

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

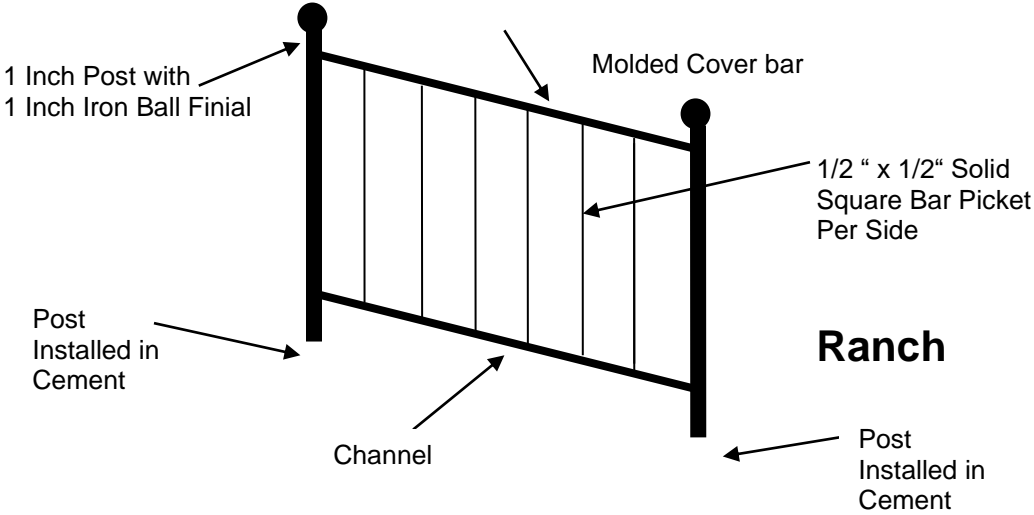
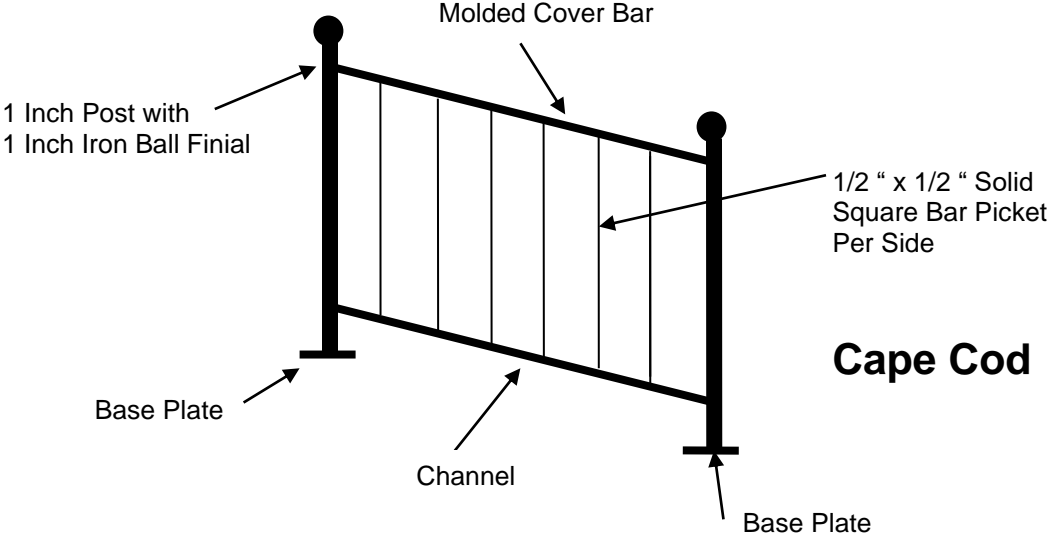
POLICY NUMBER: MRC031
**POLICY TITLE: ORNAMENTAL OUTDOOR STAIRWAY
RAILINGS**
POLICY ADOPTED: APRIL 19, 2010
LAST REVIEWED: FEBRUARY 19, 2018
POLICY REVISED: APRIL 26, 2015, JANUARY 18, 2020

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 Iron Barn of Lapeer, MI (989-795-2112), theironbarn@tds.net has prepared designs for cape and ranch units. (Note the attached drawings that must be matched if another vendor is used.)
3. **Cape Cod wrought iron railing specifications:**
 - A. Approximately 16 pickets ½ inch by ½ inch solid square bar
 - B. 4 – 1 inch posts with 1 inch ball
 - C. ½ inch x 1 inch channel, top and bottom
 - D. 1 ¾ inch deluxe 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. **Ranch wrought iron railing specifications:**
 - A. Approximately 16 pickets ½ inch by ½ inch solid square bar
 - B. 4 – 1 inch posts with 1 inch ball
 - C. ½ inch x 1 inch channel, top and bottom
 - D. 1 ¾ inch deluxe 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
 - H. 2 posts installed into concrete form
5. If for any reason the Association must remove the railing, re-installation is the responsibility of the co-owner. All maintenance is a co-owner responsibility.

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6. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.



The Iron Barn
6823 N. Lapeer Rd. (M-24)
Fostoria, MI 48435
989 795 2112

***NOTE: Co-owners must submit a *Modification Request Form* to the Management Company and have *APPROVAL PRIOR* to having the work started.**