

EXTERIOR FRONT DOOR REQUIREMENTS
LAS BRISAS HOMEOWNERS ASSOCIATION

1. Any owner desiring to modify the exterior front door from its original state or color must complete the “Las Brisas HOA Request for Architectural Modification” application and follow all the requirements and stipulations contained within the form. A survey is not required for a door application.
2. Homeowner must submit form to Architectural Review Committee (ARC) prior to completing any alteration.
3. Homeowner must obtain approval from Architectural Review Committee and/or Las Brisas Board prior to completion any alteration. The ARC and/or Board have 45 days from receipt of request to respond.
4. The homeowner must also comply with the Las Brisas HOA Requirements for Exterior Front Doors.
5. Door installations and modifications are subject to Town of Hypoluxo building codes and require a Town of Hypoluxo building permit.

All exterior front doors must meet the following requirements:

- 1) Door, and glass insert if present, must meet current Palm Beach County and Florida Building Code compliance requirements for impact and water resistance.
- 2) Glass insert may be clear or frosted.
- 3) The Architectural modification form submitted to the Las Brisas ARC must include:
 - a) Information about the door and its manufacturer,
 - b) A photo of the pattern/style of the door,
 - c) The manufacturer’s guarantees for wind, water, and impact, and
 - d) Testing information to show that the door meets building code compliance requirements.
- 4) Door color must meet the following requirements:
 - a) Approved colors are white, green as used on garage doors, brown as used on garage doors, or red as used on the decorative plaques above one-car garage doors.
 - b) Contact GRS to obtain color paint codes for the approved door colors.
 - c) Only one color is acceptable per door. If the trim around the door is to be painted, a color sample is required.
 - d) The finish of the door is to be semi gloss.
 - e) All other colors will be evaluated on an individual basis. Color must be in keeping with the architectural style of the community. Color sample must be submitted with the Architectural Review form.