**Ridgestone HOA Railing Policy**

Policy for the installation of railings within the Ridgestone Homeowners’ Association properties as adopted on December 27, 2020.

 This policy applies to all railing installation requests for railings to be installed, at the homeowner’s expense, in the front of their unit and on their property leading to or from the primary/front entrance and the sidewalk. This policy is subject to the codes of the City of Snoqualmie and any regulations of the Snoqualmie Ridge master association regarding railings. **NOTE:** This policy deals with only railings installed in the front of a unit. Any homeowner wishing to install railings in the rear of their property must apply to the Ridgestone HOA board before doing so and receive permission as to the style, color, and type of railings that may be installed.

**POLICY:**

1. Any homeowner wishing to install railings along the walkways and steps leading to or from their front entrance MUST apply to the Snoqualmie Ridge master association and the Ridgestone HOA for permission to do so using the approved forms of each association and provide all requested documentation. Permission from BOTH associations is required before any work can begin.

2. Railings are to be a single rail with 1.5" round top rails, 1.5" square posts and 1/2" connecting spindles. (Please see the example installed in the common area at the curve of Jeffs St. and Merritt Ave.)

3. A powder coat material (as manufactured by Cardinal or other suppliers) shall be used and the color will be "Rust Texture T091-BR47". **NOTE:** Texture does refer to the tactile, not the visual quality of the finish.

4. Vertical or horizontal pickets either round or square, are NOT permitted except for instances where they are needed for safety or compliance with City Codes. In absence of City Code requirements, the Ridgestone Board shall have sole discretion, in consultation with the homeowner, in determining if a safety issue is present requiring pickets.

5. All units with existing railings, as installed by the original builder, are “grandfathered” into this policy in their existing style and color. Homeowners are free to maintain their railings and paint them in their existing color or change to "Rust Texture T091-BR47" as part of regular maintenance. However, if the homeowner choses to replace their railings, the new railings must conform to the standards and requirements adopted above.

The above policy has been adopted unanimously by the Board on December 27, 2020 based on the recommendations of the HOA Architectural Committee. The Board reserves the right to amend and/or modify this policy as necessary and will notify the members of the HOA of any policy changes when they are implements.