

Exterior Door Standards

Courtyard Homes Association Inc.
aka Spoonbill Landings

Homeowners installing a new door must submit an Architectural Review Request for approval prior to beginning any work. Proposals should contain enough detail to enable the Committee to determine its conformity to the established standard. All new doors must meet or exceed the Miami-Dade impact standards, require a building permit from the City of Bradenton and must be installed following manufacturer's specifications.

1. Garage Doors:

All garage doors must have vents in the lower panel matching the pattern on the street. Garage doors must be painted Mortar Gray following manufacturer's painting instructions to avoid loss of warranty. Clopay, the manufacturer of the garage doors, no longer makes a panel that matches the original garage doors. Therefore, if a panel in an original garage door is damaged, the entire door will need to be replaced. The recommended installer is D & D Garage Doors. You can reach Mark Hankins, our local sales person, on his cell phone by calling 941-376-8989.

Two-Car Garage Door

Clopay 73W6000019 73W6 16.2' X 7' T raised panel, white, non-insulated door, bottom panel has 8 vents, impact-rated +36/-42 psf design load (as of 05/2023).



One-Car Garage Door

Clopay 73W6 9' x 7' raised panel, white, non-insulated door, bottom panel has 4 vents, impact-rated +38/-44 psf design load (as of 05/2023).



2. Entry Doors



Garage Service Door

The door to the garage must be fire and impact-rated, six panels, 3'0" x 6'8" door, painted Mortar Gray. Stainless steel hinges are recommended to avoid rust.

Unit Front Door

The front door must be impact-rated, six panels, 3'0" x 6'8" door, painted Mortar Gray. Fibreglass doors are recommended.



Storm Door

A white, full view storm door may be installed. No decorative grill work or glass etching allowed. This door has a full glass plus a retractable screen. Home Depot sells an Andersen 2000 Series White Universal Full View Retractable Aluminium Storm Door. Lowe's sells a Larson Tradewinds Selection White Full View Retractable Screen Storm Door.

