



**SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.**  
**West Walk, West Haven CT 06516**

**EXTERIOR DOOR REPLACEMENT POLICY AND SPECIFICATIONS**  
**January 15, 2008**

The policies and procedures set forth below replace and supersede all prior SRCA policies or procedures relating to replacement of exterior doors.

A. Policy applicable to exterior doors in need of replacement

1. SRCA will replace exterior doors of units deemed by SRCA Maintenance Department ("Maintenance") or SRCA's property management company ("Property Manager"), in their sole discretion, to be severely damaged or deteriorated and therefore in need of replacement.
2. The Property Manager will maintain a list of exterior doors in need of replacement and coordinate a replacement schedule ("Replacement Schedule") for such doors with Maintenance, prioritized by degree of damage or deterioration and date placed on the Replacement Schedule.
3. If you have an exterior door that you believe is in need of replacement, you must contact the Property Manager who will arrange for Maintenance to inspect your door. If Maintenance verifies that your door is severely damaged or deteriorated it will be placed on the Replacement Schedule and you will be notified of the scheduled replacement period. The Property Manager will keep you apprised of any significant variance in the scheduled replacement period for your door. ALL REPLACEMENT SCHEDULES ARE APPROXIMATE AND SUBJECT TO SUCH VARIABLES AS RESIDENT AVAILABILITY AND COOPERATION, EMERGENCY MAINTENANCE PRIORITIES (INCLUDING OTHER DOORS), AND OTHER UNFORESEEN CIRCUMSTANCES.
4. All exterior doors on the Replacement Schedule will be replaced with SRCA Standard Doors having the specifications set forth in Annex A, SRCA Standard Door Specifications and will be installed at SRCA cost by Maintenance or a contractor hired by SRCA UNLESS you elect to install an Upgraded Door, in which case the procedures set forth in paragraph 5 below will apply.
5. If your exterior door is on the Replacement Schedule, in place of an SRCA Standard Door you may elect to install a full length therma pane door having the specifications set forth in Annex B, Upgraded Door Specifications. If you elect to install an Upgraded Door, SRCA will reimburse you in the amount of \$150.00 against the cost of the Upgraded Door upon submission to the Property Manager of a copy of the store receipt for your Upgraded Door. Maintenance will install Upgraded Doors at no charge to you. You may also elect to hire, at your expense, an independent contractor to install your Upgraded Door; however SRCA will not be responsible for any costs or expenses resulting from improper installation by

your contractor. SRCA will not reimburse you for any other costs or expenses related to installation of an Upgraded Door, including costs related to the need to remove and replace side panel windows attached to certain exterior doors.

B. Policy applicable to exterior doors NOT in need of replacement

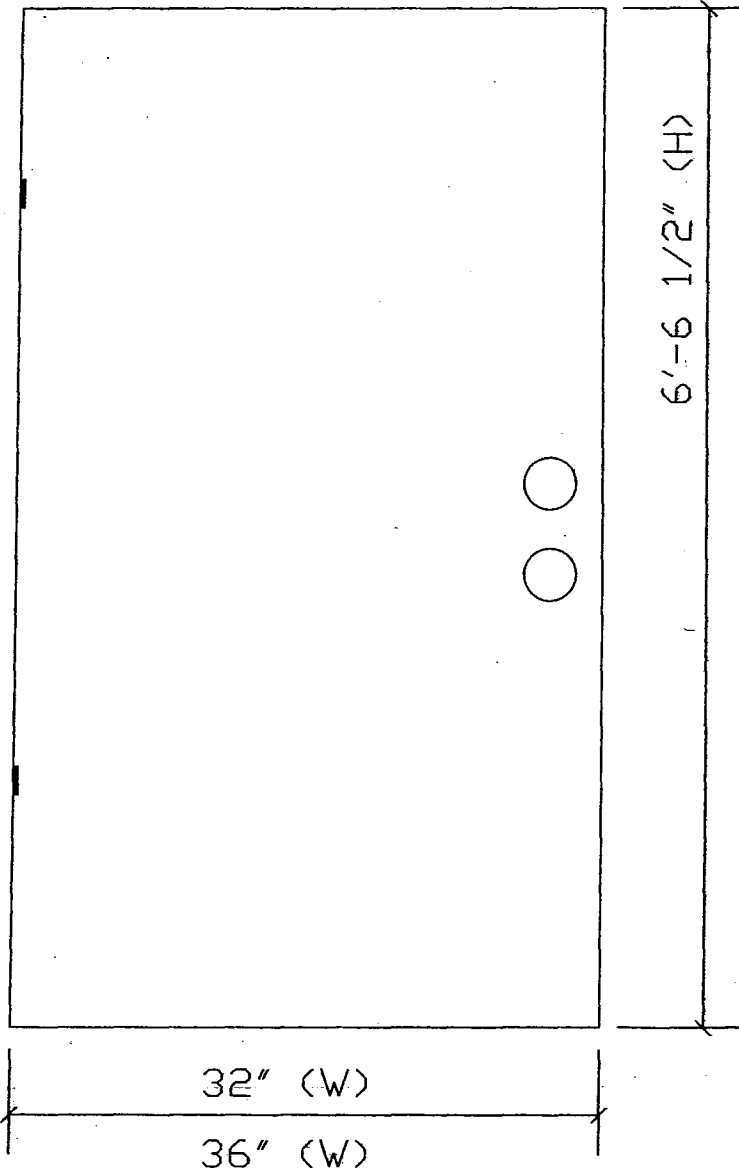
You will be permitted to replace exterior doors that are not in need of replacement, whether or not Maintenance and/or the Property Manager has made such a determination, at your risk and expense. If you wish to replace an exterior door that is not in need of replacement and/or that is not on the Replacement Schedule, you:

