

## **PLEASE NOTE \*\*\*\* IMPORTANT !!**

All repair work, reconstruction, or repainting, done on any Patio Home or garage & lot, must match the original design and color as it was prior to the repairs, or repainting. Unless otherwise authorized by the Association Board, in writing, in the form of a signed "Permit", this requirement will be upheld in all cases as stated in the Association's Doc Book, Entitled: Amended and Restated Declaration of Covenants, Conditions and Restrictions for Village on the Green Patio Homes (Green Book).

The following excerpts are taken from our Governing Documents Book (Green Book), that all homeowners should have in their possession. It was provided to you at the time of purchase. At the time of interview each homeowner signed a statement to abide by the rules of the association as outlined in these documents. If you have misplaced or lost your copy, it can be obtained from our Property Management Company, Ameri-Tech. It is also available on the VOG Patio Homes Website.

### **Article XI** (Page 7)

#### **Architectural Control**

Nothing shall be constructed or installed, changed or modified, altered, or added to on a Lot, including, but not limited to the landscaping thereof, without first obtaining the written approval of the Board as more particularly provided in this Declaration. The Board of Directors shall adopt guidelines and standards, from time to time, regarding Architectural Control, which will govern such modifications. The Board shall require plans and specifications showing the nature, kind, shape, height, materials, colors, type of landscaping and the location of what the Lot Owner proposes to do and same shall have been submitted and approved in writing by the Board before construction or installment. etc., is commenced. In the event the Board fails to approve or disapprove within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin has been commenced prior to completion thereon, approval will not be required and this Article will be deemed to have been complied with.

### **Article XIX** (Page 13)

#### **Unit Reconstruction**

Any reconstruction, repair or replacement of a patio home and appurtenances thereto shall be in accordance with the plans and specifications as finally amended used by Declarant in connection with the construction of said patio homes and appurtenances on file with the Building Department and the Governmental agencies having jurisdiction thereover.

**COLOR AND MATERIALS REPLACEMENT REFERENCE**  
**HOMEOWNERS GUIDE**  
**FOR VILLAGE ON THE GREEN PATIO HOMES**

PLEASE ADD THESE ARCHITECTURAL GUIDELINES TO YOUR VILLAGE ON THE GREEN  
HOMEOWNERS ASSOCIATION DOCUMENTS (GREEN BOOK).

Attached is a complete updated list of current guidelines for the VOG Homeowner.  
If information for your specific project is not covered herein, please contact a member  
Architectural Committee, or the President, for approval, and/or action.

Included is a copy of the APPROVAL/PERMIT FORM FOR EXTERIOR MAINTENANCE,  
REPAIRS, OR CHANGES. Before starting repairs or any type modification to the exterior  
of your home, garage or lot, please fill out this Approval Form and give it to a member of  
Architectural Committee for signoff. Additional copies of this form can be obtained from  
any member of the Board.

PLEASE BE AWARE THAT ALONG WITH A VOG APPROVAL / PERMIT, THE  
HOMEOWNER MAY BE RESPONSIBLE TO OBTAIN THE APPROPRIATE CITY/COUNTY  
PERMITS, WHEN A PROJECT REQUIRES THEM.

