

**Handicap Access  
Policy Resolution 31**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following policy on handicap access:

1. The Fitness Center, Patio and Pool areas are handicap accessible via the Clubhouse entrance. Disabled residents needing handicap access to these areas can obtain a key to the Clubhouse. To request a key, send a written request to the Property Manager. The Unit Owner will be required to acknowledge receipt of the key in writing.
2. Although a ramp installed at a private residence typically is not obligated to meet ADA accessibility guidelines, unit owners can make entrance to their units ADA accessible by installing an ADA compliant ramp at the doorway in the garage. This doorway entrance has a four inch rise. The Ramp Incline chart (below) shows the ramps that may be used at the height (4 inches).

**Ramp Incline at 4 Inches**

2 Foot	9.6 degrees
3 Foot	6.4 degrees
4 Foot	4.8 degrees (See Note 1.)
5 Foot	3.8 degrees
6 Foot	3.2 degrees
7 Foot	2.7 degrees
8 Foot	2.4 degrees
9 Foot	2.1 degrees
10 Foot	1.9 degrees

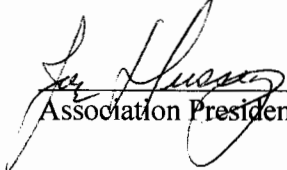
- Notes:**
1. The ADA recommends a 1:12 slope (12-inches of ramp to one inch rise, or 4.8 degrees).
  2. Vendors sell ramps, with optional handrails, that comply with ADA specifications and offer quick and convenient installation and removal. Several vendors even offer suitcase ramps that are compact and portable. Ramps installed at the doorway in the garage do not require Association approval or a building permit.
  3. An exterior ADA compliant concrete ramp can be installed with prior board approval. Refer to Policy Resolutions 24 (Unit Alteration/Modification) and 32 (Access Ramps).
  4. If a ramp is installed without prior approval, the Unit Owner may be charged an enforcement assessment in the amount of up to \$50.00 per day and the expense to remove the ramp and restore the site to its original condition will be charged to the Unit Owner.

5. The Unit Owner shall be responsible for all costs associated with the installation and maintenance of the ramp, including but not limited to costs for:
- Repairs for damage to any property caused by the installation or maintenance of the ramp.
  - Payment of medical expenses incurred by any person(s) injured by the ramp installation, maintenance, or use.
  - Restoration of the installation site to its original condition upon removal of the ramp when an owner sells the unit, unless the new owner accepts, in writing, responsibility for the ramp.
6. The Association will not be held responsible for any damage to the ramp.
7. Installation of an exterior ramp shall signify the acceptance of all the conditions and stipulations as outlined herein.

THE WOOD AT POLARIS CONDOMINIUM  
ASSOCIATION, INC.

This resolution, Policy Resolution 31, was adopted at a meeting of the Board held on January 13, 2009 with the directors voting as indicated below:

<b>Director</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Joe Hussey	✓	—	—	—
Tom Pritchard	✓	—	—	—
Tara Logan	✓	—	—	—
Pat Davis	✓	—	—	—
Don Cavote	✓	—	—	—
Dick Bollinger	✓	—	—	—

  
\_\_\_\_\_  
Association President

  
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Association Secretary