

Homeowner's/Resident's Design/Use and Maintenance Standards at The Estates of Walnut Grove

Items Requiring Approval

The design/use and maintenance standards contained in this document are intended to preserve the character and quality of our community with respect to architectural design, aesthetics, and use of homeowners' property. Applications are required for *any* modification to buildings or grounds *prior* to initiating any change.

All submissions are evaluated individually. It must be noted that an approval of a particular design in one instance does not guarantee approval of the same design elsewhere. In each case an application must be submitted for review in order that specific implications regarding location, environmental impact, and effect upon adjacent properties are considered.

Note:

Any necessary approvals or permits required by applicable governmental agencies are the responsibility of the homeowner. If any inconsistency exists between the standards listed and those established between any governmental agencies or recorded restrictions (e.g., the Walnut Grove Protective Covenants), the more stringent restrictions shall apply. In any case, governmental approval does not supersede the need for approval by the Design and Review Committee of the Estates of Walnut Grove and vice versa. The Design and Review Committee of the Estates of Walnut Grove is not responsible for property encroachments, which may occur during installation.

The Design and Review Committee

The Design and Review Committee (DRC) will consist of five (5) members, specifically:

- The Home Owners' Association (HOA) President, Vice President/Secretary, and Treasurer.
- Two other homeowners as designated by the elected HOA representatives.

The DRC will meet as necessary to:

1. Review existing design/use and maintenance standards (the "Standards") of the community and present any revisions to the Standards to the HOA.
2. Review and respond to all plans and specifications submitted by homeowners prior to exterior modifications to structure or grounds.
3. Review and act upon any complaints regarding the Standards submitted by homeowner(s).

The standards listed herein may be amended. Any change or amendment may likely be additive and shall not revoke any approval previously granted.

The DRC will evaluate the Standards periodically to determine if amendments are necessary. Homeowners should submit any suggested changes to the Standards to the DRC for consideration. The majority vote of the HOA will prevail on amendments or modifications to the Standards.

DRC Review Procedures

New Initiatives:

1. Homeowner completes "Grounds Improvement Application" (included in this package)
2. Homeowner obtains signatures of all adjacent neighbors acknowledging notice of proposed improvement.
3. Homeowner completes application in its entirety and submits to any member of DRC. Application must be submitted at a minimum 30 days prior to start date to allow for modifications, etc.
4. Application is reviewed by Board and decision/comments provided to homeowner within 10 days of scheduled meeting.

Note: When an application is submitted by a member of the DRC, the member(s) shall abstain from the approval process.

In the event a homeowner has a concern regarding another's property the procedure is as follows:

- 1) Homeowner references the approved standards to check for accuracy/violation within existing standards.
- 2) Homeowner documents concern by completing "DRC Complaint" included in this package noting:
 - Lot #/homeowner name of concern.
 - Specific issue (e.g., grass is 10 inches long).
 - Date of submission.

The complaint notice can be turned in to any member of the DRC. Only complaints in writing will be accepted.

- 3) The DRC will review all complaints and will provide a Neighbor Notice to the homeowner of concern. All complaints and notices will be maintained as a permanent record.
- 4) The homeowner will have reasonable time to correct the concern, time to be defined by DRC depending upon the nature and severity of the concern. General maintenance items such as lawn care, weeds, etc. will have one week to correct the problem.
- 5) If the homeowner does not respond or comply with the concern within the specified time, they will receive a second written notice with a specified final deadline to correct the concern.
- 6) If the homeowner again does not comply, the homeowner loses standing within the association, and thus is not able to vote in any association elections or issues. Additionally, **in order to preserve the appearance of the overall community, the DRC will take necessary steps to correct the concern. This includes, but is not limited to hiring a contractor and billing the homeowner of concern.** In the most extreme cases, the HOA may take appropriate legal action to rectify a particular situation.

Design and Use Standards

In acting upon any application for the construction upon or alteration of a parcel or home, or when dealing with violations, the DRC shall observe the following Standards:

Major Exterior Additions

- Any remodeling, alteration, or addition, which changes or affects the exterior appearance of your home or property, must be submitted for approval before the work has begun.
- The design of major alterations or additions must be compatible in scale, material, and color with the existing house and community
- Major features of the existing house such as vertical and horizontal lines, projections and trim details, must be reflected in the design of the addition.

Major Exterior Additions (continued)

Pitched roofs for room additions shall match or complement the slope of the roof on the house.