**--- > > PRIOR TO STARTING PROJECT**

**APPROVAL / PERMIT FORM FOR EXTERIOR MAINTENANCE, REPAIRS, OR CHANGES**

# QUICK - REFERENCE COLOR & REPLACEMENT GUIDELINES FOR VILLAGE ON THE GREEN PATIO HOMES

Page 1

SUBJECT ITEM	COLOR	COMMENTS
<b><u>HOUSE COLORS:</u></b>	Color samples are available at Scott's Paints, or Porter Paints. unless noted otherwise.	Sheen on all colors to be: Semi-Gloss, Satin, Flat.
HOUSE STUCCO	"Newport Tint", by Scotts Paints	Note: all houses are "Newport Tint".
HOUSE GABLES		
Vertical Siding:	Same as House Stucco, or Rawhide.	
Clapboard Siding:	Stucco color, Olympic Gold, or Rawhide.	
HOUSE TRIM	Bark Brown, or Oxford Brown.	
HOUSE FRONT DOOR	Rawhide or house trim color or House stucco color allowed if Porch is enclosed by screen.	All screen doors to be Bronze in color.
FRONT DOOR (REPLACEMENT)	Must be square six panel 'Traditional' design. With current sidelight installed. No window doors.	To be painted per requirements
HOUSE REAR DOOR	With permanent enclosure & solid door, color to be house stucco color, trim color or Rawhide	All screen doors to be Bronze in color.
WINDOW & DOOR FRAMES	Bronze Color, or Oxford Brown (Dk Brown)	All trim must be the same color.
WINDOW SILLS	Replacing a Garden Window with a regular window or enclosing a sunroom with cement walls require all window openings to have masonry sills installed.	Any questions, please contact the Architectural Committee, or Board member.
WINDOW SHUTTERS	On houses with shutters already installed. Replacement to be wood or vinyl.	Color to be Bark, or Oxford Brown.
ROOF VENTS	To Match Roof Color.	
VINYL SIDING MATERIAL & COLORS		
Gables: (Clapboard only)	Wicker color by Alcoa Vinyl.	
Soffits:	Classic Cream by Alcoa Vinyl.	
Facia & Window Box Trim:	Musket Brown, vinyl coated aluminum.	
GABLE VENT COLOR	Match Gable color.	See April 18/06, Board Guidelines for number and size approved.

## **GARAGE COLORS:**

WALLS	
Vertical Siding:	Same as House Stucco.
Clapboard Siding:	Stucco color, Olympic Gold, or Rawhide.
GARAGE GABLES & TRIM	Same as House Gables & Trim.
GARAGE OVERHEAD DOOR COLOR	Rawhide.

# QUICK - REFERENCE COLOR & REPLACEMENT GUIDELINES (CONT'I)

Page 2

SUBJECT ITEM	COLOR	COMMENTS
<b><u>GARAGE COLORS (CON'T)</u></b>		
GARAGE OVERHEAD DOOR (REPLACEMENT)	Must be 'Flush' design, or match the adjacent garage door if approved. <b><u>No windowdoors</u></b>	Available from 'Genie of Clearwater, Inc.' or, Sears. or, other supplier.
GARAGE REAR DOOR	Bronze Color, Oxford Brown, (Dk. Brown)	
(NOTE: ADJOINING GARAGES)	Must be painted and roofed with the same color scheme.	
<b><u>CONCRETE COLORS:</u></b>		
DRIVEWAYS AND SIDEWALKS (Stain only - No paint)	'Dove Grey' Stain <b>DYCO (#66-20).</b>  'Concrete Sand' stain by Scott's.	Available at DYCO Paint Stores. (Ulmerton Rd, Clwtr)  Available at Scott's Paint Stores.
<b><u>PATIOCONSTRUCTION</u></b>		
	ALL PATIO CONSTRUCTION MUST BE DESIGNED TO BE LOCATED BEHIND THE HOUSE, OR GARAGE AND NOT VISABLE FROM THE STREET. VIEW BLOCKED BY EXISTING HOA FENCING IS ACCEPTABLE. THE HOMEOWNER WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE SPRINKLER SYSTEMS DURING CONSTRUCTION.	
CONCRETE (POURED)	Leave natural, or paint to match driveway/sidewalk colors. (above)	Need Permit from VOG HOA, AND from the City of Clearwater.
PAVING STONE, OR PATIO BLOCK	Colors to be Earthtones, or natural concrete Grey.	<b>Need Permit from VOG HOA, AND</b> depending on size and construction technique, and perhaps the City.
<b><u>WALKWAY WIDENING</u></b>		
	Please see Item # 2 on the following pages: "Guidelines for Walkway Widening"	
<b><u>SCREEN ENCLOSURES</u></b>		
FRONT ENTRYWAY	Must be made with Bronze aluminum frame and door, and have charcoal screening installed.	NO white, or other color frame or door allowed.
REAR SUNROOM	->	SEE 4TH PARAGRAPH ON FOLLOWING PAGE FOR REQUIREMENTS.
<b><u>ROOF COLOR &amp; SPECIFICATIONS:</u></b>		
GAF Dimensional Shadow Accent Timberline Series	Driftwood or Shakewood (All roofs)	Years of life to match City Codes. 30, 40 yr., etc.

