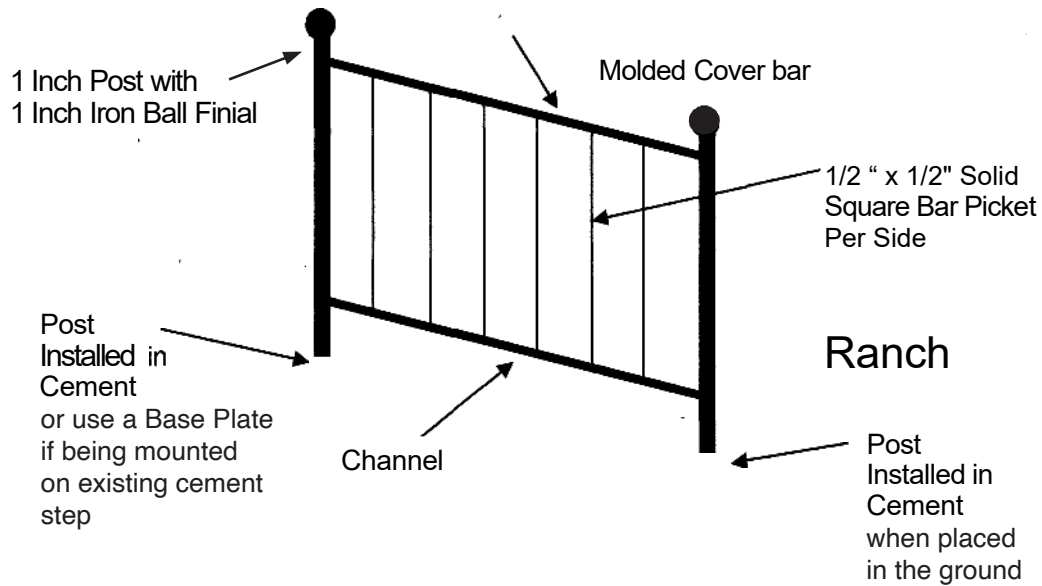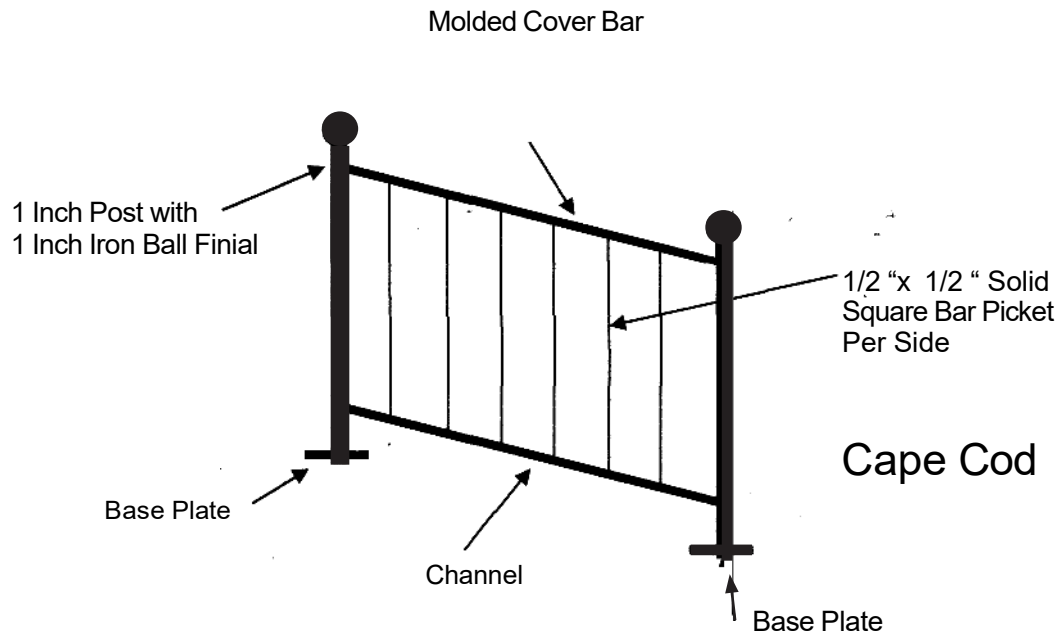# MAPLE RIDGE CREEK VILLAGE
CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC031
POLICY TITLE: ORNAMENTAL OUTDOOR STAIRWAY
                      RAILINGS
POLICY ADOPTED: 4/19/ 2010
LAST REVIEWED: 2/19/2018; 11/1/2022; 4/15/2025
POLICY REVISED: 4/26/2015; 1/18/2020; 4/18/2022; 5/2/2025

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, and 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 requires removal of the railing, both the removal and re-installation are a co-owner responsibility. All maintenance is the responsibility of the co-owner.**

6.   Two suggested companies that are able to fabricate and install these railings are the Iron Barn, Lapeer, MI (810-358-0010) and Iron Masters Ironworks, Warren MI (586-427-7796).

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,

MAPLE RIDGE CREEK VILLAGE
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Molded Cover Bar

1 Inch Post with
1 Inch Iron Ball Finial

1/2 "x 1/2 " Solid
Square Bar Picket
Per Side

Cape Cod

Base Plate

Channel

Base Plate

1 Inch Post with
1 Inch Iron Ball Finial

Molded Cover bar

1/2 " x 1/2" Solid
Square Bar Picket
Per Side

Post
Installed in
Cement
or use a Base Plate
if being mounted
on existing cement
step

Ranch

Channel

Post
Installed in
Cement
when placed
in the ground

Pickets

Tops