

ALISO VILLAS II CONDOMINIUM ASSOCIATION

Date

Homeowner
Address
City, State, Zip

RE: GARAGE DOOR REPLACEMENT POLICY

Dear homeowner:

Please note that all old style garage doors must be replaced with new style metal rollups by November 30, 2002. As you may or may not know, the association has a reimbursement program when changing your garage door to the approved rollup type. Currently the reimbursable amount is \$300, but as of July 1, 2002, the reimbursement incentive will be reduced to \$200. To take advantage of the current amount, a paid in full receipt with a scheduled install date **must be received before July 1, 2002**. Installation can occur after July 1 if necessary. Reimbursements will be sent after installation.

When homes are sold, new buyers must install new garage door as part of escrow requirements. So whether or not you're looking to sell, now would be a good time to replace the garage door and receive the reimbursement. Please see the attached policy for approved specifications.

Ken's Garage Doors is the approved vendor to supply and install the garage door without prior architectural approval or inspection. Their number is (949) 951-7131.

Total cost of roll-up garage door including tax and installation ----	\$606.00
Less applicable reimbursement-----	(\$300 or \$200)
Total Cost to homeowner-----	\$306.00
(After JULY 1st, 2002) -----	\$406.00

The new garage door provides

- Weatherproofing and insulation for your garage
- Added value to property
- Upgraded look to buildings and community
- Easily maintained door
- TERMITE PROOF material

To receive the applicable reimbursement, an **original receipt** and **ARCHITECTURAL REQUEST FORM** is required. For any questions or forms contact:

Steve Cole at PCM at 949-465-2224 or FAX 949-859-3729.

Sincerely,
THE BOARD OF DIRECTORS

Garage Door Replacement Policy

The approved design and quality of door is as follows:

- **Color-White**
- **Design - Raised Panels, without windows**
- **Quality and Safety -Insulated, 7.5 “R” Value or better**
 - **24 gauge steel or better**

The policy consists mainly of the following provisions:

1. Homeowner must submit an Architectural Request Form for approval before installation.
2. **Only the approved style and minimum standard quality of door will be considered.**
3. Inspection of installed door by Architectural Review Committee (ARC) along with a copy of the receipt of purchase is required before reimbursement is authorized. (If the authorized contractor installs the door, no inspection is necessary.)
4. The Aliso Villas II Condominium Homeowners Association assumes no liability in connection with replacement of the door or with the dealings of any contractor associated with door replacement or installation.

In most cases, your existing automatic opener will be compatible with the new style door, but you should check with the installer first. In addition, if necessary, the rollup door can be converted into a standard tilt up door if existing shelving becomes an obstacle for the rollup track. In either case, consult with the installer.