

**FAIRWAY NINE II CONDOMINIUM ASSOCIATION
FRONT DOOR SPECIFICATION**

1. Type Approved: For units with double front entry doors, the HOA Board has approved a new single entry door system with two sidelights that fit the existing opening. For units with single entry doors, the HOA Board has approved a single entry door system with one sidelight to replace the current single door and side window. Homeowners may keep their existing door configurations, or at their expense, install one of the approved replacement units.
2. Replacement Unit Specifications: Units must fit existing opening. See attached drawings for size details and profiles. Raised, two panel door; 2 ¼” thick; 3ft. x 6ft. 8 inches or 3ft. x 7ft.
For homes currently with double entry doors, owners may choose:
Option 1 – single entry door with two undivided sidelights
Option 2 – single entry door with two divided sidelights

For homes currently with single entry doors (#4411, #4412, #4413, and #4414), Owners may choose:
Option 3 – single entry door with one undivided sidelight
Option 4 – single entry door with one divided sidelight
3. Hardware Specifications: Manufacturer: Sun Valley Bronze; Vendor: Viewpoint
Description: CS701 Mortise Lock Grip Handle (exterior) with lever or knob (interior)
(Price: \$1,644).
4. Homeowner choice options for replacement units are the following:
 - Wood – Owner may choose between two types of wood: superior or knotty alder and many side light options; prices range from \$4,000 to \$6,000. Door manufacturer: Allred Precision Millwork.
 - Door Detail – Owner may choose between two door trim details; Southwest or Country Profile.
 - Sidelights – Owner may choose divided or undivided sidelights.
 - Sidelight Glass – Owner may choose from four types of glass: clear insulated glass, beveled insulated glass, rain insulated glass, and water insulated glass.
 - Exterior Stain Color – Owner may choose from three different custom finishes: 01-10, 01-11, 01-12 (price range: \$1,100 to \$1,350). Stain company is Archive Finishing. All options to be viewed at PioneerWest Property Management, Ketchum, ID.
 - Interior Stain Color – Is at the discretion of the owner.
 - Hardware – Owner may choose from 4 different finishes: W-2, W-3, S-2, S-3, and 2 different interior handle styles: knob; lever.
5. Installation Requirements: Units to be professionally installed to fit existing openings. All wood finishing must be done immediately to prevent warping. For maximum life and

performance of the product, it is recommended that interior and exterior finishing techniques be the same. Price estimate: To Be Determined

6. Local Vendor/Installer: Billy Ward

Wtw208@hotmail.com

208-720-5168

7. Approval Process: Prior to installation, each owner should contact PioneerWest Property Management for a copy of the specifications, and to submit a replacement request with options selected to the HOA Board for immediate approval. Once approved, the owner will deal directly with the vendor for purchase and installation.

The HOA Board realizes that uniformity must be maintained in keeping with the intentions of the Covenants, Conditions, and Restrictions of the Association. We ask that all owners adhere to the guidelines for replacement entry doors. Any variance in materials, vendors, or installation, without prior approval of the Board, is subject to immediate removal/penalty by the HOA at the homeowner's expense.