - The frame color must match the trim color of your unit and the screen color must be black.
 - The installation can be tricky if the door frame is not square. The Screen Shop can also arrange installation.
 - Cost ranges from \$200-\$300.
6. Other screens doors – Other hinged or retractable screen doors are not approved for installation. Homeowners may petition the Board for approval to install another screen door type or manufacturer. Installation of an unapproved screen door is considered an Association rule violation and the homeowner will be required to remove it.