

HANDRAIL POLICY

Purpose of Policy

- To provide architectural guidelines for approval of Architecture Requests from homeowners for the installation of handrails.
- To provide standardization of the appearance of handrails in Cluster IV
- To accommodate temporary or permanent needs by homeowners for handrails to assist in their use of the main entry and exit walkway to/from their units.
- To define the responsibilities of homeowners who wish to install handrails.
- To identify actions that the Board of Directors may need to take relative to handrails.

Major Items in this Policy

1. Architectural Request Form

- Any installation of handrails requires submission of and approval of an Architectural Request form.
- The form should also contain a statement by the requestor that they have read, understood and will comply with this policy.

2. Selection and Installation of Handrails

The following is provided to help standardize the architecture and appearance of handrails throughout Cluster IV

- Color – Black
- Construction Material – Aluminum
- Style – Needs to conform to the picture available from the Architectural Committee. The picture shows a simple post and rail structure. Sections may be between four and six feet lengths depending on the walkway. Posts should be provided for each length as needed.
- Holes for posts must be drilled in the walkway and attached with four cement pins.
- Railings are to be placed on the left side (when facing the unit) of the walkway.
- The owner is responsible for any damage caused by the installation, repair, maintenance or removal of the handrail. The owner is also responsible for any liability attributed to the handrail.
- If an owner lists their property with a handrail, he must inform the potential buyer that they have the option, whether or not, to keep it. If the buyer does not wish to retain the handrail, the seller is obligated to remove it.

3. Maintenance or Replacement of Handrails

- Handrails are to be maintained or replaced by the homeowner and at the homeowner's expense. This includes the following:
 - Painting
 - Appearance
 - Structural soundness and stability

4. Removal of Handrails

- If handrail is to be removed, it will be at the owner's expense. In addition, repairs to the concrete walkway need to be made when the removal occurs. The exterior area needs to be returned to the condition prior to installation.

5. The board of the Cluster Homes Unit IV Association, Inc., reserves the right to make the following determination:

- Removal of the handrail is required due to non-compliance with this policy.

