

## RESOLUTION

WHEREAS, the Capitol Park IV Board of Directors seek to revise and further modify the “CPIV Door Maintenance Rules” dated May 2013, under authority granted by the former rule’s Section 6, Right to Revoke;

NOW THEREFORE BE IT RESOLVED, that the Capitol Park IV Association Board of Directors, on behalf of Capitol Park IV Condominium Association, hereby adopts the following revisions to the **CPIV DOOR MAINTENANCE RULES**:

Unit Owners shall maintain all doors and appurtenances thereto that exclusively serve their Unit(s), subject to the CPIV Amended and Restated Bylaws, this rule, and the discretion of the CPIV Board of Directors. A request for an exception to any of the below provisions of this rule must be approved by the Board of Directors prior to any change being made.

### **1. Entry Door, Storm and Screen Door Structural Condition Criteria:**

- A. All entry, storm, and screen doors shall be intact, properly affixed to the door opening, and uniform in appearance.
- B. No door shall manifest damage, including, but not limited to: scratches, cracks, dents, gashes, warped/peeling/dangling surfaces, weathered, rusted, torn, or broken parts.
- C. Iron or metal security-style storm doors shall not have rust. The metal of these doors shall match any existing railings on that side of the unit’s façade, and shall only be painted white or black with two coats of exterior, high gloss paint.
- D. Storm door trim may match the unit’s color, or otherwise shall be black or white in color.

### **2. Door Hardware Criteria:**

- A. All door hardware (including, but not limited to door handles, knobs, mail-slots, address numbers and letters) shall be made of metal, wood, or tile and match in style, finish, and color.
- B. The front main entry door shall have a mail-slot to be located within the middle or bottom panel of the door.
- C. All front entry doors shall display the designated CPIV mailing address. For tandem rented units, the upper unit shall be addressed as the “A” unit (e.g. 741A), and the bottom unit number shall not have an alphabetic designation (e.g. 741). For tandem units that have been internally joined and function as a single residence, only the primarily used front entry door shall have an address.

- D. The address shall be affixed only to the door, the transom above the door, or the immediately adjacent brick façade next to the door of the unit. The address shall be oriented only in a vertical or horizontal line.
- E. All front entry door address numbers and letters shall be the same size, and visible from the street. (The Board recommends that new letters and numbers be no smaller than 4 inches in height to comply with DC Law. The Board also recommends that letters and numbers be made of solid brass or nickel for durability and to avoid bleeding onto painted doors or brick facades).
- F. Self-adhesive plastic, metallic, and decal-styled numbers, letters and similar stickers shall not be permitted on doors, transoms, or brick facades. Addresses affixed to transoms shall be of professional grade and quality and may include professionally painted, engraved or stenciled workmanship.

**3. Door Paint and Color Criteria:**

- A. All doors shall have a single paint color or natural wood stain finish that compliments the current color palette of the Association, as found in the Site Office at 741 Delaware Avenue, SW, WDC 20024 and at [www.capitolparkiv.com](http://www.capitolparkiv.com).
- B. Pre-existing doors that, in the Board’s opinion, are structurally sound, but do not have a paint color that compliments the current color palette of the Association, shall not be required to be changed until the door’s structural or paint condition requires maintenance.
- C. Unit Owners who install a new door or paint an existing door shall choose a door color that reasonably matches the current paint color of their unit and compliments the color palette of the units within the Condominium Association as a whole.

Below is the Association’s recommended door color palette from which owners may choose. Color swatches can be reviewed in the onsite office or on our website at [www.capitolparkiv.com](http://www.capitolparkiv.com):

Black	(Black Swan SW6279)
Blue Gray	(Still Water SW6223)
Brick Red	(Flower Pot SW6334)
Dark Brown	(Polished Mahogany SW2838)
Deep Charcoal Gray	(Andiron SW6174)
Green	(Shamrock SW6454)

- D. Unit owners shall apply two coats of high quality exterior gloss paint or wood stain.

**4. Tandem Unit Doors Criteria (Units with Two Doors):**

- A. All tandem unit doors shall be identical:
  1. Both doors shall match in style.
  2. Both doors shall match in color.
  3. All hardware shall match in style and finish.

4. Both doors shall have either matching storm and/or security doors, or not have them on either door.

B. For tandem rented units, the upper unit shall be addressed as the “A” unit (e.g. 741A), and the bottom unit number shall not have an alphabetic designation (e.g. 741). For tandem units that have been internally joined and function as a single residence, only the primarily used front entry door shall have an address.

**5. Lights and Light Fixture Criteria:**

A. Front entry doors shall have the original-styled round globe and original-styled white light fixture.

B. Rear entry doors shall have the original-styled cylindrical globe and original-styled white light fixture.

C. Replacement globes, light fixtures, and energy-efficient light bulbs shall be available for purchase via check or money order only from the Site Office.

D. Any other-styled globe or light fixture desired to be installed, including “fog-style” lights, shall be pre-approved by the Board.

**6. Penalty:**

Owners found to be in violation of this rule will be fined \$150/month per incident. Where feasible, the Board shall authorize the Site Manager to correct the violation at the owner’s expense, which cost shall be offset by the fine amount.

**7. Right to Revoke:**

The Board of Directors reserves the right to modify or revoke this Resolution at any time.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRESIDENT

I hereby certify this Resolution was duly adopted by the Board of Directors on \_\_\_\_\_ and that I caused this Resolution to be mailed or hand delivered to the Unit Owners of Capitol Park IV Condominium Association, Inc. on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

This policy resolution shall become effective on \_\_\_\_\_, 201\_\_.

ATTEST:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY