

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC041
POLICY TITLE: PORCH MAINTENANCE AND STEP REPLACEMENT
ADOPTED: 11/21/2016
POLICY REVIEWED: 6/23/2021; 11/1/2022
POLICY REVISED: 7/16/2021; 01/24/2025

Enclosed Porch Maintenance: The exterior of enclosed porches, unless covered with vinyl, must be maintained by painting, which must match the trim color of the unit.

Enclosed Porch Exterior Step: Co-owners may at any time replace the wooden step(s) off an at-grade, enclosed ranch porch with a stone step(s) that meets the City code and is compliant with design/construction guidelines. If wooden step(s) have deteriorated or become unsafe, they may be replaced with a stone step, or a composite material step.

1. The step(s) shall be 4 feet wide with 12-inch step tread parallel to grade level.
2. The step height (rise) cannot exceed 7.5 inches.

See attached illustration for single or double step options.

The Co-owner shall also comply with the following requirements:

1. A detailed drawing shall be submitted with the modification request. The step shall be professionally installed by a licensed and insured contractor. Co-owner may want to use an ICPI (International Concrete Paver Institute) certified contractor for stone step(s).

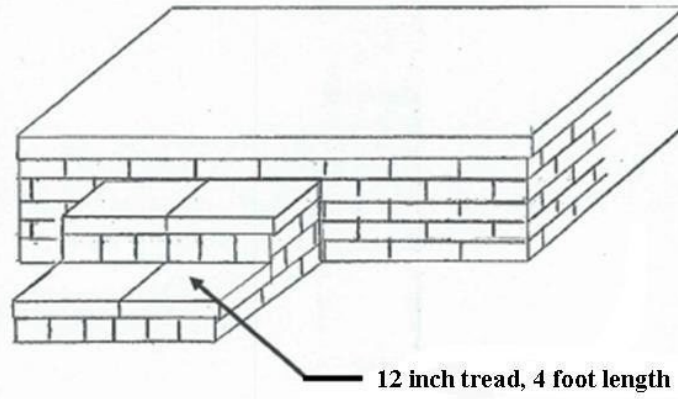
NOTE: The co-owner shall provide the contractor with a copy of this policy and the drawings specific to their unit.

2. Deviations from the design/construction guidelines require board approval.
3. The co-owner is responsible for the wooden step removal and any repairs to Commons Area or infrastructure resulting from the removal.
4. The co-owner is responsible for step maintenance.
5. Sprinkler heads that interfere with the step construction shall be moved at the co-owner's expense and approved by the Board.
6. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.

NOTE: Co-owners must submit a MODIFICATION REQUEST FORM, a MODIFICATION AND ALTERATION AGREEMENT, and detailed drawings to the Management Company. Board APPROVAL must be obtained PRIOR to having this work started.

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Option One: Enclosed Porch Steps



Option Two: Enclosed Porch Step