## **ITEM # 2**

### **GUIDELINES FOR WALKWAY WIDENING**

#### **WALKWAY WIDENING**

ALL WALKWAY WIDENING IN FRONT OF RESIDENCE MUST BE NO MORE THAN A 30 INCH WIDE ADDITION TO ORIGINAL WALKWAY, AND MUST RUN PARALLEL TO THE EXISTING WALKWAY AND DRIVEWAY, (OR DRIVEWAY EXTENTION). THE LAWN ISLAND BETWEEN DRIVEWAYS CANNOT BE USED FOR THE PURPOSE OF WIDENING.

#### **THE MATERIALS TO BE USED ARE:**

CONCRETE, PAVING STONE, OR PATIO BLOCK , AND MUST BE PROFESSIONALLY INSTALLED.

#### **COLORS:**

COLORS ARE TO BE; NATURAL FOR CONCRETE, OR STAINED TO MATCH CURRENT COLOR SCHEME. COLORS FOR PAVING STONE AND PATIO BLOCKS ARE TO BE EARTHTONES, OR NATURAL CONCRETE GRAY.

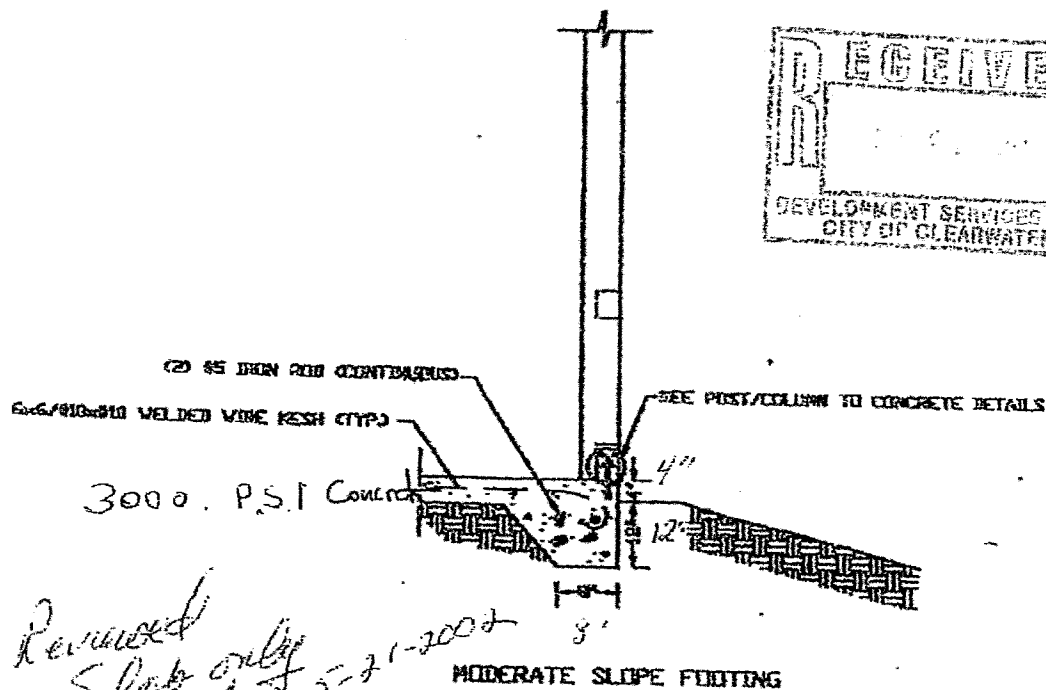
#### **PERMITS REQUIRED:**

POURED CONCRETE REQUIRES A PERMIT FROM THE CITY AND A PERMIT FROM VILLAGE ON THE GREEN HOA. FOR PAVING STONE OR PATIO BLOCK YOU WILL NEED A PERMIT FROM VILLAGE ON THE GREEN HOA, AND DEPENDING CONSTRUCTION TECHNIQUE, AND PERHAPS THE CITY.

#### **PLEASE NOTE:**

THE HOMEOWNER WILL BE RESPONSIBLE FOR ANY REQUIRED MOVEMENT OF SPRINKLER LINES, OR DAMAGE DONE TO THE SPRINKLER SYSTEM DURING CONSTRUCTION.