1. Must install only an SRCA Standard Door or an Upgraded Door.
2. Must, prior to installation, submit to the Property Manager the door specifications and name and details of the contractor who will install your door.
3. Will not be entitled to reimbursement of any costs or expenses related to your elected replacement of such door.
4. May proceed with installation only upon Property Manager's confirmation that the replacement door meets SRCA specifications.

C. Policy applicable to replacement of Upgraded Doors

If your unit has an Upgraded Door that Maintenance or the Property Manager deem to be severely damaged or deteriorated and therefore in need of replacement, SRCA's sole obligation will be to replace such door with an SRCA Standard Door in accordance with the policy set forth in Section A above. SRCA will not be obligated to replace any exterior doors with an Upgraded Door.

DETAIL 1



SRCA STANDARD -- ANNEX A

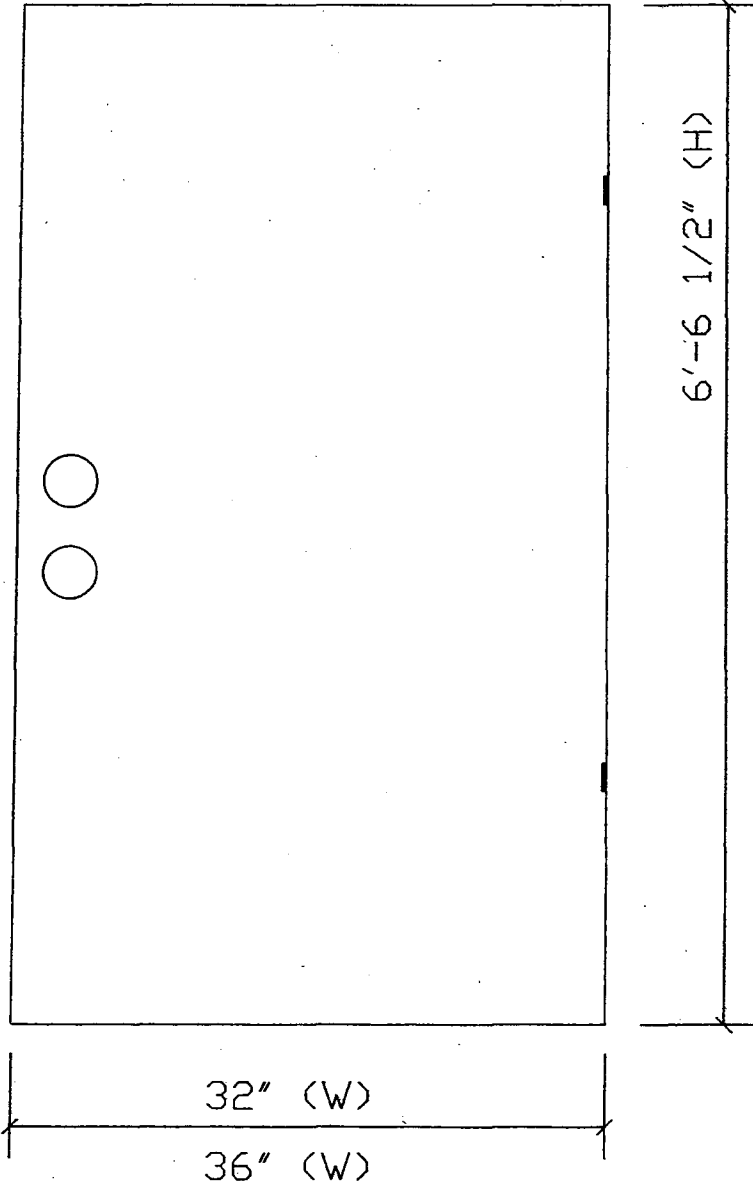
EXTERIOR FLUSH DOOR (R), HIGH RISE ONLY

APPROVED

PM

DATA

DETAIL 2



SRCA STANDARD -- *ANNEX A*

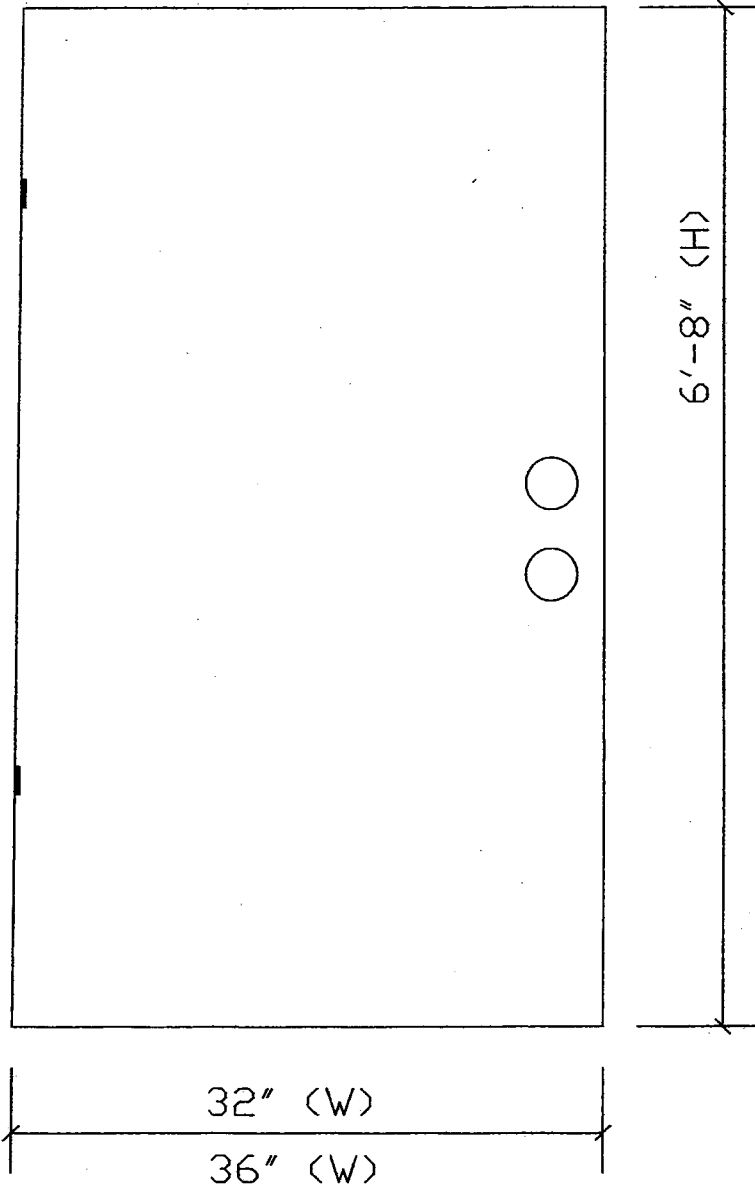
EXTERIOR FLUSH DOOR (L). HIGH RISE ONLY

APPROVED

PM

DATA

DETAIL 3



SRCA STANDARD -- ANNEX A

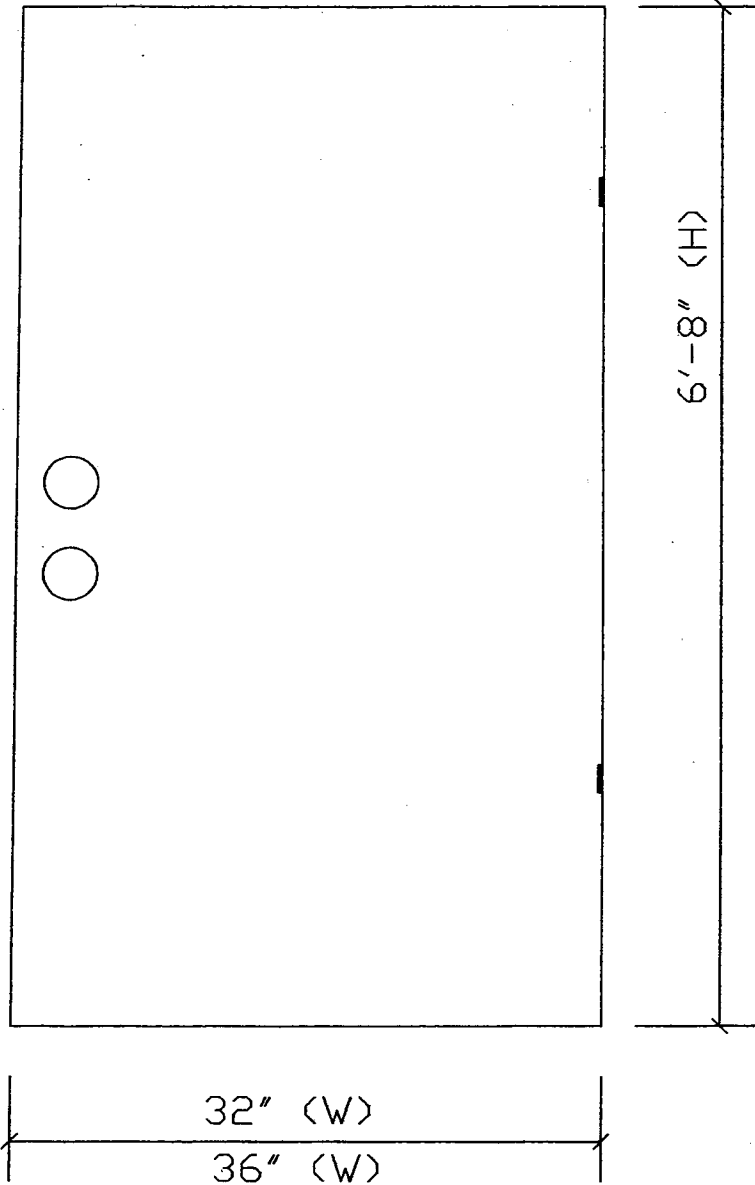
EXTERIOR FLUSH DOOR (R)

APPROVED

PM

DATA

DETAIL 4



SRCA STANDARD -- ANNEX A

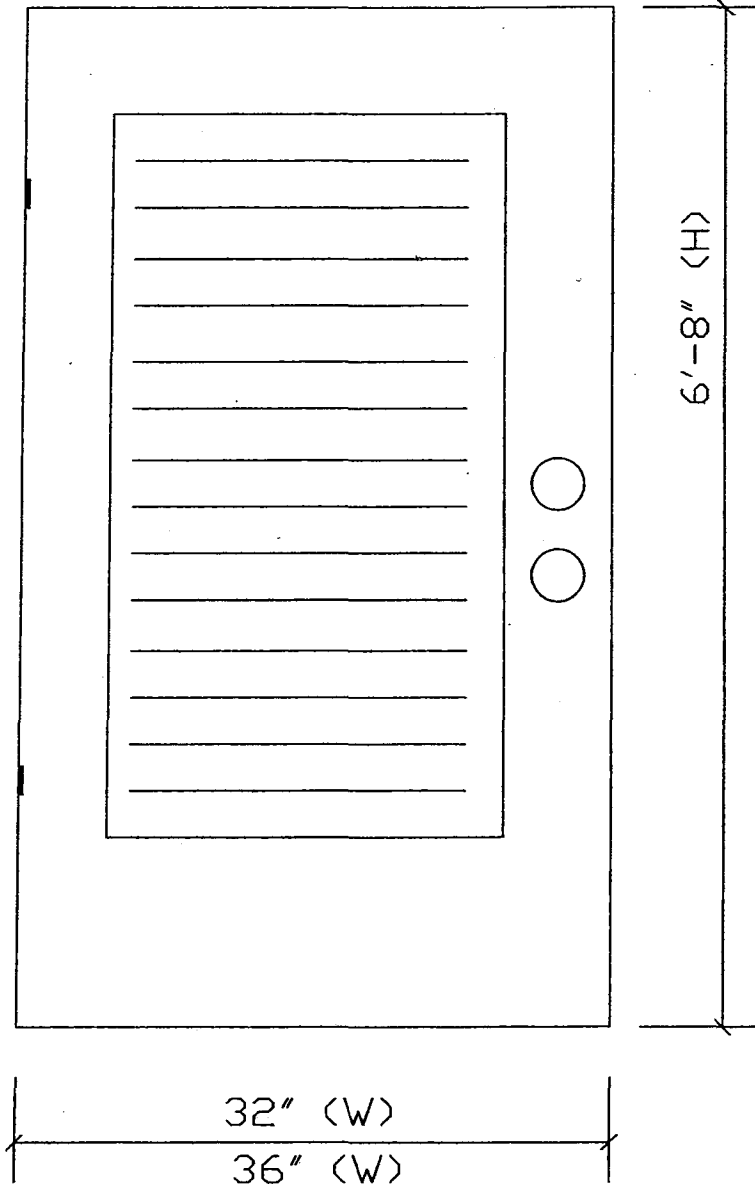
EXTERIOR FLUSH DOOR (L)

