

**The PROPRIETORS, STRATA PLAN 146 - TROPICAL HAVEN  
("The Strata Corporation")**

**EXTERIOR MODIFICATION REQUEST - FRONT DOOR**

As per Tropical Haven Strata 146 Plan, replacement of doors and windows are the responsibility of the owner, and are not covered by strata fees. In addition, high standards and uniformity to exterior property is required to maintain the continued value of each owner's property. As such, modifications that affect the Exterior Strata Lot such as doors and windows require the written approval of the Executive Committee as per Strata 146 Bylaws:

*Proprietors Obligations / 33.11 A proprietor shall not make any external alterations in the Strata Lot without the approval in writing of the Corporation to the plans and specifications thereof and make such alterations only in accordance with such plans and specifications when approved.*

**Current Strata 146 guidelines for front door includes:**

**Product Details for Front Doors**

Our main point of contact at ALT is Dian Mc Laughlin, Sales Representative. Any sales rep should be able to help, let them know there is a yellow file in the Sales Office Titled "Tropical Haven Strata 146" that has all the details.

Direct Tel: 814 6221

Mobile Tel: 326-4896

Email: Dian.McLaughlin@ALThompson.com

**Installation Guidelines for Front Doors**

Installation must be completed by a licensed contractor. ALT's preferred vendor for door and window installation is 3D Cayman Ltd / Humphrey Henry, who is certified in installing doors and PGT windows and works closely with ALT.

Phone/whatsapp: 326-3283

Email: hhumphery4@gmail.com

Owners should request approval by submitting a Strata Lot Modification Window and Patio Door form, below, substantiated by photos, plans and/or quotes.

- Door, paint, hardware and framing to be replaced and maintained to match the following visual criteria:



- Door must be “fanlite” style, size 3/0 x 6/8 available prehung and carried in stock at ALTs and other vendors. Available prehung in fiberglass (lookup code FANFGPH6068LHOS). When ordering, confirm it’s left hand out swing, with 2 bore holes (one for handle, one for deadbolt), with stainless steel hinges
- Door hardware must be in brushed nickel finish situated on left exterior of door
- Door can open inward or outward. Hinges (3) to be stainless steel finish, not painted, on right exterior side of door
- Door trim, door front, exterior fanlight edging, and door edges to be painted in “Tin Lizzie” exterior paint, satin finish. Available exclusively from Paint Pros, 949-7767 / [info@paintpros.ky](mailto:info@paintpros.ky) / 81 Industrial Way. 2 coats of paint minimum, no paint on glass, hinges, fixtures, floor, or walls <https://www.paintpros.ky/contact-us>. Should any damage occur to the paint of the building, the details for building wall paint is: “Quietude” with same additional details from above.
- Numbering to be black “Hillman Group “Distinctions 4 inch” numbering line, available at ALT. Numbering to be centered and placed under fanlight.



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Owners should request approval by submitting a Strata Lot Modification Front Door form, below, substantiated by photos, plans, item numbers, and/or quotes.

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**Directions:**

1. Fill in requested information.
2. Attach additional required material.
3. Sign Form
4. Submit to Strata Manager in person or by email

Date Submitted:	
Unit Number:	
Owner's Name(s):	
Mailing Address:	
Email:	
Phone:	

<b>A.</b>	<b>Name and Contact Number of Contractor / Installer</b>	
<b>B</b>	<b>Contractor License Number (attach copy of license to application)</b>	
<b>C.</b>	<b>Approximate anticipated start date of modification:</b>	
<b>D.</b>	<b>Required attachments: Please attach copies of quotes and plans, that scope of work, item number, and photos of replacement door. Also include door material (fibreglass or steel)</b>	

**D. UNIT OWNER’S AGREEMENT**

I have read or otherwise understand the By-laws and Rules and Regulations of The Proprietors, Strata Plan #146 and agree to abide by them. I understand and, in return for approval if granted, I agree to be responsible for and swear to the following:

- For all costs arising from the installation, and continued maintenance, and repair, of front door and trim
- To comply with conditions of approval (if any) by the Executive Committee of the Strata Corporation;
- To notify Strata Manager within 7 days of completion of project for inspection and final approval, and to make any required modifications to align with above guidelines, within 7 days.
- For all injury, damage, or losses including attorney’s fees caused to the Common Property, strata lot, or person as a result of this undertaking.

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Unit Owner Signature

Date

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Unit Owner Name (Printed)

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APPROVED BY EXECUTIVE COMMITTEE AS SUBMITTED WITH NO ADDITIONAL CONDITIONS

APPROVED BY THE EXECUTIVE COMMITTEE SUBJECT TO THE FOLLOWING CONDITIONS:

DENIED, INSUFFICIENT INFORMATION. Resubmit requested information along with your application for. Be sure to include the following:

DENIED, for the following reasons:

By:

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Executive Committee

Date

Policy implemented: June, 2021