

Cathedral Canyon Country Club Condominium Association #1, Inc

ARCHITECTURAL GUIDELINES

Screen and Security Doors, Entry Gate Screening Material

Effective: 7/1/11, replaces all Screen and Security Door Guidelines previously published

The Board of Directors has approved the following guidelines for screen doors and security doors within the Association. The Board cites a specific style to enhance the consistency and the aesthetics of the condos in the Association.

All screens and security doors installed or replaced on or after the effective date must comply with these guidelines. Screen and security doors installed on or before (for existing owners only) are “grandfathered” and need not be replaced to comply with these guidelines. Entry gate screening material, new screens and security doors (and replacements to existing screen and security doors) not in compliance must be removed, or the homeowner will be in violation of the CC&Rs of the Association and subject to penalties. There is no “grandfathering” for owners who purchase units after the effective date; these owners must adhere to the specifications within this document.

It is the Board’s desire to minimize violations by providing specific models and styles to the homeowners. Installation of these specific models does not require the permission of the board. However, in case of unavailability of these specific models, the homeowner may request a variance and propose a model of a similar style to the Architectural Committee (or the Board) for approval.

Retractable (or “invisible”) screen doors no longer require a variance, as long as they are of the style described below. Anything other than the described style must be reviewed and approved by the board prior to installation, via a variance request.

SCREEN DOORS

These are to provide ventilation for the unit. Two screen door styles are approved for installation throughout Cathedral Canyon CC Condo Association #1. They are:

Columbia Bayside
Steel Screen Door in
bronze, 36"



Available at Lowe's,
Item 204922
Model #20331082

You may purchase a door of similar or higher quality, as long as it is designed similarly to this door, specifically the same color, crossbar, screen mesh color, and lower screen mesh color and style.

RETRACTABLE (“INVISIBLE”) SCREEN DOORS

These are to provide ventilation for the unit. Two retractable screen door styles are approved for installation throughout Cathedral Canyon CC Condo Association #1. They are:

Retractable screen for single door

(Basic style shown, however, must follow specifications to the right.)



Available at Screenmobile of Palm Desert or similar vendor. Screening material must be charcoal/black, and may be of standard, “noseum”, solar or pet styles. Door frame must closely match your existing door frame color and/or stucco surrounding door frame (typically Sandalwood or Desert Tan). You can choose between a bottom guide rail or no bottom guide rail.

Retractable screen for double doors

(Basic style shown, however, must follow specifications to the right.)



Available at Screenmobile of Palm Desert or similar vendor. Screening material must be charcoal/black, and may be of standard, “noseum”, solar or pet styles. Door frame must closely match your existing door frame color and/or stucco surrounding door frame (typically Sandalwood or Desert Tan). You can choose between a bottom guide rail or no bottom guide rail.

SECURITY DOORS

These doors provide the ventilation of the traditional screen door with the sturdiness and protection of an iron gate. One door style is approved for installation throughout Cathedral Canyon CC Condo Association #1. It is:

Columbia Magnum
Security Door in black,
36”



Available at Lowe's,
Item 21281

You may purchase a door of similar or higher quality, as long as it is designed similarly to this door, specifically the same color, ironwork style, mesh color and style.

ENTRY GATE SCREENING MATERIAL (“PET SCREENS”)

This material (hereinafter called “pet screens”) provides protection so that pets do not escape through the iron entry gate of a unit. All existing pet screens must adhere to these specifications within 90 days of the effective date.

- Pet screen must extend across the entire width of the entry gate frame.
- Pet screen must extend from the bottom of the gate frame and height either:
 - A) must not exceed three feet, or
 - B) must extend to top of gate frame.
- Screen frame and screening material colors must match the color of the entry gate (currently a cream color).
- The mesh must have openings of no more than ¼” in diameter.
- The mesh must be cleanly finished/framed at edges; loose mesh must not protrude beyond the gate frame.
- Chicken wire is NOT acceptable as screening material.