

## 1st Floor Condo Units Patio Wrought Iron Gates to Common Areas Standards

Owners of condos or town homes may have a wrought iron gate installed in their wrought iron railing to allow access to common area, if they own a first floor unit. The owner must submit an application to the Architectural Review Committee with a drawing depicting the location, support etc. The owner is responsible to do the initial gate and latch. The gate should have a minimum of 34 inches clearance when open, to allow handicap access, and a max of 48 inches and meet the standards as set forth on the Surfside III website. As long as the ground floor unit has less than 30 inches between the bottom of the gate and the ground, no special support is needed, and the spacing of the vertical rails can be the same as the existing vertical rails as of 6/29/2007. Support posts must be added where the railing is cut, and hinges should be such that the gate opens in. Any installation must meet current building code. The color should match the existing railing when completed. The association will be responsible for normal maintenance from that point on. Normal maintenance is considered, but not limited to, replacing wrought iron that is rusted beyond repair, as well as painting. The homeowner is responsible for the maintenance of any locking mechanism.