



Walker's Ridge Architectural Control Committee Architectural Design Standards

Reaffirmed: September 1, 2015

1st revision noted December 8, 2015 'U'

2nd revision noted August 10, 2017 'N'

MISSION STATEMENT. The Walker's Ridge Architectural Control Committee is dedicated to promoting an aesthetically appealing community through the conscientious development, re-evaluation and enforcement of our neighborhood's architectural standards. We will do this through the careful and timely consideration of homeowner requests and with an open communication during this process.

THIS DOCUMENT. The goal of this document is to provide further clarification as to the accepted Architectural Standards that govern the Lots and Structures within Walker's Ridge. Furthermore, it seeks to give guidance to homeowners as to what modifications/additions are acceptable and the process by which they can gain approval for them. This document is not inclusive of all possible situations. As such, each request will be reviewed on its own merit and with deference to the Community-Wide Standard. This document supersedes any prior Architectural Standards documents that may or may not have been disseminated.

INTRODUCTION. The Walker's Ridge Architectural Design Standards ("Standards") are hereby formally reaffirmed as of September 1, 2015 by the Walker's Ridge Homeowners' Association Board of Directors ("Board") and its Architectural Control Committee ("ACC") under the authority provided in the Walker's Ridge Declaration of Protective Covenants ("Declaration").

These Standards benefit all members of Walker's Ridge Homeowners' Association, Inc. ("Association") by helping its members govern the use of the land and the conduct of its members to preserve, protect and increase property values and their quality of life as residents.

These Standards apply to new structures, alterations and additions on existing, previously developed Lots as described in the Covenants.

If the homeowner proceeds with any new construction, alterations, additions or repainting without prior written approval by the ACC, the homeowner runs the risk of having to correct any violation at their own expense. If violations are not rectified in a timely manner, the Board may hire an outside company/contractor to remedy the situation and liens may be placed on the property, as appropriate, to recover the expense.

Using guidance provided by the ACC, the Board shall render the final decision as to the merit of any Homeowner requested change. The enforcement of these Standards is described in 19 of the Declaration, as well as those provisions within the By-Laws.

DESIGN STANDARDS

1. **AUTHORITY.** This Standards document is promulgated pursuant to authority granted to the Board of Directors and the ACC of the Walker's Ridge Community under 18 of the Declaration.

2. **PURPOSE.** A Request for Architectural Review form ("RAR"), along with any required supporting documentation, must be submitted to, and approved by, the ACC pursuant to the Declaration and these Standards for the sole and exclusive purpose of assuring that all structures and landscaping within the Development are in conformity and harmony of external design and within the existing standards of the neighborhood.

3. **DEFINITIONS.** Any word as used herein shall have the same meaning as such words have in the Declaration:
 - A. **"Lot"**

Refers to any plot of land within the Community, whether or not improvements are constructed thereon, which constitutes a single-family dwelling site as shown on a plat recorded in the land records of the county where the Community is located. The ownership of each Lot shall include, and there shall pass with the title to each Lot as an appurtenance thereto, whether or not separately described, all of the rights and interest of an Owner in the Common Property, as herein provided, together with membership in the Association.
 - B. **"Owner" and "Homeowner"**

Refers to the record owner, whether one or more persons, of the fee simple title to any Lot located within the Community, excluding, however, any Person holding such interest merely as security for the performance or satisfaction of any obligation.
 - C. **"Structure"**

Refers to (a) anything or object the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, signboard, or any other temporary or permanent improvement to such Lot, (b) any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow of surface waters from, upon or across any lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from or across any lot; and (c) any change to grade at any point on a lot of more than six (6) inches.
 - D. **"Community", "Neighborhood" and "Walker's Ridge"**

Refers to that certain real property described in Exhibit "A" of the Declaration, and such additions thereto as may be made by Supplementary Declaration as provided therein.
 - E. **"Community-Wide Standard"**

Refers to the standard of conduct, maintenance or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association. Such determination, however, must be consistent with the Community-Wide Standard originally established by the Declarant.

4. ARCHITECTURAL REVIEW AND APPROVAL PROCESS.

A. Submission of Request for Architectural Review.

All requests are to be submitted to All-In-One Community Management. Standard submissions include, but are not necessarily limited to, a Walker's Ridge Request for Architectural Review form (see Appendix "C"). More detailed information as to what should be submitted for a given change can be found in the Architectural Guidelines section below. Comprehensive submissions are more likely to be completed in a timely fashion.

Any change to previously submitted and/or approved plans must be resubmitted using a new RAR form. If the homeowner proceeds with any alterations, additions or repainting without prior written approval by the ACC, the homeowner runs the risk of having to correct any violation at their own expense.

