

SIDEWALK/STEP PAINT POLICY

Purpose of Policy

- To provide architectural guidelines for approval of Architecture Requests from homeowners to paint the leading edge of the steps leading to their homes. This would be specifically for persons who have visual impairments that require a visual means of identifying the leading edge of the step.
- To provide standardization of the appearance of steps in Cluster IV
- To accommodate temporary or permanent needs by homeowners for the painted leading edge of the step used as the main entry/exit walkway to/from their homes.
- To define the responsibilities of homeowners who wish to paint the leading edge of the steps leading to/from their home.
- To identify actions that the Board of Directors may need to take relative to the painted steps.
- Changing the original appearance of sidewalks or steps will only be permitted within the confines of this policy.

Major Items in this Policy

1. Architectural Request Form
 - Anyone wishing to paint the leading edge of their steps must submit an architectural request form and have it approved by the Board.
 - The form should also contain a statement by the requestor that they have read, understood and will comply with this policy.
2. Medical Necessity
 - Approval to paint the leading edge of the steps leading to the home will be based on medical necessity.
 - A statement of medical necessity needs to be included with the architectural request.
3. Selection and Application of the Paint to the Leading Edge of the Steps

The following is provided to help standardize the architecture and appearance of painted leading edges of the steps throughout Cluster IV

 - Color of Paint– Yellow – to be provided by the Cluster IV's Management Company. In order to maintain consistency of the yellow color, only paint from the Cluster IV's Management Company will be acceptable.
 - Width of the Paint Stripe – The width of the paint stripe shall be no more and no less than 4 inches and should be the full width of the top of the step.
 - The homeowner is responsible for any liability attributed to the painting of the leading edge of the step.
4. Maintenance or Removal of the Paint Stripe
 - The paint stripe is to be removed by the homeowner and at the homeowner's expense. The step/walkway needs to be returned to the condition prior to the application of the paint stripe.
 - The following are reasons for removal of the paint stripe:
 - When the medical necessity no longer exists
 - When the unit is sold and the current occupant requirement will no longer exist.
 - When occupant(s) with the medical necessity are no longer resident in the unit.
5. The Board of Directors for the Cluster Homes Unit IV Association, Inc., reserves the right to make the following determination:

- Maintenance or removal of the paint stripe
- Medical necessity needs to be reestablished by the homeowner
- Removal of the paint stripe due to non-compliance with this policy