- The location of additions must not impair the view or the amount of sunlight and natural ventilation on adjacent properties.
- Windows and doors must be compatible with the existing house (e.g., materials and colors) and must be located in a manner which will relate well with the location of existing exterior openings. Privacy of neighbors must be considered in determining placement of windows and doors.
- If changes in grade or other conditions that will affect drainage are anticipated, they must also be indicated.

Fencing:

- Any fencing installation requires DRC approval. Approved fencing must be installed within 120 days of DRC approval.
- Diagram of fence and landscaping plan must be submitted with application. Application must include a detailed scale drawing showing the proposed fencing, including but not limited to, style and finish of fence along with location and exact measurements with property set backs.
- Fencing must relate to the principal architectural feature of the house in design, location, and method of attachment.
- The fence height must not be greater than necessary to achieve its function. The bottom of a fence must not be greater than 12 inches above ground level. Open style fencing with a maximum height of 4 ft, is preferred. Privacy fences, *where permitted*, shall not be greater than 6 feet in height. Where privacy fencing is utilized, shadowbox style is preferred. All other styles will be reviewed carefully and will be approved or denied on a case by case basis.
- Chain link, barbed wire, and electrified fencing is prohibited.
- Materials:
 - Fencing made of natural wood or wrought iron is preferred. PVC may be acceptable in some situations.
 - Natural wood fencing may be left to weather naturally, may be treated with a clear wood preservative finish, stained in a color to match the house, or painted white. If left to weather naturally, the wood must be cedar, redwood or locust.
 - Only galvanized or vinyl coated wire mesh may be used when applied to split rail fencing and must not extend above top of rail.
- Styles:
 - Fencing must maintain same style on all sides. Exceptions may be approved for properties bordering non-Walnut Grove communities. For example, a privacy fence along the rear yard, with a picket or split rail in between Walnut Grove neighbors.
 - The finished, attractive side of the fence must be facing outward.
 - Only gates matching the style of fence are permissible.
- Fence may not come forward more than the rear corner of the home. Front yard anfl-eenwlete-side-yar-d fencing is prohibited.
- Fencing must not exceed a minimum 50-foot setback from the street.
- Fencing parallel to the street must be landscaped with year-round evergreens. Corner lots may require additional landscaping.
- Fences with continuous foundations are not permitted where utility or drainage easements are to be maintained.
- If at anytime the fence begins to sag or the construction or finish of the fence is damaged ni any way, the homeowner must immediately repair or replace the damaged section. If the homeowner allows the fence to become unsightly, the fence must be removed.

Landscaping

- Major landscaping alterations require DRC approval.
- Large yard ornaments, ponds and fountains, where visible from the street, are discouraged and require DRC approval.

- Grass should be maintained at a reasonable height. Grass cuttings should be cleaned up immediately after the lawn is cut, making sure that no cuttings remain on sidewalks, common areas, or other areas.
- Other landscaping will also be kept trimmed, pruned, and neat in appearance. Dead trees, especially when visible from the street, should be removed. Landscaping shall also be maintained within an owner's property lines.
- Drainage that is redirected should at no time be directed towards sidewalks, creating dirty, icy and generally unsafe conditions.

Outbuildings

- All outbuildings require DRC approval.
- Prefab or metal outbuildings and/or large storage containers are prohibited.
- Outbuildings may not be located in front or side yards.
- Views from other properties must always be considered.
- Color must be compatible with the house.
- Landscaping may be required to lessen the visual impact from neighbors and/or the street.
- The maximum height permitted is 8 feet; maximum depth 12 feet; maximum width 10 feet.

Fuel Oil/Propane Tanks

- No exterior above ground tanks will be permitted. Tanks will only be permitted if installed underground with the grounds restored to original condition.

Decks, Patios and Walkways

- The relationship to the elevation of the home must always be considered.
- Decking must be compatible in style, color, and materials with that of the home.
- Privacy of adjacent dwellings must be considered.
- All decks, patios and walkways require DRC approval.

Driveways and Sidewalks

- Driveways and sidewalks must be maintained for aesthetics and safety. When replacement is necessary, it must be in poured concrete. Blacktop is prohibited.

Roofing

- Roofing tiles must be replaced in gray, brown or black.

Exterior Painting

- Repainting or staining to match original colors does not require prior approval.
- Color changes not only to the siding but also to doors, shutters, trim, roofing, and other appurtenant structures must be approved.
- Changes of exterior color must take into consideration the colors of adjacent homes; care must be taken to complement the colors of adjacent homes and the community

Storm and Screen Windows and Doors

- Storm and screen doors must be compatible with the color and design of the primary door.

Shutters

- The addition or removal of shutters must be compatible with the style of the house and must be proportionately appropriate for the window to which they relate.