FOOTER DETAIL ADDRESSING EROSION  
FOR SCREEN WALL/SCREEN ROOF ENCLOSURES



**2012**

- 1) NONE OWNER MUST BE MADE AWARE OF THE POSSIBILITY OF EROSION AND SHALL BE RESPONSIBLE FOR MAINTENANCE TO FORESTALL FAILURE.
- 2) THIS SITUATION CAN NOT BE USED BEYOND THE ~~CONCRETE~~ CONSTRUCTION CONTROL LINE. SITE SPECIFIC ENGINEERING IS REQUIRED SEAWARD OF THE ~~CONCRETE~~ CONSTRUCTION CONTROL LINE.

~~SECRET~~

3271 TAMMAM TRAIL, SUITE E  
PORT CHARLOTTE, FL 33682  
PHONE: (844) 627-4908  
FAX: (844) 624-2382



### ALGERIEN SOCIÉTÉ D'ÉTAT MAINTIEN PLAN

RECEIVED BY THE ENGINEERING DEPT. OF THE  
FL. ENGINEERING, INC. FLORIDA LICENSE #7481

PAGE 250 OF 288

*Approved  
by the Board  
May 14, 2002*

*- Sec.*

VILLAGE ON THE GREEN PATIO HOMEOWNERS ' ASSOCIATION  
A 55 AND OLDER COMMUNITY  
SCREEN-ENCLOSURE GUIDELINES  
May 14, 2002

On April 9<sup>th</sup> 2002 the Board of Directors approved a screen-enclosure to be built on lot #120.

Upon approval a committee of three was asked to draw up guidelines for future enclosures.

A committee of Jack Hoy, Joe Anderson and Charlene Constantine was formed to present these guidelines.

RESULTS:

Building material is to be Bronze aluminum framework and Charcoal screen walls and roof.

Screen enclosures may not exceed a maximum of 12 feet out from the home in a Board approved location. Not to exceed a maximum length along the building of 24 feet. This constitutes a maximum of 288 square feet. Screen enclosures should not be smaller than 144 square feet as in 12'X12' or 11'X13'. The Board may consider some lea way in dimensions due to lot/house configurations. The roof is to be screen in a hip roof shape with a pitch similar to the individual house roof pitch. The top of the roof ridge is not to exceed 10 foot 6 inches but must be at least 9 foot 6 inches. Sidewalls are to be 8 foot in height.

There must be at least one door to exit the screen enclosure for fire safety.

Committee Signatures:

<i>Joseph V. Anderson</i>	Date <i>5/18/02</i>
<i>Jack Hoy</i>	Date <i>5/18/02</i>
<i>Charlene Constantine, Sec.</i>	Date <i>5/18/02</i>



## QUICK - REFERENCE COLOR & REPLACEMENT GUIDELINES (CONT'I

Page 3

SUBJECT ITEM	COLOR	COMMENTS
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### SPECIAL NOTES ON GARAGE ROOFS:

**STAND ALONE GARAGES:** Must be roofed at the same time the residence is roofed.

**SHARED OR ADJOINING GARAGES:** If not roofed when the first residence of adjoining lot is roofed, then at the time the second lot owner roofs his/her residence, the total garage must be roofed. There can be no partial roofing, the entire garage roof must be done at the same time.

**NOTE a.)** Issuer of the Architectural Permit must be present when roofing materials arrive at the house site to check for adherence to permit specifications.

**b.)** Two signatures are required to issue a roofing permit with approved materials.

### MAILBOX :

Black metal mailbox with wooden post upright frame. This design (ONLY)

Wooden frame left to weather naturally, or painted house trim color. (Dk Brown).

### WATER SOFTENERS

All Water Conditioners, or water treatment equipment, must be installed in such a manner that the equipment is out of site from the street. Ex: behind garage, in garage, or, on side of house not visible from street.

