

**Exterior Step Handrails  
Policy Resolution 35**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following policy for the installation of exterior step handrails:

1. As required by existing code, step handrails are installed at all units with three or more exterior steps. The Association is responsible for the maintenance and repair of these existing handrails.
2. To meet the needs of elderly and disabled visitors, owners with units that have only one or two steps can, at the unit owners expense, install a step handrail that matches the design, color and quality of the existing handrails.
3. Before installing an exterior handrail, unit owners must receive Board approval for an exterior modification to the unit. Refer to Policy Resolution 24, Unit Alteration/Modification.
4. All exterior handrails shall be professionally installed and comply with the following:
  - Material: Mild Steel.
  - Top Rail: 1 3/4" High crown molding with a "lamb's tongue" extending beyond each end post.
  - Bottom Rail: 1/8" x 1/2" x 1" channel placed 4" above the center of the step tread.
  - Posts: 1" square plain solid stock installed into masonry.
  - Baluster: 1/2" square plain solid stock spread 4" center to center.
  - Height: 36"
  - Finish: Painted – Sherman Williams Exterior Wrought Iron Black
3. The following vendor has been pre-approved by the Board of Directors:
  - VanDyke Custom Iron Inc.
  - 311 Outerbelt Street
  - Columbus, Ohio 43213
  - Tel. (614) 860-9300

When contacting VanDyke Custom Iron be sure to indicate your unit is located at The Woods of Polaris Condominiums. The existing handrails were installed by VanDyke Custom Iron.

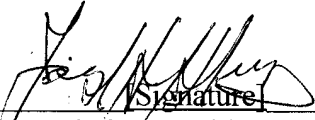
**Note:** The Application for Exterior Alteration/Modification shall include the name, address and phone number of the the vendor that will be doing the installation.
4. Any damage to the owner-installed handrail (whether from snow removal, lawn maintenance, etc.) is NOT the responsibility of the Association or its contractors.
5. Handrails must be maintained in good repair. Damaged handrails must be replaced or removed.

6. Installation of a handrail shall signify the acceptance of all the conditions and stipulations as outlined herein.
7. If a handrail 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 handrail and restore the site to its original condition will be charged to the Unit Owner.

THE WOOD AT POLARIS CONDOMINIUM  
ASSOCIATION, INC.

This resolution, Policy Resolution 35, was adopted at a meeting of the Board held on August 18, 2009 with the directors voting as indicated below:

Director	Yes	No	Abstain	Absent
Joe Hussey	✓	—	—	—
Tom Pritchard	✓	—	—	—
Tara Logan	✓	—	—	—
Pat Davis	✓	—	—	—
Don Cavote	✓	—	—	—
Dick Bollinger	—	—	—	X

  
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Signature  
Association President

  
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Signature  
Association Secretary