

# **Stony Ridge Condominium Association Policy Statement**

**Policy Title:** Front Porch Railing

**Policy Adopted:** February 2019

## **Policy Statement and Front Porch Railing Requirements:**

1. New Front Porch Railings: The co-owner is responsible to ensure that a new railing installation complies with all State and City Building Codes. Before installing a front porch railing the co-owner must receive the prior approval for the requested front porch railing from the Board of Directors by submitting the required modification documents. Submit the modification request to the Association's Management Company. Modification documents include a completed Modification Request and Detailed Design Drawings. Approval of the Modification Request must be obtained before any work is started. The approved modification form will be recorded on the title to the Condominium Unit and registered with Oakland County; and the fees for recording the title will be charged to the Unit owner. The front porch railing must meet the following specifications:
  - a. The railing must be black in color.
  - b. The railing must be made of steel or wrought iron.
  - c. The railing appearance must be identical/consistent with the appearance of other railings in the community. See attached pictures for specific example of existing railings. Special attention should be noted for the type of railing spindles, top and end of railing to ensure consistency within the community.
  - d. The railing must be on both sides of the porch, steps and walk way to the porch and be at least 36 inches apart along the steps and walkway.

- e. The railing must start within 18 inches before the first step leading to the front porch.
- f. The railing of the porch maybe attached to the outside brick walls of the Unit above the porch floor and the railing post maybe attached to the cement floor of the porch.
- g. The railing post along the steps and walkway must be attached to an in-ground anchoring structure (i.e. cement foundation) and may **not be** attached to the steps or walkway. See the attached pictures below for the allowed installation of the railing post along the steps and walkway.
- h. The unit owner is responsible to ensure the railing is safe for use, is of sound structure and securely attached to the building, porch and any in ground supporting structures.

2. Maintenance and Color: Front Porch Railings must be maintained by the co-owner to maintain an appearance that is consistent with the community's overall appearance. The Association reserves the right to determine when the condition or appearance of the front porch railing requires maintenance or replacement by the co-owner. The front porch railings appearance is to be maintained by using metal paint products specifically designed and manufactured for painting metal. The unit owner is responsible to ensure that the railing is safe for use, is of sound structure and securely attached to the building, porch, and any in ground supporting structures.
3. Railing Modifications: Before making any modifications to a front porch railing the co-owner must receive the prior approval of the requested modifications from the Board of Directors by submitting the required modification documents. Modification documents include a completed Modification Request and Detailed Design Drawings. Approval of the Modification Request must be obtained before any

work is started. The approved modification form will be recorded on the title to the Condominium Unit and registered with Oakland County; and the fees for recording the title will be charged to the Unit owner.

4. Railing Replacement: Before replacing an existing railing, the co-owner must receive the prior approval for the requested replacement railing from the Board of Directors by submitting the required modification documents. Modification documents include a completed Modification Request and Detailed Design Drawings. Approval of the Modification Request must be obtained before any work is started. The approved modification form will be recorded on the title to the Condominium Unit and registered with Oakland County; and the fees for recording the title will be charged to the Unit owner. The replacement of an railing must be identical to the existing railing must comply with all existing City and State building codes:



Curved end of top railing

Square Spindle

