

**Auburn Community Association**  
**Front Door Latch and Lock Set Replacement Hardware Rule**  
**Adopted September 29, 2011**

**Background.** Some Auburn owners must (because of mechanical failure) or may desire (perhaps pursuant to lock re-keying) to change some part of or their entire front door latch and lock set hardware. Section 7.18 of the Northpark Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (Northpark CC&Rs) states, inter alia, that “No..... alteration ..... which in any way alters the external appearance of any .....Condominium, from any public or private street, or from any other ..... Condominium ..... is permitted without the prior approval of the Architectural Committee pursuant to Article VIII hereof.” This Northpark CC&R requirement is applicable to the Auburn Community.

Front door latch and lock set hardware changes involving installation of new hardware of the approximate color and physical shape of the originally installed front door hardware only minimally affect the external appearance of the front door. This rule describes front door latch and lock set hardware changes that may be accomplished by the owner without requiring recourse to either the Auburn Community Association (ACA) or the Northpark Maintenance Association (NMA) Architectural Committees.

This rule has been submitted to the NMA Architectural Committee for comment, and the procedures herein have been approved by the NMA.

**Rule Purpose.** This rule provides the following:

- A. Guidance concerning allowable replacement latch and lock set hardware within Auburn, and without Architectural Committee approval.
  
- B. When changes to front door latch and lock set hardware do not comply with this rule, the change will require prior Architectural Committee approval. The NMA “Property Improvement Form” (including its enclosures) must be submitted by the owner to the NMA Architectural Committee via the ACA Architectural Committee, and in accordance with the Northpark CC&Rs.

**Allowable Front Door Latch and Lock Set Hardware Description.**

A. **Size, shape, and style** – replacement front door latch and lock set hardware shall use existing originally installed door holes, and shall have the approximate footprint and shape as the originally installed latch and lock set hardware. Alternately, Keypad and other usual electronic locksets are allowed as long as the color and general architectural style match. See table below for acceptable styles and pages 3-5 for visual style matches.

Style	ALLOWED	NOT ALLOWED
Italian	X	
French	X	
Spanish	X	
Monterey	X	
Modern		X
Contemporary		X

B. **Color** – replacement front door latch and lock set hardware shall approximate the same finish and color as the originally installed hardware; dull and near flat. Dark antique finishes are allowed. Bright colored shiny hardware finishes shall not be used in total or in part, like chrome, aluminum and stainless steel for instance. See table below for finishes that are Allowed and Not Allowed. See pages 3 and 4 for typical matches to color.

FINISH	ALLOWED	NOT ALLOWED
Aged Bronze/Venetian Bronze	X	
Oil-Rubbed Bronze (Original)	X	
Iron Black	X	
Rustic Bronze	X	
Antique Brass	X	
Antique Pewter		X
Satin Chrome		X
Bright Brass/ Polished Brass		X
Satin Nickel/ Antique Nickel		X
Bright Chrome/ Polished Chrome		X
Stainless Steel		X
Rustic Pewter		X

NOTE: Color descriptions are from Schlage and Kwikset lock companies and are viewable at the local home center or via the internet at [www.schlage.com](http://www.schlage.com) or [www.kwikset.com](http://www.kwikset.com). This is not an endorsement of either company.

C. **Other restrictions:** There is no restriction as to the replacement front door latch and lock set hardware manufacturer, model, or exact finish except as noted above.

**Owner responsibilities.**

A. Cost associated with replacement front door latch and lock set hardware costs, and its installation, are the sole responsibility of the condominium owner.

B. Costs associated with removal and repairs that may be required because of an owner’s installation of non-compliant front door latch and lock set hardware are the sole responsibility of the condominium owner.





