

Canalside Homeowners Association

Standards for New or Modified Porch, Steps and Walkways

Overall

A Variance Approval Request must be submitted to the Board to change or add to porches, steps, ramps, handrails, or walkways. Material, form, and design must be approved by the Board and Architecture Committee before construction starts. Proposed changes need to conform with the Fairport Building Code.

Porch and Steps

1. Dimensions of porch and steps must remain the same unless otherwise approved by the Board.
2. Porch and step foundations must remain as concrete material and be repaired with concrete, as necessary.
3. If stone or tile are to be used on top of the porch or steps, they must be of sufficient thickness and quality to be durable and minimize the potential for falls from a slip or trip. Stone or tile colors should be a shade of tan or gray.
4. Handrails should be installed in either the concrete foundation or in the white wood trim portion of the building, never in the brick.
5. If a ramp is needed for a medical accommodation, it should conform to applicable ADA regulations. Once the medical accommodation is no longer needed; the ramp should be removed within 30 days.

Walkway

1. Walkway must connect seamlessly from porch to driveway. It should have a uniform surface and be constructed to prevent weed growth between joints.
2. Walkway should remain at least the same width as originally constructed and preferably be 36-in wide throughout, unless otherwise approved by the Board.
3. Walkway must be constructed using good quality concrete pavers. Color of pavers can be of tan or gray shades.
4. Walkway should be sloped to allow water to flow away from the townhouse.