



SECTION 17 GATES

SEPTEMBER 1981

REVISED APRIL 1996, RESOLUTION M3-96-28

REVISED MAY 2008, RESOLUTION 03-08-42

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED MARCH 2018, RESOLUTION 03-18-43

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 APPLICATIONS – PATIO WALLS

- 2.1** No single gate will be of two pieces or require more than three hinges for attachments.
- 2.2** All gates, other than wrought iron, will be painted to match the color of the wall or the building in accordance with Mutual painting policy. Gates shall match existing gates and fences.
- 2.3** Gates may be installed that open into limited common area; also where limited access to entryways does not obstruct necessary access to common areas.
- 2.4** Gates will be constructed of vinyl or wrought iron only.
- 2.5** Gates shall match existing design and construction.
- 2.6** Gates shall be no higher than the wall in which they are part of, with the exception of decorative or radiused finished tops.

3.0 APPLICATIONS – PATIO RAILINGS IN THREE STORY BUILDINGS

- 3.1** This section addresses gates cut into existing metal, or wood, patio railings in three story buildings.
- 3.2** Gates can be installed only if the Common Area made accessible by the gate is safe to traverse considering factors such as the slope of the land and the landscaping, as determined by Staff.

- 3.3 A site inspection by the Alterations Inspector will be required prior to the issuance of a permit for a gate installation.
- 3.4 The opening cut into the railing for the gate must be a minimum of 24" and a maximum of 36" wide.
- 3.5 Gates will be constructed and painted to match the existing railing.
- 3.6 Where cuts have been made they will be finished to prevent injuries. Horizontal wrought iron bars must be capped, or sealed to prevent moisture intrusion. Caps must be steel; plastic caps are prohibited.
- 3.7 Vertical bars of the same size and shape as the railing's original bars must finish the ends of the gate and railing where they have been cut. These vertical bars must be capped to prevent moisture intrusion. Caps must be steel; plastic caps are prohibited.
- 3.8 Gates should be positioned in either side of the railing, and not the front, be clear of obstructions, and designed to swing so that they provide access to a safe passage with minimal impact on the landscaping. The gates must be able to open fully, at least 90 degrees, without striking objects on adjacent walls or in the landscape. If the gate opens onto the patio it must not obstruct the manor doorway that accesses the patio.
- 3.9 All required landscaping and irrigation revisions will be performed by the Mutual at the Member's expense.
- 3.10 Concrete stoops, stepping stones, or paving stones are not permitted in Common Area where the gate is located.
- 3.11 Personal items cannot be located outside of the patio in the Common Area made accessible by the gate, or on the landing, steps, or stoop.