

B. DESIGN GUIDELINES

9. Doors

Solid core wood, plank, fiberglass, and metal-clad doors are acceptable exterior doors. Any painting or staining must be of an approved color. Door designs complementary to the overall residence design are required. Overly ornate, gaudy or period designs are not allowed. One or more standard storm, security or screen doors are allowed on a case-by-case basis.

Add:

Entry Doors:

1. All TrailMark homes will have one entry door. A security/storm door may be installed in conjunction with an entry door. Security/storm doors may not be substituted for an entry door. Security/storm door standards are provided in paragraphs below.
2. This standard does not apply to doors entering and exiting living areas located at the back of the house, such as family rooms/dens and/or "breakfast nooks".
3. The replacement of a residential entry door requires Committee approval and must meet the following standard:
 - a. Entry doors will follow the original TrailMark design - vertical, raised, 6-panel style. To provide a standard, consistent look throughout the community, windows may be substituted for raised panels as described below.
 - b. Decorative hinges, framing or other ornamentation is not allowed. Entry doors may have a kick-plate (see 3.m.5., below). Kick-plate color will be complimentary to the home and community.
 - c. Metal thresholds may be colored stainless, aluminum, black or dark bronze.
 - d. Doors must be stained or painted a complimentary color to the home and the community. Unpainted/unstained doors are not allowed. Staining and painting must be completed within thirty (30) days of installation, weather permitting. Exceptions to the time requirement will be considered by the DRC on a case-by-case basis.
 - e. Window inserts are allowed and will follow the standard vertical raised 6-panel design. Windows may replace the top two panels, as follows:
 - i. With two (2) square windows (see m.3., below),
 - ii. With four (4) windows see (see m.4., below),
 - f. All entry doors with windows will have four (4) raised panels below the windows (see 3.m.3-4., below).
 - g. Glass must be clear or white frosted. Colored/tinted, leaded, etched, and/or stained glass is not allowed.
 - h. Graphics, i.e., business, school, religious and/or sports logos, and stickers are not allowed.
 - i. Only single-entry doors are allowed. Double doors are not allowed.
 - j. Window coverings are not allowed on entry doors.
 - k. Entry doors that do not comply with this standard and were installed prior to January 1, 2020, are grandfathered and may remain.
 - l. A sidelight, in conjunction with an entry door, is allowed, as follows:
 - i. Only ½ sidelights (top half glass) are allowed (see m.6., below). Full-length (full view) is not allowed.
 - ii. Glass must be clear or white frosted. Colored/tinted, leaded, etched and/or stained glass is not allowed.
 - iii. Shutters or blinds may be used with sidelights. Colors will be reviewed on a case-by-case basis.
 - iv. Curtains are not allowed.

m. Below are examples of accepted Entry Doors:



1.
6-panel Door
Standard
(stained)



2.
6-panel Door
Standard
(painted)



3.
6-panel Door
Windows in upper
2 panels



4.
6-panel Door
4 Windows in place
of upper 2 panels



5.
6-panel Door
With
kick plate



6.
½ Sidelight

Security/Storm Doors:

1. The installation of a security/storm door, installed in conjunction with an entry door, requires Committee approval and must meet the following standard:
 - a. Security/storm doors will not be overly ornate, gaudy or period designs.
 - b. Doors must be a color complimentary to the entry door, home, and the community.
 - c. Only single doors are allowed. Double doors are not allowed.
 - d. Glass must be clear or white frosted. Colored/tinted, leaded, etched and/or stained glass is not allowed.
 - e. Window coverings are not allowed on security/storm doors.
 - f. Security/Storm Doors that do not comply with this standard and were installed prior to January 1, 2020, are grandfathered and may remain.
 - g. Below are examples of approved Security/Storm Doors. Other designs will be considered on a case-by-case basis.



Service Doors

1. Service doors are those that are used to enter a garage, laundry room, and/or mud room from the exterior.
2. This standard does not apply to doors entering and exiting living areas located at the back of the house, such as family rooms/dens and/or "breakfast nooks".
3. The installation of a service door requires Committee approval and must meet the following standard:
 - a. Service doors will follow the original TrailMark design – vertical, raised, 6-panel style. To provide a standard, consistent look throughout the community, windows may be substituted for raised panels as described below.
 - n. Decorative hinges, framing or other ornamentation is not allowed. Service doors may have a kick-plate (see 3.k.4., below). Kick-plate color will be complimentary to the home and community.
 - b. Doors must be stained or painted a complimentary color to the home and the community. Unpainted/unstained doors are not allowed. Staining and painting must be completed within thirty (30) days of installation, weather permitting. Exceptions to the time requirement will be considered by the DRC on a case-by-case basis.
 - c. Window inserts are allowed and will follow the standard vertical raised panel design. Windows may replace the top two raised panels, as follows:
 - i. With two (2) square windows (see 3.k.2., below),
 - ii. With four (4) windows (see 3.k.3. below),
 - iii. Service doors with windows will have four (4) raised panels below the windows (see 3.k.,2-3., below).
 - d. Windows may replace the top four (4) raised panels, as follows:
 - i. With one (1) rectangular window (see 3.k.5, below)
 - ii. Service doors using the paragraph 3.k. design will have a minimum of two (2) vertical raised panels below the window (see 3.k.5., below).
 - e. Only single doors are allowed. Double doors are not allowed. Sidelights are not allowed.
 - f. Glass must be clear or white frosted. Colored/tinted, leaded, etched and/or stained glass is not allowed.
 - g. Graphics, i.e., business, school, religious and/or sports logos, and stickers are not allowed.
 - h. Low-profile blinds inserted between glass panes in (see 3.k.5, below), are allowed. Blind/shade color must be DRC approved and must be complimentary to the home and community.

- i. Window coverings, other than blind inserts (see 3.h, above), are not allowed. Curtains are not allowed.
- j. Service doors that do not comply with this standard and were installed prior to January 1, 2020, are grandfathered and may remain.
- k. Below are examples of accepted Service Doors:



1.
6-panel Door
Standard (painted)
(painted)



2.
6-panel Door
Windows in upper
2 panels



3.
6-panel Door
4 Windows in place
of upper 2 panels



4.
6-panel Door
with
Kick Plate



5.
2-panel with
Windows in upper 4
panels

- 4. The installation of a residential security/storm door, in conjunction with a Service Door, is allowed and requires Committee approval. See Security/Storm Doors for the TrailMark standard (above).