APPROVED

PM

DATA

DETAIL 5



SRCA STANDARD -- *ANNEX B*

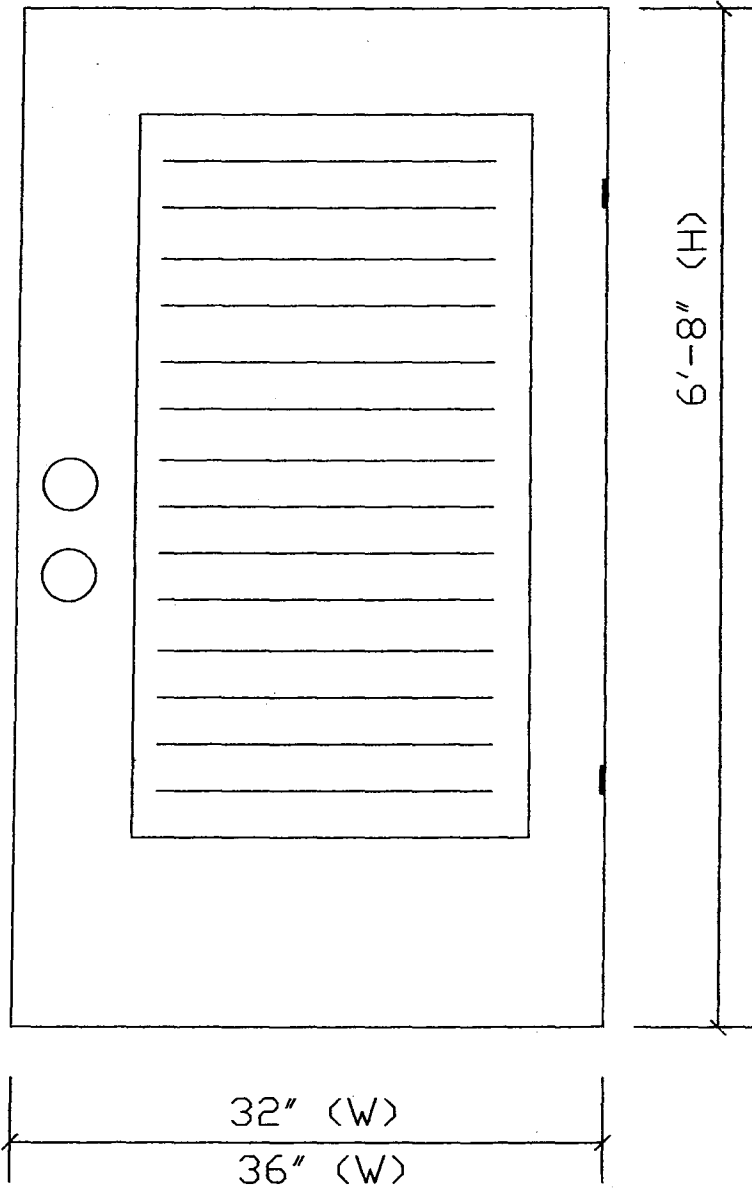
EXTERIOR FLUSH DOOR (R). MINI BLIND

APPROVED

PM

DATA

DETAIL 6



SRCA STANDARD - ANNEX B

EXTERIOR FLUSH DOOR (L). MINI BLIND