B. Approval of Request for Change.

Once the RAR form and all supporting documentation have been provided to an ACC member, the review process can commence. Incomplete forms or missing information can result in delays. In such cases, a member of the ACC will contact the Homeowner for clarification.

When additional information or documentation will be requested, the more promptly it is received, the sooner a decision can be rendered.

The ACC has 30 days to render a decision from the time ALL required AND requested information has been provided to an ACC member. Every effort will be made to complete this process as quickly as possible.

The ACC meets once monthly, as needed. Homeowners should plan their projects accordingly so as to allow for ample time in working through this process. Submissions made just after the Third Tuesday of the month will be reviewed at the following months meeting.

Once the ACC has completed its review, All-In-One Community Management will notify the requestor in writing, via e-mail, within the allotted 30 day approval time period.

Approvals are valid for a period of one year from the time notification is made to the Homeowner. If work has not been completed within one year, a new RAR form must be submitted and approval once again given.

C. Execution of the Request.

During approved work or construction, all vehicles in any way connected with such work or construction shall enter the Lot or Lots only by the driveway as approved in the plans submitted to the ACC. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters, and any other improvements on the Lot.

All modifications to Lots must be sensitive to the occupants of neighboring Lots and homes. Modifications should be planned and constructed such that they will have minimal impact on the views from neighboring Lots, and such that they will not change existing water runoff.

As a factor in the decision to approve or deny a modification, the ACC will consider a proposed modification's impact on neighboring Lots.

5. ARCHITECTURAL STANDARDS.

The Guidelines below are meant to provide a general reference as to what types of changes are allowed and/or not allowed in Walker's Ridge. It does not necessarily cover all situations or change requests. Homeowners are always welcome to submit a RAR for changes that fall outside these Guidelines. Each request will be reviewed individually and upon its own merit.

This document does not explicitly specify any Local, City, State or Federal building code requirements that may or may not apply to certain situations. **IT IS THE HOMEOWNER'S RESPONSIBILITY TO COMPLY WITH ALL BUILDING CODE REQUIREMENTS AND OBTAIN THE NECESSARY BUILDING PERMITS AS NEEDED. THE ACC DOES NOT VALIDATE CODE COMPLIANCE.**

NOTE: For the purpose of this document, any Lot situated on a corner, with frontage on two streets, shall be considered as having two front yards.

A. Animal Pens and Dog Houses:

No Structure for the care, housing or confinement of any animal shall be constructed or placed on any Lot.

B. Antennae, and Satellite Dishes:

ACC approval of outside antennae must be obtained before installation. Nothing other than conventional radio and TV receiving antennae are permitted and shall not be visible from the street.

ACC approval for Satellite dishes is not required, however, shall at the rear of the residence such that it is not visible from the street. Satellite dishes must be less than one meter in diameter and installed in accordance with Federal Communication Commission (FCC) rules. Under no circumstances are dishes to be installed on the front of a house, on any street-facing roof slope or affixed to the ground. Furthermore, no more than one dish can be installed without prior approval.

Acceptable: Satellite Dishes, Standard TV/Radio Receiving Antennae

Not Acceptable: Satellite Dishes >1 Meter in Dia.

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Drawing or photo of roof showing location of proposed antennae.
- Drawing, photo or product brochure for the antennae with dimensions, materials and colors indicated or supplied.

C. Solar Panels:

ACC approval of solar panels must be obtained before installation. Nothing other than roof mounted solar panels are permitted and shall not be visible from the street.

Acceptable: Roof Mounted Solar Panels

Not Acceptable: Other than Roof Mounted Solar Panels

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Drawing or photo of roof showing location of proposed antennae roof mounted solar panels.
- Drawing, photo or product brochure for the roof mounted solar panels with dimensions, materials and colors indicated or supplied.

D. Basketball Goals:

ACC approval is not required for removable (fold-up) basketball goals, however, they are not to be left outside when not in use.

ACC approval is required for permanent basketball goal installations and is limited to driveway installations only and are to be located near the rear of the driveway. Backboards must be maintained and conform to neighborhood standards. Backboards of permanent basketball goals cannot be in bright or fluorescent colors. White, black or clear backboards are encouraged. *Basketball goals, both permanent and removable, are not to be placed in such a way as to encourage play in the right-of-way of vehicular or pedestrian traffic.*

Acceptable: Fold-Up Basketball Goals, Permanent Basketball Goals

Not Acceptable: Permanent Basketball Goals with Bright or Fluorescent Colored Backboards

Submittal for architectural review should include at minimum:

Completed Walker's Ridge RAR form

- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed basketball goal
 - Measurements between all of the above.
- Drawing, photo or product brochure of proposed basketball goal with dimensions, materials and colors indicated or supplied.

E. Clotheslines:

Outdoor clotheslines are not allowed in Walker's Ridge.

