

GARAGE DOOR POLICY

CC&R Article 5, Sections 5.17 and 5.25

As of June 25th, 2025

1. Who is responsible for maintaining the garage door panels?

The Kierland Greens Condominium Council of Co-Owners (HOA) is responsible for the garage door panels (including metal frame) and exterior wood frames as part of the exterior component of the buildings.



2. Who is responsible for maintaining the garage door opening hardware?

Unit owners are responsible for maintaining the operating mechanisms of the garage doors, including opening motors, rails, large door spring, and all other hardware.



3. Who pays for the repair costs?

The HOA will cover the costs for the maintenance, repair and replacement of the garage door panels (and metal frames) and exterior wood frames, (excluding damage or repairs that are due to the negligence of the owner or tenant). If there is negligence, then the repair costs will be billed to the owner of the unit. Owners are to pay for any repair costs to the interior large garage door spring, the opener mechanism and interior wood door frame.

Garage door panels and exterior wood frames are considered Limited Common Elements (“LCE’s”) because they are part of the condominiums that benefit all the Unit Owners (as a part of the aesthetics of the community). As such, the HOA is obligated to maintain the panels. Having the responsibility to maintain the garage door panels provides the HOA with greater control over the uniformity of appearance of the complex. Unit Owners are obligated to cooperate with the HOA to provide access to the garage doors to effectuate the repairs/replacements of the garage door panels pursuant to Article V, Section 5.17.3 and 5.25 of the Declaration.