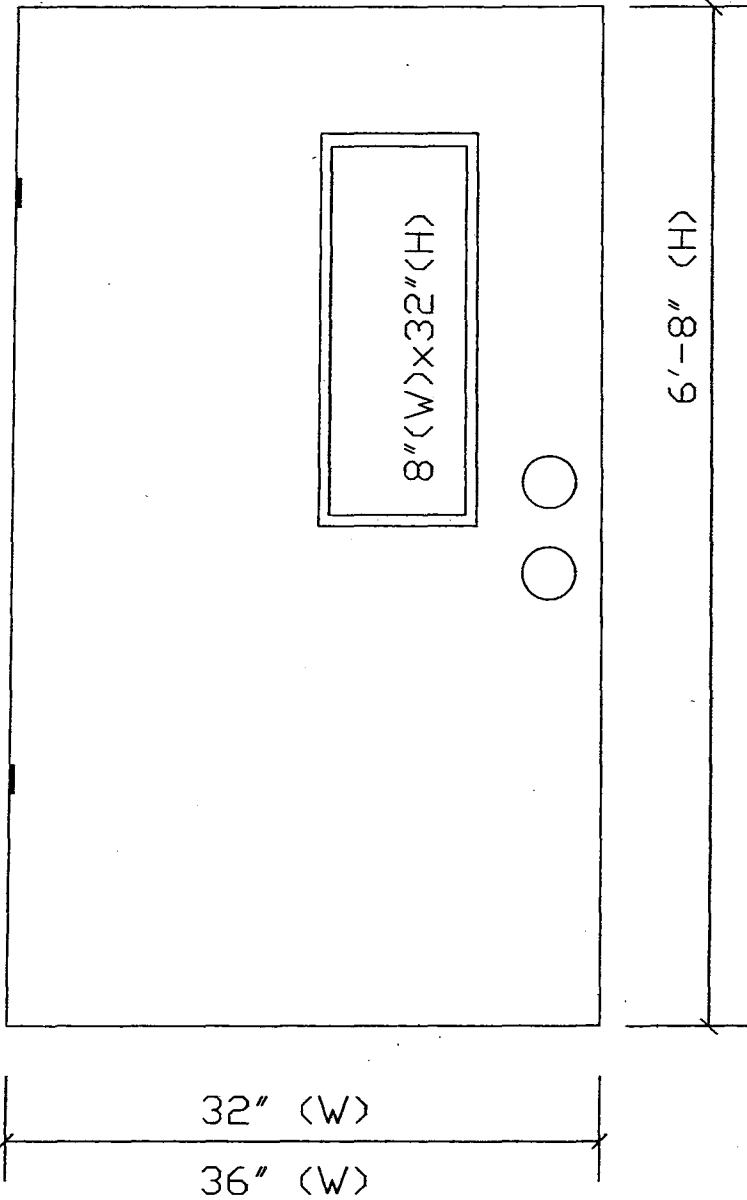
APPROVED

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DATA



DETAIL 7



SRCA STANDARD -- ANNEX A

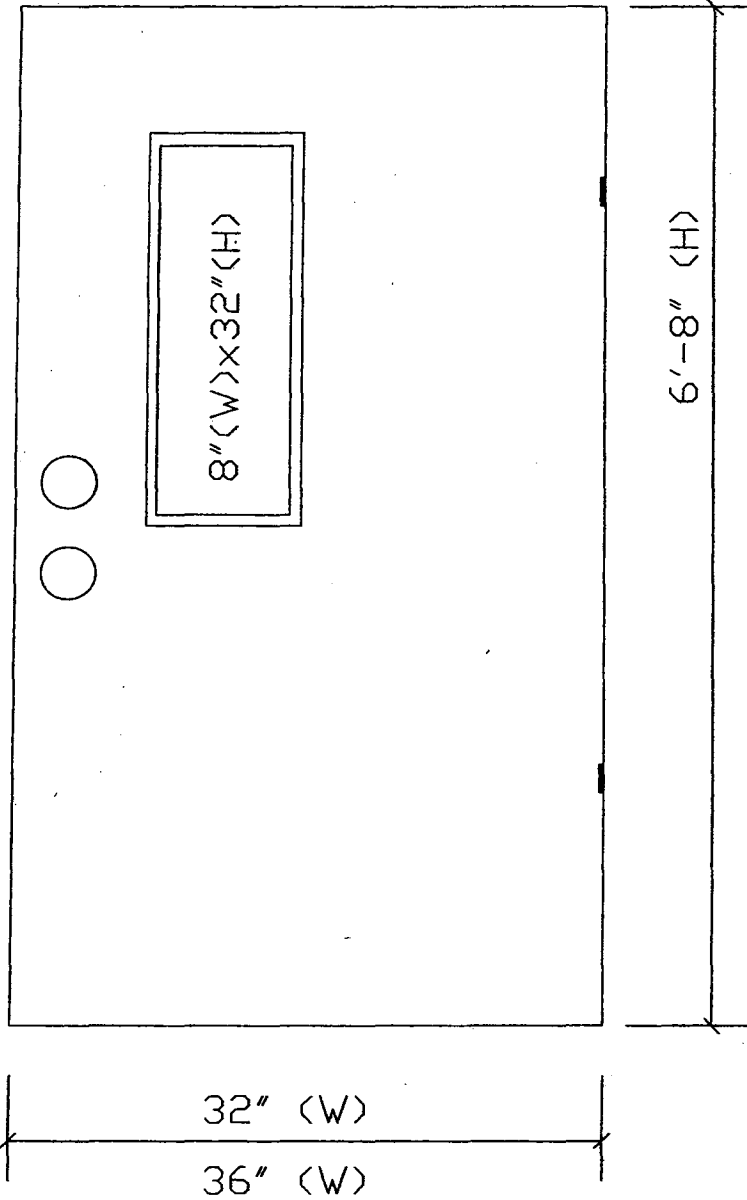
EXTERIOR FLUSH DOOR (R), SIDE LIGHT WINDOW

