



## Walden Design Guidelines

(Current as of June 18, 2018)

Walden is a custom home community, the Walden Property Owners Association (POA) actively works to maintain the quality and value of our community. Our Lot Owners value quality, respect, and upholding and observing the letter, spirit and intent of the community Protective Covenants. Therefore, Walden POA is chartered to strictly enforce not only the letter of, but equally important, the intent of our Protective Covenants - to preserve Walden as an exclusive, high quality residential area of lasting value. Our Protective Covenants have been designed to that end.

Members of the Architectural Control Committee (ACC) review all new building plans, landscape plans, and any proposed modifications and changes to existing properties at Walden. The ACC is currently comprised of three individuals: the two Developers of Walden and the Preserve at Walden (the Declarants) and a duly elected homeowner member. The charter of the ACC is to: “assure, through intelligent architectural control of building design, placement, materials, colors, and construction, that Walden shall become and remain an attractive residential community, and to uphold and enhance property values.”

To this end, early in the planning process for Walden, the Developers recognized the unique, natural beauty of this location and a development plan that conserves many of its distinctive features, especially our open space and rolling hills, trails and ponds, and the spectacular views of the nearby mountains. In order to ensure the aesthetic value of this beautiful location along with maintaining corresponding property values, these Design Guidelines have been adopted.

These Design Guidelines are a tool to be used by the ACC and the Walden POA Board of Directors (the Board) to guide new development in a sensible, managed process while still allowing for the individual freedom of expression of a custom home community. This is a community where diverse interests intermingle, creating a need for a forum in which future development can be evaluated for its impact on others. Therefore, these Design Guidelines, pertaining to all sites and building development, have been adopted to provide a basis for consistency of development. As such, these guidelines are just that - guidelines: clear and concise enough to give Lot Owners and Builders a strong direction of the expectations of our community, yet flexible enough to

allow freedom of expression in the design and building of an exclusive, high quality custom-built residential area of lasting value.

If a request impacts a neighboring Lot, the ACC will contact those owners so they are aware of the proposed request or to get input prior to approval of the request. It will be the express purpose of the ACC to consistently and reasonably interpret these guidelines and the underlying Protective Covenants that they support. The primary areas of concern addressed by the guidelines are site development and architectural appearance, especially as these relate to maintaining the future quality and value of the residential area.

Our protective covenants state “the ACC shall have the authority to adopt Design Guidelines, which it shall generally use as a guide for approval or disapproval of submissions. The ACC shall make available its current Design Guidelines to potential applicants. The ACC may vary from the Design Guidelines for specific purposes and may change the Design Guidelines at any time, provided it acts in good faith. The following are in addition to any other requirements of the Protective Covenants and the Design Guidelines. However, the ACC may vary from the following requirements in specific instances, requiring either stricter or less restrictions in any given instance, provided it acts in good faith.” Therefore, “the Board” is publishing this Design Guideline document with two purposes in mind:

- 1.** To provide a set of guidelines that will address issues, which may not be specifically detailed in the “Protective Covenants” and to present those and other guidelines in a clearer, more concise manner. These Guidelines do not replace the Protective Covenants, but rather, are designed to work in conjunction with them to provide clarity of intent.
- 2.** To ensure all Lot Owners, Residents, and Builders are aware of the Association’s intent for the standards to be followed for future construction. The current version of the Design Guidelines will be posted on the Walden POA website ([www.waldenpoa.org](http://www.waldenpoa.org)) and can also be made available upon request through the Walden POA office.

The Protective Covenants state: “No building, structure, walls, gates, hedges, fence, mailboxes, driveway windbreaks, swimming pools, flagpoles, windmills, exterior lighting or other improvements shall be commenced, erected, converted placed, added to, maintained or altered on any Lot until the construction plans and specifications, to include design, height, material, and color samples to be used, and a site plan showing the exact location of the structure(s), have been approved by the ACC in writing as to quality of workmanship and materials, harmony of external design with existing structure(s), location with respect to other structures planned, and as to topography and finished grade elevation. This requirement applies to new construction and to subsequent changes, additions, repainting and major repairs or renovations.” Therefore, in order to maximize aesthetic benefits to the neighborhood and to bolster property values, all new building plans and proposed exterior home and site improvements will be evaluated by the ACC using these Design Guidelines. It is the

responsibility of the ACC to ensure that all proposed improvements meet or exceed the requirements of the Protective Covenants as well as these Design Guidelines and in doing so, promote the highest quality design for this neighborhood. The ACC will aid the Builder and Homeowner in meeting these standards. All builders, homeowners, contractors, subcontractors and/or their designated representatives shall comply with the Protective Covenants and the following Design Guidelines in order to gain approval for any new build or improvement to property within Walden.

Before any work can begin on a lot, a written application along with the required fees must be submitted by the owner to the Walden POA office as specified in the Protective Covenants. The New Construction Application form is available at either [www.waldenpoa.org](http://www.waldenpoa.org) or upon request through the Walden POA office. At this time, there is a \$300.00 refundable fee to the Enforcement Trust Fund and a non-refundable architectural review fee of \$100.00. Failure to comply with either established Protective Covenants or plans as approved will at a minimum result in forfeiture of the refundable Enforcement Trust Fund fee and if required, lead to remedy through legal action. The “submission” requirements outlined in the Protective Covenants will be followed by the ACC as part of the approval process. Homeowners are encouraged to submit preliminary plans to alleviate in advance any questionable elements and the ACC is always available for such review of any plans, however, preliminary review shall not constitute final action and written approval must be obtained before the improvements are made.