Exterior Lighting

- Lighting fixtures must relate to the architectural style of the home and be consistent with the community
- All permanent fixtures are to be installed with buried power cables.

Retaining Walls

- The construction of retaining walls requires DRC approval.
- Retaining walls may be used to preserve trees, improve drainage patterns, and define areas. However, they must be unobtrusive, of minimum height, and of natural materials.

Sun Control Devices

- Metal awnings are prohibited.
- Trellises, canvas awnings, and their frames must be compatible with the house and surrounding area.

Swimming Pools

- Any swimming pool requires DRC approval.
- Pools shall be located in rear yards only.
- Above ground pools are prohibited.
- Pool equipment should be stored from view when not in use.
- Landscaping may be required to lessen the visual impact of permanent pool equipment.

Recreation and Play Equipment

- Equipment utilizing natural materials is required, e.g., wood frame swing sets.
- Permanent play equipment shall only be placed in rear yards.
- Basketball apparatus must take into consideration its proximity to the street and adjacent properties.
- Portable play equipment must be removed when not in use and stored unobtrusively in rear or side yards when inside storage is not available.

Loud Vehicles & Equipment

- Creation of frequent, repetitive or continuous sounds in connection with operating of motor vehicles, off-road vehicles, or internal combustion engines (normal maintenance equipment excluded) in a manner that interferes with the peace and comfort of persons in the neighborhood is prohibited.

Signs

- Any signs (e.g., garage sale signs) must be temporary in nature and removed within an appropriate timeframe.

Antennas and Clotheslines

- Antennas must be approved as to size and location. Overall height shall not exceed 5 feet above the peak of the roof.
- Clotheslines, either temporary or permanent, are prohibited.

Satellite Dishes

- A satellite dish that is to be installed on the roof must not exceed 18 inches in diameter.
- Satellite dishes shall not be installed on the front of a house.
- Any ground-based satellite dish must be approved by the DRC.

Pets

- Dog runs, pet exercise or confinement areas or structures, or any structure resembling a dog run are strictly prohibited.
- Doghouses are permitted and shall be placed as close to the back of the house as possible.
- No animals may be raised, bred, accepted, or permitted on any property except for dogs, cats, and other standard household pets, with the provision that they are not kept, bred or maintained for commercial purposes.
- Also when walking your pet, it must be kept on a leash or under the direct control of the owner and appropriate means must be taken to clean up after them. No pets are to be allowed to run unattended.

Mailboxes

- A standard black mailbox housed in cedar, mounted on a cedar post is to be used by all residents and shall be natural in color or painted to complement the house and maintained regularly. Years of weathering will require painting, staining or replacement with an identical model.

Vegetable Gardens

- Vegetable gardens shall be located only in back yards.
- Dead plants, stakes, etc. must be removed after each growing season.

Composting

- Composting is permitted in approved containers, but must be conducted in such a manner so as not to be a visible or olfactory nuisance.

Firewood

- Firewood shall be kept neatly stacked at all times in an unobtrusive location.

Parking

No parking spaces, streets or driveways shall be used for parking any RV, trailer, truck, boat, or anything other than operative automobiles, motorcycles, or scooters. No vehicle, which constitutes an unsightly nuisance, shall be allowed to be parked on any lot or street in the subdivision. [Refer to the Protective Covenants for greater detail on parking restrictions.]

- Any vehicle for homeowner use may not be consistently parked in the street for more than three (3) consecutive days. Everyday vehicles are to be parked in garages or driveways.

Other Maintenance/Use Standards

1. Homes shall not be leased or rented for periods of less than 120 days. Homeowners are responsible to see that their tenants are aware of, and abide by, the Standards. Homeowners will be responsible for the failure of their tenants to abide by the Standards.
2. All exterior surfaces, roofs, walls, doors, windows, shutters, recreational and play equipment, outbuildings, dog houses, decks, and any other structure on a parcel shall be maintained in good and clean condition. Under normal circumstances, repairs must be made within a reasonable timeframe.
3. Sanitary containers must be used for the storage of any trash or garbage and must be kept out of view of adjoining properties prior to the day before the scheduled pick up time and e day after the pick up time.
4. Seasonal items (e.g., holiday decorations) shall be stored indoors within a reasonable time (14 days) upon expiration of their seasonal usage.
5. Every person shall keep his home and parcel and all improvements made thereon, in good condition and free of debris. This also pertains to fencing.
6. Drainage swells and patterns shall not be altered except in an emergency situation. These swells are to be maintained in good condition or repair by each resident so that there will be no interference with the normal water flow. Additionally, drainage from downspouts should not empty onto sidewalks or other common areas.