### SUBSTITUTES:

**ANY SUBSTITUTES, AND/OR DEVIATIONS FROM THE ABOVE APPROVED COLORS OR MATERIALS MUST BE SUBMITTED ALONG WITH SAMPLES, TO THE BOARD OF DIRECTORS OF PATIO HOMES, HOMEOWNERS ASSOCIATION, FOR APPROVAL, AT LEAST 30 DAYS BEFORE ANY WORK BEGINS AT THE HOME SITE.**

**Historical and Background Information  
on VOG's Current Architectural Regulations**

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**Article XIX** (Page 13)

**Unit Reconstruction**

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**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS APPROVED GUIDELINES**

**Approvals.** One (1) signature is required for painting and normal repairs, two (2) signatures for cement work and five (5) signatures required for architectural changes. Date: February 13, 2001

**Propane Gas Hot Water Heater.** The Board approved an architectural request from Lot #132 to install an on-demand propane hot-water heater in this house in place of their hot water tank and install a 100 lb. propane tank at the outside wall of the kitchen. Date: December 19, 2006

**Approved Awning Materials and Colors.** The Board approved as recommended by the architectural committee, a cloth awning with color choice of coffee stripe. Metal awning choices of color are, classic cream or brown. Date: February 20, 2007.

**Screen Enclosed Patio Decks.** Each plan submitted requires Board approval of size, footprint on lot/house location, height and shape following guidelines for screen enclosures adopted at this meeting. A City of Clearwater building permit for these structures must also be secured.

Screen Enclosure Guidelines are available from Board Members and include a footer detail addressing owner responsibility for erosion. Date: May 14, 2002.

**Exterior Shutters.** The Board approved the replacement or covering of existing shutters by molded polyurethane, dark brown, open louvered, raised paneled shutters. Date: January 25, 2009

**Garage Clapboard on House Gables.** If the owner wishes, they maybe replace with T-111 or Hardy Board, installed vertically with an 8" groove width as Board approved for garage siding. Date January 14, 2003.

**Gables and Garage Side-Walls.** All replacement vertical paneling on all gables and garage side-walls must be full 4' X 8' sheets in T-111, or Hardy Board installed vertically with a groove width of 8". If there is "dry rot", near the bottom of the garage, and it is no higher than 12 inches from the bottom, a base board molding of cedar or cypress, ( 1" X 12" ) may be installed vertically. Otherwise full 4 X 8 ft. panels of T-111, or Hardy Board must be installed. No partial panels with a horizontal board to cover the seams are allowed. Date: March 21, 2017, Rewording Approved.

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**Gable Vents,** approved specifications as follows: Rectangle in shape, 18x24 inches of aluminum or construction grade vinyl. One per gable, limit two per house, house only, centered in the gable peak in appropriate location. To be screened and louvered, painted to match the gable or ordered in matching gable color. Date: March 14, 2006 Minutes, April 18, 2006 approval.

**Gable Vents.** The approved specifications were increased to three (3) gables per house, house only, if the configuration of the style home requires one more gable vent for adequate attic ventilation, as long as the gable does not face the address street, adding one vent to the previous guideline. Date: March 8, 2005

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS APPROVED GUIDELINES**

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**Garage Clapboard on House Gables.** If the owner wishes, they maybe replace with T-111 or Hardy Board, installed vertically with an 8" groove width as Board approved for garage siding. **Date January 14, 2003.**

**Gables & Garage Side-Walls.** All replacement vertical paneling on all gables and garage side-walls must be full 4'x8' sheets in T-111 or Hardy Board installed vertically with a groove width of 8". In the case of siding repair of the bottom of these garage wall panels the maximum width of 12" is allowed to replace frayed edges. No partial panels with a horizontal board to cover the seam are allowed. **Date: April 18, 2006.**

**Gable Vents, approved specifications as follows:** Rectangle in shape, 18x24 inches of aluminum or construction grade vinyl. One per gable, limit two per house, house only, centered in the gable peak in appropriate location. To be screened and louvered, painted to match the gable or ordered in matching gable color. **Date: March 14, 2006 Minutes, April 18, 2006 approval.**

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**Roofing Decisions – Architectural Requirements.** There have been new roofing colors and design approved by the Board of Directors for all newly installed roof as follows: **Date: April 10, 2001**

**(a.) Shingles.** Use only GAF Dimensional Shadow Accent Timberline series roof shingles in either Cedar or Driftwood color, in your choice of weight – 25, 30 or 40 year shingles. Only one Board Members signature is required on Request for Approval Form for this pre-approved roofing.

