

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

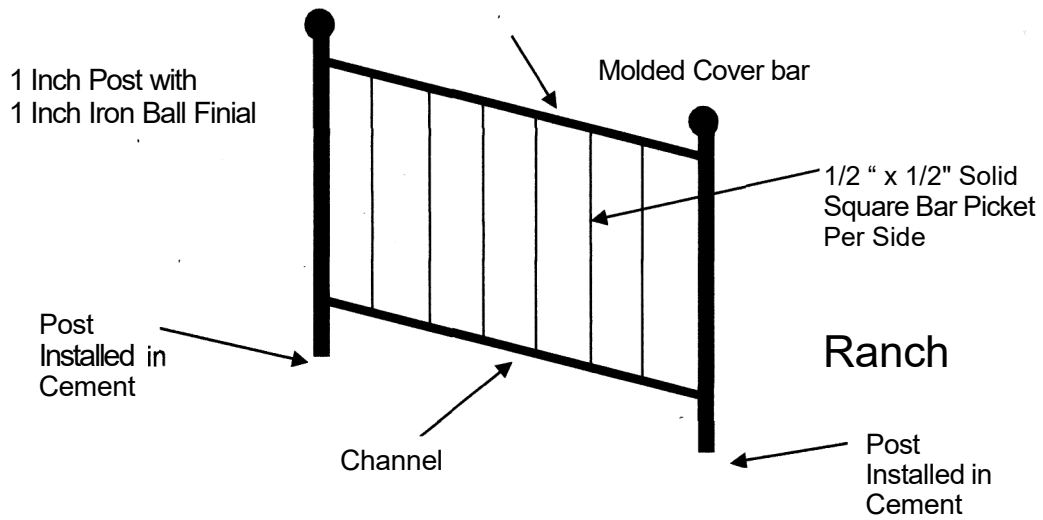
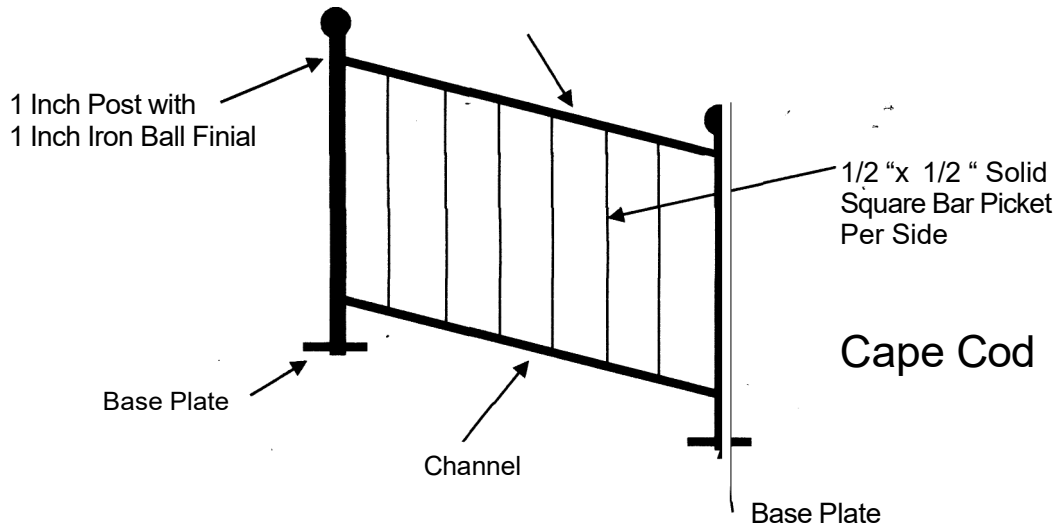
POLICY NUMBER: MRC031
**POLICY TITLE: ORNAMENTAL OUTDOOR STAIRWAY
RAILINGS**
POLICY ADOPTED: 4/19/ 2010
LAST REVIEWED: 2/19/2018; 11/1/2022
POLICY REVISED: 4/26/2015; 1/18/2020; 4/18/2022

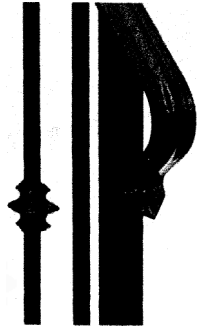
POLICY STATEMENT:

1. This policy allows co-owners to install and maintain ornamental outdoor stairway railings. This is the only type of railing allowed. Grab bars are not allowed. This policy, MRC031, replaces MRC031A and MRC031B.
2. The railing must be wrought iron in a black powder coat finish.
3. **Railing specifications:**
 - A. Approximately 16 pickets ½ inch by ½ inch solid square bar
 - B. 1 inch posts
 - C. ½ inch x 1 inch channel, top and bottom
 - D. 1 ¾ inch molded cover bar
 - E. Posts will be secured with base plate and concrete hardware
 - F. Posts will be sealed at bottom to prevent moisture
 - G. Color – Powder coated black with base coat.
4. Top rail may be smooth, or can include square or 1 inch ball finials. Posts must be straight, but pickets can include design options. **The attached policy drawings illustrate approved design options.**
5. **If, for any reason, the Association must remove the railing, re-installation is a co-owner responsibility. All maintenance is the responsibility of the co-owner.**
6. Two companies that are able to fabricate and install these railings are the Iron Barn in Lapeer MI (810-358-0010) and Scotts Iron Works in Hazel Park MI (248-548-2822).
 7. A Modification Request must be submitted and approved prior to the installation. If the design does not correspond to the drawings in this policy, an illustration of the proposed design must be included with the Modification Request.
8. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit,

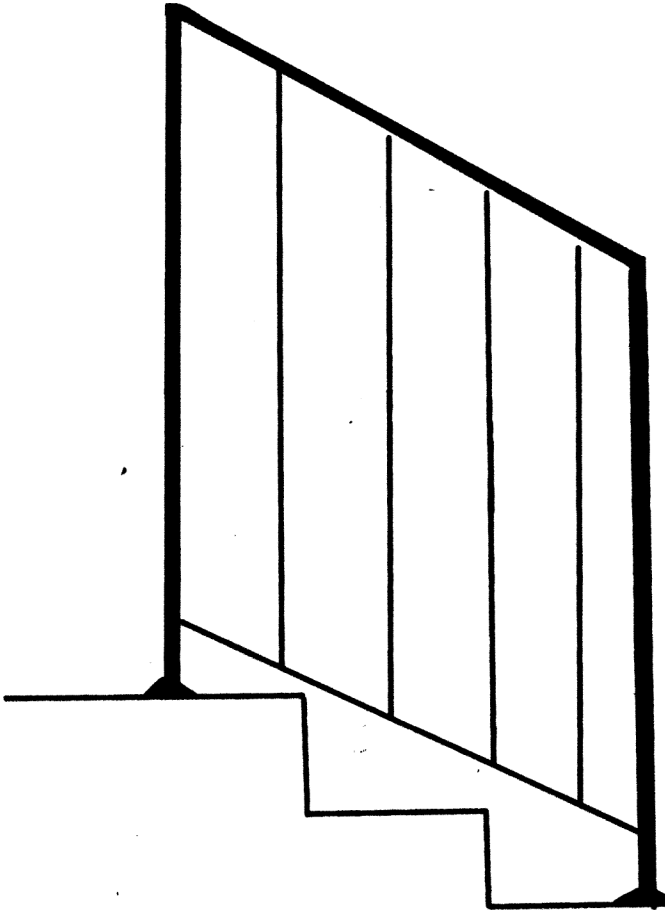
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Molded Cover Bar





Pickets



Tops

