

# **HANDRAIL GUIDELINES FOR SOLEDAD HOA**

**August 26, 2016**

## **MATERIALS:**

- 1) Institutional/commercial style handrails like those used at washes, storm drains or public areas are prohibited at home sites in Soledad HOA jurisdiction.
- 2) Rail systems should be steel or wrought iron painted to match the house base color or trim color. A copper or antique iron finish will be reviewed. Stainless steel, unpainted aluminum or bright brass is not acceptable.
- 3) Rail sections can be 48 to 72 inches in length and shall consist of a top handrail, a bottom horizontal bar and vertical bars approximately 12 inches on center. Spacing may vary with design features.
- 4) Vertical bars may be square steel, or wrought iron. A twisted material is acceptable.
- 5) Sections may include a pattern or a southwest design using metal cutouts of birds, animals, ETC. See examples of some designs and dimensional requirements enclosed.

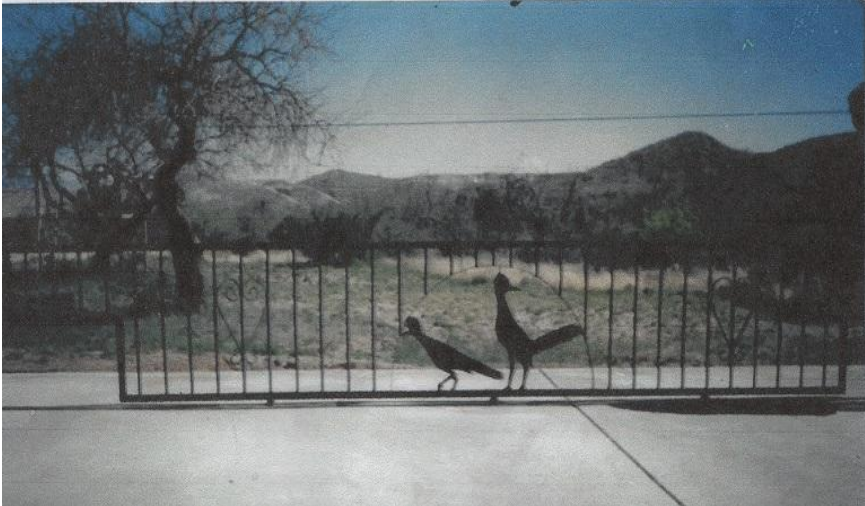
## **LOCATIONS:**

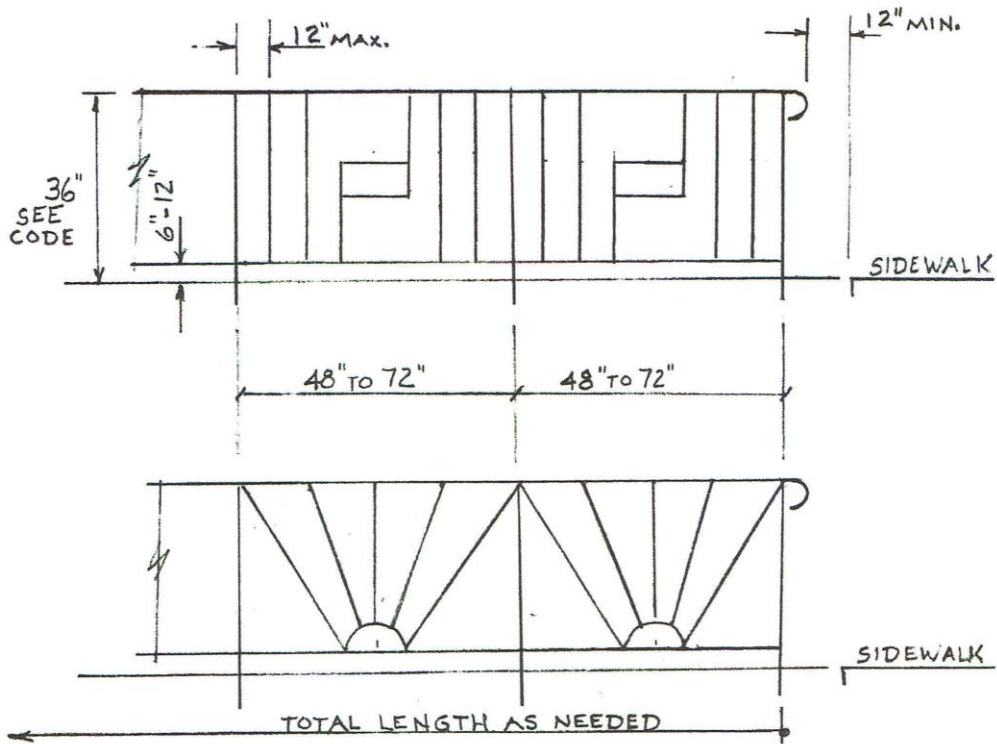
- 1) Railings may be adjacent to flagstone, brick, concrete or paver style walkways leading from the front entry directly to the street/sidewalk. Railings will not be approved adjacent to either side of the driveway concrete surface.
- 2) A railing system at a driveway will require a code minimum width walkway with the railing installed next to the walking surface and not next to the drive surface. The walkway may follow the drive slope or be a series of alternating flat and stepped sections. It is recommended that this type installation be easily removable to enhance resale possibilities.
- 3) Driveway railing systems on the side away from the home entry will need some landscape/plantings to enhance curb appeal as you approach the property line.
- 4) Railings may be installed on a low profile block/concrete wall with a stucco finish and painted with the house colors.

## **APPROVAL:**

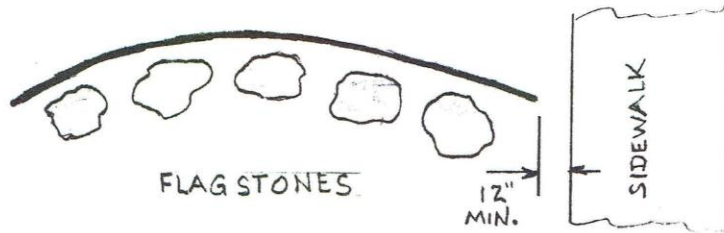
- 1) Submit design request to Cadden for review by the architectural committee.
- 2) Submit drawings and color selections chosen for your design and allow minimum 2 weeks for approval.

Examples of acceptable designs:





MAY BE CURVED TO FOLLOW LANDSCAPE



8/27/16  
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