

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## GARAGE DOOR POLICY

- PURPOSE:** To establish standards and procedures for garage doors to ensure consistency with the community's architectural character, preserve property values, and promote the overall aesthetic harmony of the Association.
- AUTHORITY:** The following procedures have been adopted pursuant to the provisions of C.R.S. 38-33.3-302(1)(a)
- EFFECTIVE DATE:** April 29, 2026
- RESOLUTION:** The Board of Directors of the Rock Creek Master Homeowners Association hereby adopts the following rules and regulations governing garage doors for all properties within the Association.

### **Architectural Control Committee (ACC) PRE-APPROVAL REQUIRED**

Any change or improvement to the dwelling exterior or lot requires written approval by the ACC by following the ACC Request process. Failure to do so may subject the homeowner to monetary or other penalty, and the homeowner may be required to change or remove any non-HOA compliant work performed – or to restore the lot or dwelling to its original condition – entirely at the homeowner's expense, which may include any legal costs incurrent by the Association. The review and approval process generally takes 20 to 30 days but can take as long as 45 days if your request is not typical. Please build adequate time for ACC review approval when planning your project. In special situations and where possible, the ACC will try to accommodate requests to expedite the approval process. Such requests can be made to management.

### **ACC Request Requirements:**

1. An image of the proposed replacement door must be included with the request.
2. The ACC application must specify the exact requested style and color/shade of the replacement door.
3. The proposed door image must include the exact style of window and any non-standard decorative hardware (standard hardware is the hardware of the original garage door) if applicable.
4. Current images of the entire front exterior of the home, including the roofing.
5. A brochure or other marketing information that includes the exact make/manufacturer of the requested garage door and confirms the physical operation and material of the door.
6. Any additional information pertinent to the application.

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## GARAGE DOOR DESIGN

### PHYSICAL OPERATION

- The physical door operation must be a sectional overhead.
- Four (4) panel construction.

### DESIGN

#### Windows

- Windows and window grids are optional. However, grids are only allowed if the existing windows on the home have grids.
- Windows must be rectangular or square shaped. Arched windows will only be considered if the design is consistent with the neighboring homes and the existing style of the home.
- Garage door windows must be installed in the top panel unless specifically requested in the door design and approved by the ACC.
- Garage doors with windows below the top panel must use obscuring glass (e.g. frosted) so that the interior of the garage is not visible from the street. No design may be used in the obscure glass.

#### Door

- Door design and visible hardware must be visually compatible with the architecture of the home.
- Homes with two garage doors must have doors that match in design.

### DOOR MATERIAL

- Doors must be made of approved wood, Masonite (pressed panel), aluminum, steel or fiberglass construction.
- The finished surface may be either a simulated wood grain texture or a smooth panel.
- No garage door may be made of finished or unfinished plywood, or unfinished metal.
- Natural wood doors will be considered if the design is visually compatible with the architecture of the home.

### VISIBLE HARDWARE (handles, hinges)

- Decorative handles and hinges are allowed consistent with guidelines below. No other visible hardware is permitted.
- The visible hardware of the garage door must match with the existing home style and complement the home's color pallet. Standard industry colors are allowed. (see examples).
- Ornate decoration on the garage door is not permitted, including but not limited to wrought iron window bars or accent designs, or added features that extend beyond the surface of the garage door.

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## **FINISH**

Garage door finish must comply with the following:

- If painted, the paint must be a single, solid color (including any window frames), and must be an exact match and finish of the approved body or trim color of the home; or can be an additional coordinating neutral color (see Exhibit A) subject to ACC approval. Such 4<sup>th</sup> home colors may be baked on coatings added by manufacturer. Garage doors cannot be painted with the accent color from a selected color palette.
- If Natural Wood, the doors must be stained in a natural wood done with no added pigment. Natural wood doors must match the overall color scheme of the house and style. If a wood tone door is requested, only one wood tone may exist on the home, (e.g. front door, window shutter, etc.). New wood must match old wood, or old wood must be made to match new. *\*Note: wood-stained door will require significant additional maintenance to remain in compliance with HOA policy.*
- Metallic finished doors are not permitted.
- If a faux stained door is desired, the faux stained doors must be similar to the ultra-grain medium stained wood grain paint finish or the ultra-grained cherry-stained wood grain paint finish shown in the samples below but not necessarily these two colors.
- Trim Paint: Garage door trim must be painted with the approved home trim, garage door color or body paint color (not an accent paint color).
- Accent Color: An existing accent paint color may not be used on any part of the garage door or garage door trim.
- Color of the home and roof will be considered when approving garage door styles and colors.

## **PROHIBITED DOOR STYLES**

- Out-swinging doors.
- Barn style sliding doors.
- Doors with logos, banners, murals, text or decals.

## **OVERALL APPEARANCE**

- Entirety of the home must be cohesive in color and style as determined by the ACC.

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being President of the Rock Creek Master Homeowners Association, Inc. certifies that the foregoing Policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board on April 29, 2026, and in witness thereof the undersigned has subscribed his/her name.

**ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.**

By: Signed by:  
*Rachel Stanton*  
72581D08D1B641A...

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## SAMPLE GARAGE DOOR DESIGNS AND COLORS

The doors shown below reflect a wood grain tone and are intended as examples only. The ACC will consider similar style and color doors from other manufacturers.

Manufacturer: Clopay Classic™ Steel Collection – Intellicore Insulated Garage Door

<https://www.clopaydoor.com/classic>

### Classic™ (no window)



### Classic™ (windows with grids along top panel)



*Left Door is shown in Ultra-Grain®, medium stained woodgrain paint finish.  
Middle Door is shown in Ultra-Grain® cherry-stained woodgrain paint finish.  
Right Door is shown in Ultra-Grain® slate, gray-stained woodgrain paint finish.*

### Classic™ (Windows without grids along top panel)



*Left Door is shown in an Ultra-Grain®, medium stained woodgrain paint finish.  
Middle Door is shown in an Ultra-Grain® cherry-stained woodgrain paint finish.  
Right Door is shown in Iron Ore paint finish.*

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## HANDLE AND HINGES COLOR SAMPLES

The colors shown below reflect standard industry colors for garage door handles and hinges and are intended as examples only. Color and color names may vary by manufacturer.



1. Dark Brown

2. Black

3. Satin Nickel

4. Oil-Rubbed Bronze

5. Copper