APPROVED

PM

DATA

DETAIL 8



SRCA STANDARD -- ANNEX A

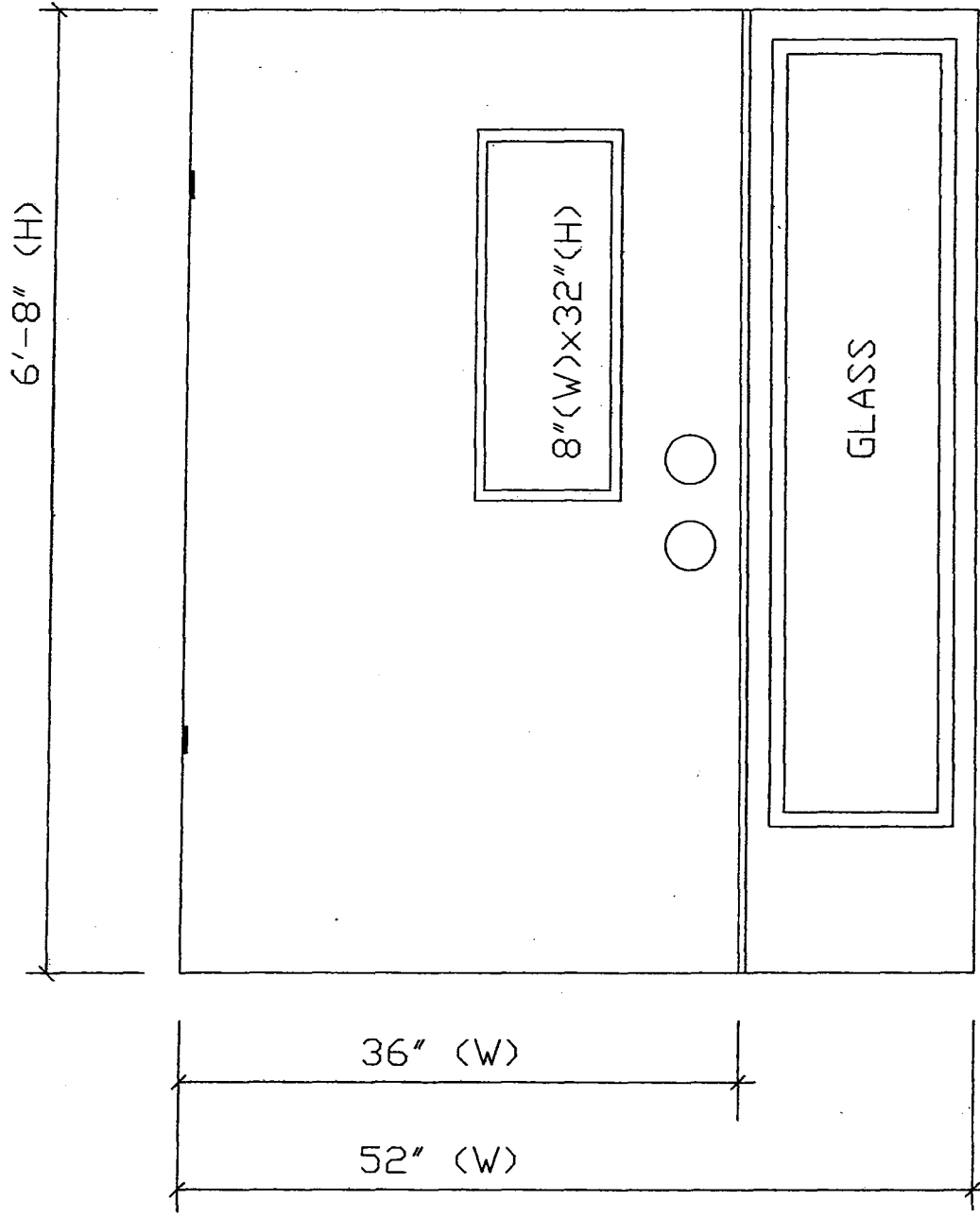
EXTERIOR FLUSH DOOR (L), SIDE LIGHT WINDOW