F. Decks

ACC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings. Approval must be given, in writing, prior to any clearing, grading or construction.

Decks are typically constructed out of Pressure Treated Pine or Cedar although new composite decking material is also suitable. The color of the decking material, or in the case of wood decks the paint or stain color, must be harmonious with the existing house color as well as the color palette of the Community (see Section H

The usual and preferred deck fencing consists of a 36" high railing with cedar or treated wood vertical posts and spindles spaced no more than 4" apart. Additions or extensions of deck fencing must conform to existing designs. If none now exists, new fencing should be consistent with the homeowner's and adjacent homes.

Acceptable: Pressure Treated Pine, Cedar, or Composite Material Decks (like Trex brand)

Not Acceptable: TBD

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed deck or addition
 - Measurements between all of the above.

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- Drawing of proposed deck showing all finished elevations (front, back and sides) with dimensions, materials and colors (finish) indicated or supplied.
- Photo(s) of current deck structure and a description of the deck expansion where applicable.

G. Driveways and Extensions or Expansions:

Any Driveway extension(s) must be approved by the Architectural Control Committee. The ACC recognizes that the bulk of driveways within Walker's Ridge were constructed for use of two vehicles. We understand that, in many cases, that type of use is no longer sufficient and therefore will review extensions or expansions to current driveways where the submittal follows the guidelines outlined below. All driveways, including extensions & expansions, are to be constructed of hard-surfaced paving matching the existing driveway (i.e. concrete w/ a minimum depth of 4"). Concrete reinforcing is recommended. *When intended use is for the storage of a boat, non-emergency commercial vehicle, recreational vehicle or trailer, additions to any driveway will not be approved.*

Acceptable: Concrete Extensions and Expansions

Not Acceptable: Asphalt, Stamped and/or Colored Concrete, Brick, Stone or Gravel Extensions and Expansions

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed driveway extension/expansion
 - Measurements between all of the above
- Description of materials to be used.
- Planned use of the extension/expansion

H. Exterior Colors:

ACC approval is required for repainting the exterior of a house, whether the colors are the same or different from what currently exist. Exterior paint colors on all parts of all houses shall be in keeping with the existing color scheme in Walker's Ridge. This is primarily limited to natural earth tones.

Should a homeowner wish to make changes to their current color scheme, careful consideration should be given to the colors of adjacent homes. This is in order to achieve a well-balanced and coordinated color scheme throughout the community.

Acceptable: Natural Earth Tones

Not Acceptable: Pastels, Deep Jewel Tones, Fluorescent Colors

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Proposed paint color samples with color name, number and brand indicated or supplied.

I. Fences and Walls:

ACC approval is required for the construction or modification of any fence or wall. A distinction is made between wood deck fencing [railing] and yard fencing, and a distinction is made between yard fencing and pool enclosures. Pool enclosures are a safety feature around a pool and should not extend to the perimeter of the Lot. Yard fencing is defined as fencing, other than deck extensions, that extends into the rear yard area.

The following guidelines apply when submitting requests Community-Wide Standard. for new or modified fences:

- Fencing is typically cedar or pressure treated pine however; Powder coated or painted metal may be suitable alternative if in keeping with the Community-Wide Standard. Fences should be either four-foot

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to Six-foot high decorative or six foot high privacy fencing. Privacy fencing at the rear of properties with frontage on John Ward Road shall only be eight-foot pressure treated stockade style, the frontage reveal shall be finished, with the bottom flush with the ground surface and the top edge uniform along the entire length of the frontage and continuous across adjacent lots. This fencing must be maintained by the individual homeowner and is not to be removed.

- Fences may extend from the rear corner area of the home to the back area of the yard and not forward towards the front of the house in order to minimize its visibility from the road.
- May include open-view fine wire mesh screening when necessary for pet containment (not the chain-link type). Wire mesh only to be used as a "lining" to a fenced-in yard and not as a construct for an animal pen. See section A: Animal Pens and Dog Houses for further clarification.
- Pool enclosures
- Walls may either be constructed in a stone or brick faced cinder block, stacked stone [natural or concrete architectural] or by using 6" x 6" [pressure treated or Creosote treated] landscape timbers as is prevalent throughout Walker's Ridge. Walls should only be used for retaining earth or fill such as when cutting into a hillside or slope. Free standing walls on a Lot are not allowed.
- Screening shrubbery on the fence perimeter may be required to further minimize visibility from the street and/or as a consideration to neighboring homeowners. Fences and walls must not violate easements or adjacent Lot lines.

