

OAK MEADOWS OVERHEAD GARAGE DOOR PROTOCOL  
DECEMBER, 2015

The Oak Meadows Association is responsible for the repair and replacement of overhead garage doors and their operating mechanisms (the “door opener”). The Association is not responsible for remote controls (also known as a “clicker” or car remote.) Upon report of a malfunctioning door or operator, the Association will repair the door or opener as necessary. If repair is not possible or economically feasible, replacement will be done.

If it is possible to replace a single panel of a door, than the required number of panels will be replaced. The replacement panels will not necessarily be new.

Dents in a door do not require replacement, except if the dent inhibits the function of the door.

If a co-owner is responsible for a dent or damage to the door or operator, the Association will not be financially liable for repair or replacement.

The Association acknowledges that rust is sometimes a factor that leads to replacement of a panel. If a panel is rusted through to the outside skin of the door, it will be replaced, however discoloration due to rust in and of itself is not a criteria for replacement.

As originally installed, single skin doors are the replacement style for two car garages. If a co-owner with a two car garage wishes to upgrade to a double skin door, they may do so at their own expense; however, any repair or replacement of the door is the responsibility of the Association will be addressed as if the door was a single skin door.