

APPENDIX I

Windsor Park, A VILLAGE OF POLO-RUN HOA

EXTERIOR STAIR RAILING RESOLUTION

2023-001

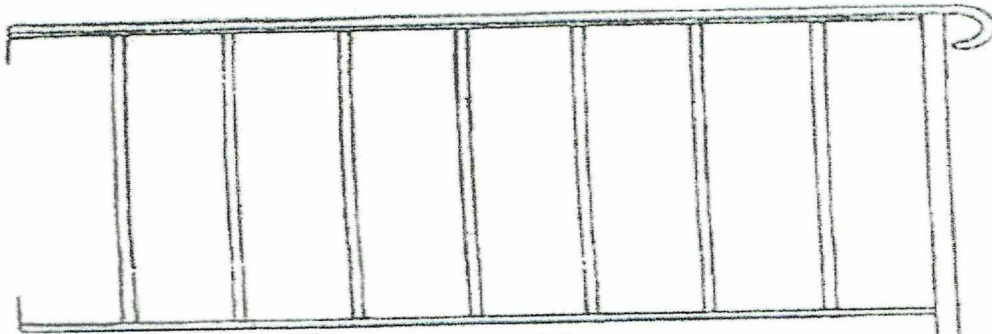
Whereas; the Board of Directors of Windsor Park, a Village of Polo run (Windsor Park) are charged with the responsibility of interpreting and administering the Windsor Park Governing Documents and providing for a safe, reasonably uniform property and,

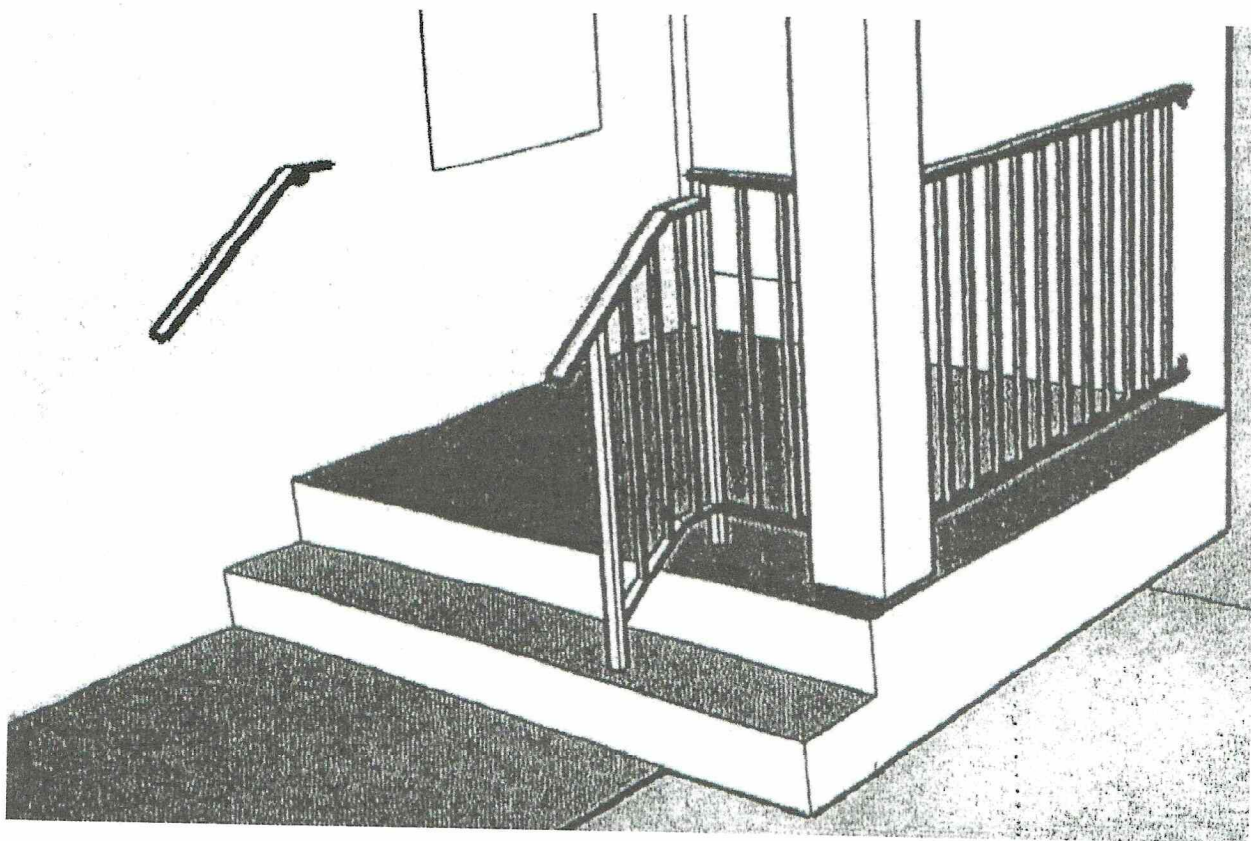
Whereas; Requests from homeowners to install exterior stair railings at front porches have been submitted to the Board and more requests will inevitably come in the future. Therefore, creating an approved specific style and structure of a railing was deemed necessary, the Windsor Park Board of Directors to hereby resolve;

Wrought Iron Railings (additional materials/configurations are subject to the architectural committee review) may be installed on the steps leading up to the front door of Windsor Park Homes, providing that the following provisions are followed:

- 1) Railing must be wrought iron in a simple design and construction. (See below),
- 2) Color must be white, black, or matching the trim.
- 3) A railing may be installed on either or both sides of the steps, but not in the center due to size limitations (ADA current requirements are that there must be **at least 36 inches** of space between the two railings to allow wheelchairs and people to pass through. The railing must be **34-38 inches high**).
- 4) An architectural request is required prior to installing a railing.
- 5) The railing should be attached at the top to a column if possible. The lower post can be placed in the ground or if necessary, the walk can be core-drilled, and the post installed with epoxy. cement.
- 6) Posts must be anchored into the ground or through the concrete, not surface mounted.
- 7) A photo of the approved railing style is attached for reference. (See below)
- 8) Future maintenance of the railing will be the Owner's or subsequent Owner's responsibility.
- 9) Damage caused by the attachment is the responsibility of the homeowner – for example, holes in siding, rot/water damage caused by holes, concrete damage, break off, splits, cracks, erosion, rust marks, etc.

The Windsor Park Board of Directors attest to this Resolution on this 10th day of Oct. 2024





A. SHEZRON *[Signature]*
Aharon Chezrony, President

[Signature]

Tracy Shepard, Secretary