



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



DOORS – STANDARD, SCREEN & STORM

A door ... what is it? In addition to keeping out the cold winds of winter, crawling critters and traffic sounds, doors provide passage into the structure. They may simple and utilitarian or more artfully designed to be a grand focal point of the entrance.

All homes have a primary front entry door and they may have a screen or storm door in addition.

Property owners in multi-family buildings may be required to use a door/color which is consistent with the other doors/color installed in the building. Similarly, a particular style of screen or storm door may be established for all units in a building if they wish to install a screen/storm door. If a style of door has not been established, the first application for that building may require additional processing time.

PRIMARY DOORS

Most architectural styles used in Celebration have specific criteria to use as a guide when selecting a replacement front entry door:

- **Classical** – Door panel configurations include four, six and nine panel patterns.
- **Victorian** – Typical doors include both paneled and glazed wood doors.
- **Colonial Revival** – Doors include six and four panel doors, and a four panel with an integral transom.
- **Coastal** – Doors are multi-pane and typically have a panel expression in the bottom third of the door.
- **Mediterranean** – Entry doors are either multi-paneled or solid wood.
- **French** – Multi-pane glazing in the upper two-thirds of the door and a panel expression in the lower third of the door. The pane divisions typically have three lights in each door of a double door unit or six lights in a single door unit.

SCREEN DOORS

Like the primary door of a home, the screen door must be compatible with the architectural style of the home and also with the primary door. This generally means that horizontal or vertical lines of the primary door will be replicated in the screen door. There are hundreds of designs of screen doors to choose from.

Criteria in reviewing a proposal for a screen door include:

- Style of existing front entry door and the proposed screen door
- Percentage of transparency in the design
- Material of both the frame and the screen
- Finish(es)
- Hardware on the screen door

A recent development for screen doors is the “retractable” screen door which allows the screen to be easily stored in a frame at the side of the door. The frame matches the trim color of the home and is almost undetectable.

STORM DOORS

Storm doors are similar to Screen Doors except they usually have movable glass panels in conjunction with the screen. The same criteria used for evaluating a request for a screen door is used for reviewing storm doors.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	The condominium association's Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association's approval with the CROA application.
All residential properties	Streamline review by ARC Coordinator	Retractable screen doors which meet the specifications of the Design Guideline may be "streamline" approved.
All residential properties	Formal review by ARC team at ARC meeting	All non-standard applications and any applications which the ARC Coordinator believes should be reviewed by the ARC team.

General Timelines:

Must begin project within	45 days of date on ARC approval letter
Must complete project within	15 days from start of project

References:

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REQUEST FOR APPROVAL (DOORS – STANDARD, SCREEN & STORM)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ Phone: _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

[Required If a condo] Attach letter of approval from Condominium association

[Required] Attach a sketch or photo of the door to be replaced/modified.

[Required] Include a brochure which includes color photo(s) of the proposed door, color, finish, hardware and dimensions.

() By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

DOOR		LOT	
STORMDOR		VIL	
RCV	PUR	ACCT	
LOT		CENN	
ARCH		START	COMP

Internal Administrative Use