West Point Loma Owners Association, Inc.

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APPENDIX - SCREEN DOOR POLICY

The HOA's right to control the common area and to require compliance with the full architectural review process is unimpaired by anything herein. The HOA promulgates this policy statement so that persons acting in good faith have the convenience of installing a screen door without first going through that process. It applies to doors that are so clearly consistent with this policy statement (considered as a whole) that HOA approval would be a foregone conclusion.

Screen doors that are not security doors are permitted in conformity with this policy. All other doors, including heavyweight security doors and security doors that are also screen doors, are not permitted.

"Screen door" means a lightweight, relatively inexpensive, temporary, easily removed door whose primary if not sole function is to provide air flow while keeping out insects. It does not mean any type of door that includes some screening material, however minimal. "Security door" means a door that provides a materially greater barrier to entry or exit than would be provided by a door consisting solely of (1) a lightweight wooden frame with no or minimal metal reinforcement, and (2) standard window screen mesh (standard aluminum 18x16, standard fiberglass 18x16) filling at least eighty percent (80%) of the doorframe.

At the owner's expense, an owner may install a screen door on the front door of a unit.

The screen door shall be plain and unobtrusive, free of ornament, and consistent with the architecture of the complex.

- Security doors, including but not limited to heavy duty security doors, are not permitted.
- Screen doors made primarily of wood and screening material must be colored or stained to match the color of the existing front doors.
- Light-weight metal screen doors must be brown, not white.

Questions concerning suitability of doors should be referred to the HOA Board prior to purchase or installation of a screen door. Installation of a screen door without advance approval is at the unit owner's own risk. The failure of the HOA to act shall not be construed as approval of any specific screen door as being in conformity with this policy; only an affirmative vote by the HOA Board at a regularly-conducted meeting shall constitute such approval.

The owner -- not the HOA -- shall be responsible for maintenance of the screen door, including but not limited to mechanical repair and painting. In the event that any screen door is not being properly maintained, the HOA shall have the right but not the obligation to repair, replace, or remove such screen door upon reasonable written notice to the unit owner and charge that owner for all expenses reasonably incurred in so doing.

Upon removal of any screen door, the unit owner shall be responsible for repairs, including repairs to the door frame.

Screen doors provide minimal, if any, barrier to unauthorized entry into the unit. Any unit owner choosing to install a screen door understands that use of such a door rather than the existing front door substantially increases the security risks. Nonetheless, such unit owner knowingly and voluntarily assumes such risks and agrees not to hold the HOA responsible.

The Property Manager (if any) shall have no authority to grant exceptions to the screen door policy.

In addition to any specific rights set forth in the CC&R's, the HOA Board shall have the authority to enforce this screen door policy by imposing fines not to exceed $250.00 per month or part thereof for the entire period of the violation.

(adopted 9/2000, revised 10/2019, revised 9/2020, printed 10/2026)