**(b.) Additional Roof Manufacturer and Color Added.**

Elk Roof Shingles in a Sandalwood color, dimensional style are also approved. Samples of this roof shingle and color were compared with our approved GAF Driftwood color dimensional roofing shingle and approved as a like match. **Date: October 12, 2004.**

**(c.) Additional Roof Manufacturer and Color Added.**

Owen Corning Roof Shingles in a Beachwood Sand color dimensional style also approved. Samples of this roof shingle and color were compared with our approved GAF Driftwood color dimensional roofing shingle and approved as a like match. **Date: July 14, 2006.**

**(d.) Non-Approved Shingle Manufacturer.** If a different manufacturer of the required dimensional type shingle is desired, a sample of that shingle must be brought before the Board for approval. If approved, only one member of the Board of Directors is required to sign for work to begin.

## **PAINT COLORS:**

### **Approved Paint Colors.**

**House Colors:** Scott Color Names for Color Match

**House Stucco:** Newport Tint or Cloudy Amber

**House Gables:**

**Vertical Siding:** Stucco Color, Olympic Gold or Rawhide

**Clapboards:** Olympic God or Rawhide or Stucco Color

**House Trim:** Bark Brown or Oxford Brown

**House Front Door:** Rawhide or see Front Door Paint below.

**Door and Window Frames, Aluminum:** Bronze Aluminum Color

**Roof Vents:** To be painted to match the roof

### **Garage Colors:**

**Gable and Trim:** To be the same as the house gable and trim

**Overhead Door:** Rawhide

**Date: May 8, 2001**

### **Vinyl Siding Colors:**

**Gables:** Clapboard or Vertical style. Wicker color by Alcoa Vinyl

**Soffit:** Cream

**Fascia and Window Box Trim:** Musket Brown, Vinyl Coated Aluminum

**Date: May 8, 2001**

If a different manufacture of these vinyl siding products is desired, a sample of that like color siding, soffit and fascia must be brought before the Board for approval. If approved, only one member of the Board of Directors is required to sign before the work is to begin.

**Door and Window Frames, Paint.** Bronze Aluminum Color Paint or use of the Brown Trim Color on the rear door, door frame and window frame was approved with all Board Members in agreement. However, if one window frame is done in the trim color, then all windows on that property must be done the same. **Date: May 18, 2001.**

**Concrete Colors.** Stain only, no paint, in "Concrete Sand" stain or "Dove Grey" stain.

**Front Door Paint Colors.** The Board of Directors present at this meeting voted to allow the stucco color to be used on the front door if the front entry is screen enclosed with the thought it was not as apparent if inside a screened enclosure. **Date: October 14, 2003.**

**Garage Colors, Walls.** Vertical siding same as House Stucco Color. Clapboard siding must be Olympic Gold or Rawhide. Clapboard siding may also be painted the same color as the stucco on the house  
**Date: May 14, 2002**

**Garage Clapboard Siding Paint Colors Addition.** Clapboards on garages and houses are to be painted Olympic Gold, Rawhide, or the color of the house stucco. Both owners in the case of a dual owned double garage must be in agreement on the color and the color must be uniform. In the case of a color change, both owners must sign requested color permits and both garages must be painted at the same time. **Date: May 14, 2002**

**June 12, 2012: Single stand alone garages and double garage roof shingle permit:**

**Stand alone garages** are to be roofed at the same time the residence is roofed.

**Shared or adjoining garages**, if not roofed when the first residence of adjoining lot is roofed, then at the time the second owner roofs his/her residence, the total garage must be roofed. There can be no partial roofing; the entire garage roof must be done at the same time. Both adjoining owners are required to sign our permit form of these adjoining garages prior to work beginning. Approved by all present at this meeting.

**June 12, 2012: Hurricane strength front door replacement:** The replacement front door should be a square top design with 6 (six) panels "Traditional" design, with the current sidelight installed. No window doors. Must be painted "Rawhide". Material must be steel or fiberglass and should pass City Code as "Hurricane strength". One request for this was approved using a door by "Plastpro" HydroShield Technology #DRS-602. Approved.