

Maple Forest Porch Railing Guidelines

This set of guidelines is intended to address the approval process, initial installation, use and maintenance of front porch railings. This is a safety concern that requires the association to ensure that you the co-owner has installed a secure railing. Litigation against the association, for a faulty railing, is a cost that we all bare collectively and therefore it is in your best interest to provide a safe means of assistance for those climbing the porch stairs

Porch railings installed prior to the approval of these guideline (June 2021) will be grandfathered so long as the existing railing is securely attached and poses no danger to the user. If found by the BOD (Board of Directors) to be inferior in any way the existing railing must be removed, concrete drilled holes patched and new railing installed per this guideline.

Installation Requirements

- Railing must be free standing and not be attached to the building, porch surface or steps.
- Preferred material is pressure treated wood with 4 x 4" posts sunk to at least 30". It is not necessary to set posts in concrete as pea gravel poured around the post will secure it firmly.
- The top of the railing must be a 2" round dowel/bar for easy grabbing.
- If an alternative material is proposed then samples must be submitted along with the securing method to be used that would prevent movement of the base from freeze thaw cycle.

Approval Process

- Your request for approval should be submitted to the management company and include:
 1. The name of the contractor with address, phone number.
 2. A copy of a Workmen's Compensation Certificate and a insurance certificate showing the contractor carries a minimum liability coverage of \$500,000. Contractor must be licensed and bonded.
 3. Complete plan showing detail of posts, railing and position as it relates to porch.
 4. A diagram showing the position of the deck relative to the co-owner's unit and to adjacent units.
 5. Material being used.
 6. A signed (co-owner and contractor) copy of this Maple Forest Deck Guideline.
- The board reply, in writing, will be returned to you by the management company.

I accept the requirements and responsibilities as stated above:

Co-owner Signature: _____ Date: _____

Address: _____

Installation Contractor: _____

Contractor Signature: _____ Date: _____

Address: _____ Phone #: _____

Rules and Regulations
Addendum Document 101.9
Board Approved: June ,2021