From the Protective Covenants: “Once construction is initiated on any structure, including walls, fences, residences, ancillary buildings or any other structure, which has previously been approved by the ACC, construction of that particular structure, including landscaping, shall be completed within (9) months of the time such construction was initiated. The ACC may extend the time for completion under unusual circumstances, and any such time extension shall be in writing. In no event, other than inclement weather, shall fine/final grading and clean up (debris, stumps, limbs, left over building items, etc.) be delayed more than 30 days after completion of a home.”

The Protective Covenants provide the ACC the authority to adopt the following Design Guidelines to be used as a guide for the approval or disapproval of plan submissions. The following standards will be followed as part of the planning process for any new build or for any improvements as appropriate to property within Walden:

- 1.** No monochromatic color schemes will be approved. All colors should be coordinated from the rock/brick, stucco, windows, trim color, and decorative shutters and doors.
- 2.** House placement on lot is important; the ACC will ensure front is street facing, but will work with Lot Owners and Builders as needed to optimize appearance of any proposed structure consistent with the intent of the Protective Covenants. Desired setbacks are forty (40) feet from the front of the building to the fronting lot line (approximately fifty-five (55) feet to the road edge) and no less than twenty (20) feet from the adjoining property line to the closest point of the building structure. Placement on the lot, will take into consideration existing views of nearby residents.

**3.** A minimum of one deck is required. No wood decks or wood railings. All decks should be made of composite wood decking material, concrete, or pre-approved specialized high quality wood products (i.e. Brazilian Hardwood) with wrought iron or matching composite wood material railings. All support columns must be of either stucco finish and if visible from a greenbelt area or from a street, also have a rock/brick component. Minimum deck size will be specified as part of the ACC approval process.

**a.** Decks must be a natural extension of the home's architecture with at least a portion covered unless inconsistent with the overall design and flow of the house.

**b.** Decks and balconies must be integrated into the building through the use of similar materials and detailing to include decorative styling and flow.

**4.** Paved driveways are required. Acceptable materials for driveways are either concrete or asphalt. Concrete driveways are preferred over asphalt driveways based upon the aesthetic value they provide. Adequate access must be allowed for all third car-garages. All lower level garages must have drive access to them. Driveways must be completed within (9) months of the time construction was initiated.

**5.** A walkout basement is a requirement unless lot terrain prohibits. All lower levels will have a patio with a minimum size consistent with the design of the proposed house specified as part of the ACC approval process.

**6.** The minimum dwelling square footage shall not be less than two thousand five hundred (2,500) square feet for a Rancher with a walk out lower level basement or a two-story dwelling with total square footage allocation toward the 2,500-square foot minimum requirement counted as: 100% of ground floor finished space plus credit given for 50% of finished lower level square footage plus credit given for 75% of finished upper level area (for two-story dwellings). Single-level dwellings (no walkout basement or second-story) may have additional size or design requirements imposed by the ACC beyond the minimum 2,500 square feet to ensure they remain consistent with the desired architectural appearance of the neighborhood. No square footage allocation to meet minimum dwelling size standards will be given for unfinished areas.

**7.** All lower levels will have a patio with a minimum size consistent with the design of the proposed house specified as part of the ACC approval process. This applies to any proposed single-level dwellings.

**8.** Street facing portions of homes should incorporate a minimum of 25% of a contrasting wood/rock/brick fascia and/or include a variety of unique/custom design features (arches, gables, stucco pop outs, etc.). Homes visible from common areas (ponds, green belt areas, paths) and/or multiple roadways may have more than one side facing subject to this requirement.

**9.** Homes will be designed with extended soffits consistent with architectural design and the desired appearance of the dwelling.

**10.** Windows of a coordinating color should be used. White framed windows will not be permitted. Although not specifically prohibited, use of aluminum window wells are discouraged.

**11.** Front facing garage doors shall be wood or attractive and aesthetically appealing material.

**12.** Outdoor lighting fixtures will be of quality and commensurate with the desired appearance for the surrounding neighborhood.

**13.** Tiles roofs are generally recommended, however, high quality architectural roofing shingles (also known as dimensional shingles) may be used. Tile roofs are required in the following filings: Walden Preserve, Filing No. 2, Walden Preserve 2, Filings 1, 2 & 3. All roofing materials must be approved as part of the ACC review process.

**14.** Air conditioning if installed, must be central in nature and placed away as best possible from street view.

**15.** Covered front porches are a requirement.

**16.** Garages are required and shall be oversized with a minimum total square footage of 700 square feet to accommodate not less than three full-sized cars and storage as needed to avoid outside clutter. Garage interior(s) will be finished (drywall and painted).

**17.** Landscaping of new construction homes is required. Landscaping plans must be approved in writing by the ACC, whether accomplished by the homeowner or done by a professional landscaper. Landscaping will be evaluated for street appeal and aesthetic value. Builders and/or homeowners will submit plans to the ACC as part of the ongoing construction process.

These Design Guidelines are provided in addition to the Architectural Design and Requirements currently specified in the Protective Covenants.

Questions can be directed to the members of the ACC listed on the Walden POA website ([www.waldenpoa.org](http://www.waldenpoa.org)). Walden Architectural Control Committee