



## GARAGE DOOR POLICY

### VOLUNTARY SECTIONAL METAL ROLLUP GARAGE DOOR INSTALLATION AND MAINTENANCE POLICY

Voluntary Replacement of Wood Garage doors with sectional metal rollup garage door will be at the Homeowner's expense and an option for said Homeowner. The approved sectional metal rollup garage will be white in color (**Mission Series only**), will be short panel, 24 gauge steel, no windows and made by Reliablit garage door manufacture model 500 or Reliablit equitant carried by Lowes. Alternative will be Clopay model B178 or Clopay equitant carried by the Home Depot.

Garage door opener and additional hardware will be at Homeowner's expense. Property Management has full details and a list of qualified installers.

There is no Triana roll up garage door replacement policy yet. This policy only pertains to the Mission series units of Quail Ridge.

Application to the Association Architectural board is required prior to installing an Approved sectional metal rollup garage door and will include cost estimate of full installation to the homeowner.

No fee or deposit payable to the Association shall be required prior to or after installation of the Approved sectional metal rollup garage door. **A minimum of a non-refundable 50% of total cost deposit** must be made to the sectional metal rollup garage door contractor/ vender to help insure that contractor/ vender will be fully paid for the sectional metal rollup garage door after completion.

A Homeowner may only have an approved sectional metal rollup garage door after receiving an approved Architectural request.

Homeowner shall keep the Approved sectional metal rollup garage door in good repair and maintenance and not permit to become unsightly. Quail Ridge HOA will not be responsible for maintenance or damage repairs to the sectional metal rollup garage door. The cost of these repairs and/or maintenance will be that of the Homeowner's responsibility.

Approved sectional metal rollup garage door **will be** installed by approved Quail Ridge HOA garage door installers/contractors. The installers/contractors must be fully licensed and bonded with documents on file with Quail Ridge HOA and the property management company. The Quail Ridge HOA garage door installers/contractors must make all measurements and supply a full estimate of work and cost for each sectional metal rollup garage door for each Homeowner and a copy must be presented with the Architectural board request before it is approved and work has started. Homeowners are responsible for all cost and any extra cost for their sectional metal rollup garage to be sure it applies to the Architectural standards set forth by Quail Ridge HOA.

Homeowner shall indemnify and hold harmless the Association, and its agents, directors, officers, and employees, from any and all loss, claim, damage, injury, judgment, or cost, including attorneys' fees and court costs, resulting from or arising out of installation of the sectional metal rollup garage door by an insured professional garage door installer that may have caused or resulted in the loss, claim, damage, injury judgment or cost, including attorneys' fees and court costs being indemnified. Any disputes between Homeowner and sectional metal rollup garage door Contractor/vendor must be solved by the Homeowner and Contractor/vendor. This includes payments, any changes to the installation necessary to make sectional metal rollup garage door fit, and work safely and properly. Quail Ridge HOA will not get involved between both HomeOwner and Contractor/vendor over payments and collecting for services render or not rendered.



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Nothing in this policy is intended to unreasonably increase the Homeowner's cost of installing a sectional metal rollup garage door and unreasonably delay the installation. Should any Homeowner believe that anything in this policy unreasonably affects the cost, delays of installation; the Owner is encouraged to contact Management to discuss and resolve the matter.

Nothing in this policy is to be interpreted as being in contravention of the Act regarding the installation, maintenance of Approved sectional metal rollup garage door. Should any portion of this policy be interpreted as contravening the Act, that section or sections shall be considered immediately modified to conform to the Act. Should it be impossible to modify the section or sections, that section or sections shall be deemed severable from the remainder of the policy, and shall be of no force and effect whatsoever.

Prior to, or simultaneously with, the installation of the Approved sectional metal rollup garage door, the Homeowner of the unit shall execute a copy of this policy and provide the signed copy to at the Board of Directors.

As of 09-07-2008 there is no Approved sectional metal rollup garage door for the Tirana Series Condos at Quail Ridge HOA at this time.

This policy is adopted by the Board of Directors of the Quail Ridge Homeowners Association at its meeting held on:

Secretary Signature	
Secretary:	Meeting Date:

**THE TERMS AND CONDITIONS OUTLINED IN THE ABOVE POLICY ARE HEREBY ACCEPTED.**

Homeowner Signature			
Homeowner:			Date:
Printed Name:			Unit #:
Property Address:	City:	State:	Zip Code: