

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC008 B
POLICY TITLE: STONE STEPS OFF ENCLOSED PORCH
POLICY ADOPTED: November 21, 2016
POLICY REVIEWED: JUNE 23, 2021
POLICY REVISED: JULY 16, 2021

Co-owners may replace the wooden step(s) off an enclosed ranch porch with a stone step(s) that meets the City code and is compliant with design/construction guidelines. Reference the design features and the design layout sheet labeled illustrations for MRC Policies 029A and 029B.

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

See Illustration.

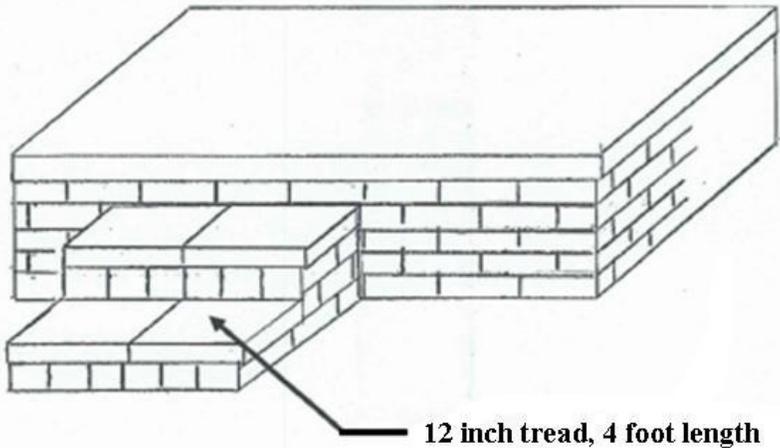
The Co-owner shall also comply with the following requirements:

1. A detailed drawing shall be submitted with the modification request.
2. The stone step shall be professionally installed by a licensed and ensured contractor. Owner may want to use an ICPI (International Concrete Paver Institute) certified contractor.
3. The co-owner shall provide the contractor with a copy of this policy and the drawings specific to their unit.
4. Deviations from the design/construction guidelines require board approval.
5. The co-owner is responsible for the wooden step removal and any repairs resulting from that removal.
6. The co-owner is responsible for step maintenance.
7. Sprinkler heads that interfere with the step construction shall be moved at the coowner's expense and approved by the irrigation committee.
8. 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. APPROVAL must be obtained PRIOR to having this work started.

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Option One: Enclosed Porch Steps



Option Two: Enclosed Porch Step

