

**LEISURE VILLAGE WEST ASSOCIATION**  
**Manchester, NJ**

**SPECIFICATION No. 9-1 PORCH RAILING**

**PERMIT REQUIRED**  
**Page 1 of 2**  
**TRUSTEE APPROVED**  
**DATE: March 2, 2007**

**1. SPECIFICATION FOR PORCH RAILING**

Leisure Village West Association reserves the right to grant a permit for a porch railing, based on the determination of the safety factor, of the grade elevation of the existing porch. No permits will be granted for railings to be used for ornamental purposes.

**MATERIAL**

Railing must be constructed of one of the following: white vinyl covered aluminum, painted aluminum or steel, or wrought iron – whichever is applicable to the model/unit group. Wood is not an acceptable material. **(Footnote 1.)**

**DESIGN/STYLE**

Leisure Village West Association reserves the right to establish design/style of railings for each entire model group. The model groups being Encore and Greenery. This will ensure railings are model appropriate, and uniform throughout the entire model group. It is suggested that the model/unit owner, or subsequent owner, inquire about this before arrangements are made for work to be done, and before requesting a permit. **(Footnote 2.)**

**COLOR**

Railing must be the same color as model/unit's trim color. It is the responsibility of the model/unit owner, or subsequent owner, to bring into conformance this specification color.

**DIMENSION & INSTALLATION**

Railing must be **THIRTY-SIX (36) INCHES** in height from porch slab, the concrete floor, to the top of the railing. The bottom edge of the railing must not be more than **FOUR (4) inches** of clearance from porch slab. The requirement for rail openings is that, no opening be large enough to allow a four-inch sphere to pass through. (Uniform Construction Code).

The length of the railing must accommodate the distance to be enclosed. That is, distance from an existing exterior wall or porch post, to another porch post or existing exterior wall. The railing must be mounted in the porch slab, the concrete floor, and must stand free from exterior wall or porch post.

No exterior walls, sidings, or porch posts can be damaged during rail installation, nor can any existing porch posts be **removed**. Damage incurred during installation will be at the expense of the model/unit owner, or subsequent owner.

It is requested that the model/unit owner, or subsequent owner, notify the Physical Plant Division Inspector (name and phone number shown on the face of PERMIT) when railing installation has begun, and again when such work has been completed. The Inspector reserves the right to view all such railing installations during work-in-progress, and upon completion.

It is understood, that the model/unit owner, or subsequent owner, is **RESPONSIBLE** for the maintenance, repair, painting, or replacement of this improvement, and it is **NOT THE RESPONSIBILITY** of Leisure Village West Association.

**INSTALLER**

Railing installation must be made by a qualified contractor or mechanic. Such contractor or mechanic must furnish the Leisure Village West Association office with a **CERTIFICATE OF INSURANCE – BEFORE MODEL/UNIT OWNER, OR SUBSEQUENT OWNER, CAN APPLY FOR A PERMIT, AND BEFORE WORK CAN BEGIN.**

**LEISURE VILLAGE WEST ASSOCIATION**  
**Manchester, NJ**

**SPECIFICATION No. 9-2 -STAIR OR RAMP RAILING**

**PERMIT REQUIRED**

Page 1 of 1

TRUSTEE APPROVED

DATE: March 2, 2007

**2. SPECIFICATION FOR STAIR OR RAMP RAILING**

Leisure Village West Association reserves the right to grant a permit for a stair or ramp railing based on the determination of the safety factor of the grade elevation in question.

**Material**

Railing must be constructed of either painted aluminum or steel, or wrought iron. Wood is not an acceptable material.

**DESIGN/STYLE**

Leisure Village West Association reserves the right to establish design/style for stair or ramp railings. This will ensure design/style will coincide with that currently existing for both applications. It is suggested that the model/unit owner or subsequent owner, inquire about this before arrangements are made for work to be done, and before requesting a permit.

**(Footnote 2-B)**

**COLOR**

Railing must be **BLACK** in color, which is in keeping with such railings currently in use throughout this community. It is the responsibility of the model/unit owner, or subsequent owner, to bring into conformance this specification color.

**DIMENSION & INSTALLATION**

Railing must be **FORTY-TWO (42) inches** in height from base, on which it is to be mounted, to the top of the railing. The bottom edge of the railing must not be more than **FOUR (4) INCHES** of clearance from base mount. The requirement for rail openings is that, no opening be large enough to allow a four-inch sphere to pass through. (Uniform Construction Code).

Railing must accommodate the distance of all stairs in question, or distance of ramp length in question. Both ends of the railing, as well as intervening railing spokes, are to be secured in the base mount to allow for a stable installation. Damage incurred during installation will be at the expense of the model/unit owner, or subsequent owner.

It is requested that the model/unit owner, or subsequent owner, notify the Physical Plant Division Inspector (name and phone number shown on the face of PERMIT) when railing installation has begun, and again when such work has been completed. The Inspector reserves the right to view all such railing installations during work-in-progress, and upon completion.

It is understood, that the model/unit owner, or subsequent owner, is **RESPONSIBLE** for the maintenance, repair, painting, or replacement of this improvement, and it is **NOT THE RESPONSIBILITY** of Leisure Village West Association.

**INSTALLER**

Railing installation must be made by a qualified contractor or mechanic. Such contractor or mechanic must furnish the Leisure Village West Association office with a **CERTIFICATE OF INSURANCE – BEFORE MODEL/UNIT OWNER, OR SUBSEQUENT OWNER, CAN APPLY FOR A PERMIT, AND BEFORE WORK CAN BEGIN.**

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Page 2 of 2  
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**FOOTNOTE 1 – PORCH RAILING**

<b><u>UNIT GROUP</u></b>	<b><u>MODEL</u></b>	<b><u>MATERIAL</u></b>
Encore	All	White Vinyl Covered Aluminum
Greenery*	Blair Oxford Stratford Wheaton	{White Vinyl Covered Aluminum {Painted Aluminum or Steel {Wrought Iron {
		*Must Match Unit's Trim Color
Condo 1-22	Original	Not Applicable – Not Permitted
Condo 23	Countryside	Not Applicable - Not Permitted

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**FOOTNOTE 2 – PORCH RAILING**  
**DESIGN/STYLE**

**STYLE A**  
**WHITE VINYL COVERED ALUMINUM**

**STYLE B**  
**PAINTED ALUMINUM OR STEEL,**  
**WROUGHT IRON**