

CONTEMPO HOMEOWNERS ASSOCIATION

4190 Gemini Drive, Union City, CA 94587 Phone: 510-489-4440

GARAGE DOOR REPLACEMENT GUIDELINES

To ensure a continuity of appearance, the Association adopted a standard for replacement garage doors since the garage doors are a main focal point on our streets:

8-Panel articulated (folding) metal door

Exterior color: color per Association color scheme for that particular building

For Owners planning to replace garage doors at their Contempo HOA home: **Prior** to submitting Owner's ACC* application for Board approval, **please** first consult with the qualified garage door installer and provide the installer with a copy of the applicable specifications. Please submit all the required paperwork for Board review and approval **BEFORE** commencing any work. [*ACC: Architectural Control Committee]

Specific Requirements for all garage door replacements:

1. Owner **must submit** a completed ACC Application form, and an Acceptance of Responsibility, a minimum of 30 days, and preferably 60 days **prior** to installing replacement garage doors. The form must have attached to it, a copy of a photograph, sketch, or other graphic depicting the replacement door.
2. Since, in order to work on garage doors, the Contractor/Installer must do a majority of his/her work from the common area, only Contractors who are licensed in California and are properly (appropriate for construction type) licensed, bonded, and insured, shall be utilized for garage door replacements / installations.
3. Building Permits is NOT required by the City of Union City for garage.
4. The HOA reserves the right to deny acceptance of the garage door application or installation if it does not reflect the manufacturer's installation instructions, the requirements of this notice, or the requirements of the applicable building code.

Owners are reminded that Contempo is a planned development (a PD), and that Owners are solely responsible for their garage doors, and for their condition over time: free from damage or unsightly conditions. The Contempo Homeowners Association has a duty to manage the exterior appearance of the buildings, and, within the guidelines set forth in the governing document, and with the clarifications detailed herein, to manage and maintain the exterior paint and the window trim.

For any questions, please to contact Association Office

Related documents:

ARCHITECTURAL REQUEST FORM

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HOMEOWNER ACCEPTANCE OF RESPONSIBILITY FORM GARAGE DOOR INSTALLATION