APPROVED

PM

DATA

DETAIL 9



SRCA STANDARD -- ANNEX A

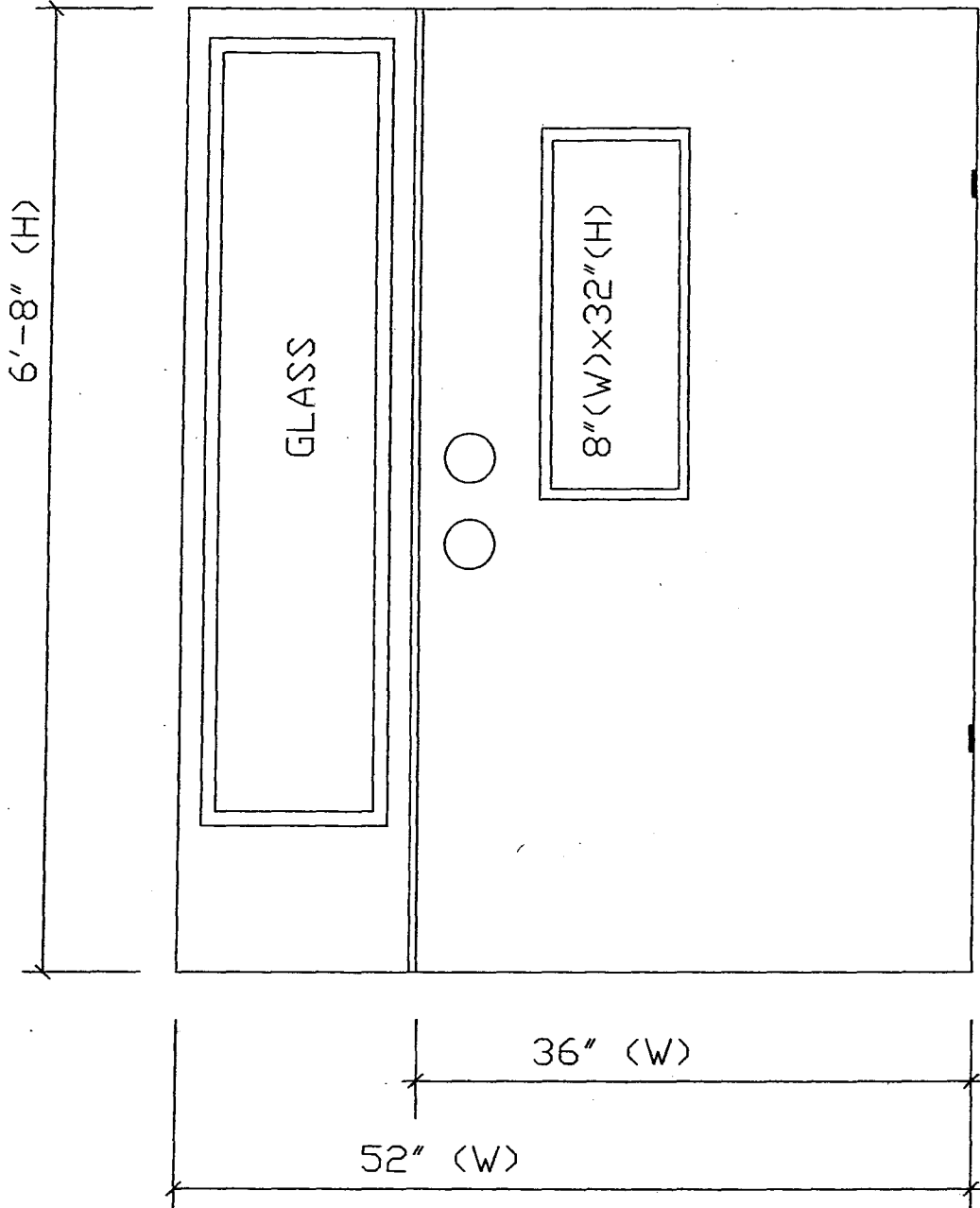
EXTERIOR FLUSH DOOR (R), SIDE LIGHT

APPROVED

PM

DATA

DETAIL 10



SRCA STANDARD -- ANNEX A

EXTERIOR FLUSH DOOR (L). SIDE LIGHT WINDOW

APPROVED

PM

DATA