

PARK IMPERIAL COMMUNITY ASSOCIATION

Architectural Standards - Gates

As of January 18, 2021

ARCHITECTURAL REQUEST FORM MUST BE SUBMITTED FOR ARCHITECTURAL COMMITTEE AND HOA BOARD APPROVAL FOR ANY WORK DONE ON UNITS PATIO GATES AND DOORS.

Entry Security Doors: No metal (or other material) security doors at entrances of units or on windows, doors or sliders. No security bars on any doors or windows. ANY replacement of any exterior doors, windows or sliders requires the removal of security doors or gates and security window bars.

Patio Gates: The HOA is responsible for painting of patio gates. Maintaining gates in good working order and any repairs are responsibility of homeowner. At time of painting HOA may choose to remove the top scroll and any other scroll or decorative work it chooses to in order to bring gates in line with architectural standards below.

Main Living Room Patio Gate: Any replacement or major maintenance work being done on gate other than routine maintenance or touch up painting would require removing all scroll work / decorative metals. Gates would be top and bottom bar with vertical bars, similar in scope and style as complex entry gates. Metal backing **MUST** be applied, either **solid or perforated at owners discretion**, (Perforation: 3/32" round on 5/32" staggered centers) with metal backing attached to the **INSIDE** of gate (facing the condo). Gates must match the size of the walls. Paint color same as complex gates.

Kitchen Utility Patio & Bedroom Patio: Any replacement or major work being done on gate other than routine maintenance or touch up painting would require removing all scroll work / decorative metals. Gate would be top and bottom bar with vertical bars, similar in scope and style as complex entry gates. **SOLID metal backing MUST be applied (no perforated)** with metal backing attached to the **INSIDE** of gate (facing the condo). Paint color same complex gates.

The idea behind gate metal backing is that from the "public view" all gates structure should be visible (the bars) and the metal backing be behind the gate structure. Small utility patios must be solid metal backing so that from the "public view" no garbage/recycling or other utility items are exposed to public view.

Gate Handle and Lock: Should resident request patio gate handle and/or lock it must be of minimal size. Round or square cylinder lock with Orb or single lever handle. (See acceptable front door handles/locks for specifics and same finish)

Paint: see Architectural committee for paint sheen, color codes and brand.