Acceptable: Cedar or Pressure Treated Pine Fences, Brick or Stone faced Cinder Block or Stacked Stone Retaining Walls,
6" x 6" Landscape Timber Retaining Walls

Not Acceptable: Chain Link Fences, Fenced-In Side or Front Yards, Free Standing Walls

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed fence
 - Measurements between all of the above.
- Drawing, photo or product brochure of proposed fence with dimensions, materials and colors indicated or supplied.
- Proposed paint or stain color samples with color name, number and brand indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

J. Flags and Flag Poles:

ACC approval for the installation of small, house-mounted flagpoles does not require ACC approval.

Flags are permitted to be flown in Walker's Ridge. Flags must not be offensive in nature or violate accepted Community standards. Flags may not be mounted to, or cover up any window of a house, other than day of an event and must be removed same day.

If flag is to be illuminated for nighttime viewing, lighting should be directed away from adjacent properties and traffic.

Acceptable: Flag Poles

Not Acceptable: Offensive Flags, In-ground Flag Poles

K. Garage Doors:

Garage doors shall be coordinated with all other garage doors on the Structure and with the Community-Wide Standard. Doors are to be overhead style and may or may not have windows on them. Garage door Window type shall be in compliance with the Communitywide Standard. Furthermore, garage doors must be painted to an approved color (see section G. **Exterior Colors**).

Acceptable: Overhead garage doors.

Not Acceptable: Bi-swing garage doors

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Drawing, photo or product brochure of proposed garage door(s) with dimensions and materials indicated or supplied.
- Proposed window style drawing or photo.
- Proposed paint color samples with color name, number and brand indicated or supplied.

L. Landscaping:

ACC approval is required for any change to the landscaping of any Lot. A graphic and written plan of landscaping must be submitted to the ACC prior to the installation of any materials. This plan should include a drawing to show location, variety and size of all plant materials and "hardscape" items such as fences, walls, etc. Approved plans must be fulfilled no later than twelve (12) months after the approval date. If work has not begun prior to 12 months, a new RAR form must be submitted and approval granted.

- ACC approval is required for the removal of any tree having a diameter of 10" or more measured from a point 2 feet above ground level.
- All trees and plant materials must be common to the area.
- Exterior lawn decorations or structures are not permitted unless by written approval of the ACC.
- Vegetable gardens should be screened so as not to be visible from the street.
- All front yards must be covered with suitable ground cover, i.e., Turf Grass, pine straw, pine bark mulch, nuggets, etc.
- Landscape gravel for plant beds will be approved on a case-by-case basis. Exposed earth or red clay is not permissible. All plant bed covering (i.e. mulch) should be consistent within a given lot.

Acceptable: Trees and Plants Common to the Area, Turf Grass

Not Acceptable: Palm Trees, Bamboo, Gravel Yard Covering, Statuary.

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Measurements between all of the above
- Drawing of proposed landscaping plan (may be indicated on above plot plan)
- Proposed type, size and location of new plantings, land cover, and features as well as any landscaping to be removed
- Photos or pictures of plant/tree species involved

M. Lighting (exterior)

ACC approval is required for any exterior lighting, which replaces, or is in addition to, the existing lighting on the house or Lot. Approval will be based on the condition that any added lighting will be reflected away from adjacent residences and away from the vision of passing motorists as stated in Protective Covenants. *Any light fixture, lamp post, landscape lighting, etc. must be in keeping with the design standard in the Walker's Ridge community.*

Acceptable: TBD

Not Acceptable: TBD

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed lighting
 - Measurements between all of the above
- Drawing, photo or product brochure of proposed lighting fixture(s) with dimensions, materials, lighting type, wattage and colors indicated or supplied

N. Mail Boxes:

The Walker's Ridge Mailbox Specification was adopted by ACC in 2014. The standard mailbox system is required prior to sale of home or when the current mailbox system is determined to be irreparable.

Acceptable: Metal Mailboxes and Posts [See Appendix B Mailbox Specification]

Not Acceptable: Other than Mail Box Specification

O. Parking:

No overnight parking of any vehicles on streets or thoroughfares shall be permitted for greater than Forty-eight hours. Recreational Vehicles and equipment [including but not limited to the following: travel buses, mobile homes, campers, boats or other watercraft, trailers] and stored vehicles shall be garaged or parked in the extreme rear of the lot and sufficient natural coverage shall be erected to shield it from visibility. No inoperable vehicles shall be parked upon any lot or parcel or land for greater than fourteen days. No owners of any lot or parcel of land shall repair or restore any vehicle of any kind in the open upon any lot or any parcel of land, except for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper facility. Temporary parking of recreational vehicles for preparation for use or storage shall be permitted for seventy-two hours each quarter. Homeowners parking a commercial vehicle on a lot or parcel of land shall be permitted to the extent that said vehicle and corresponding trailer are parked off the street and on the driveway in such a way as to minimize the distraction of the community.

P. Play Equipment

ACC approval is required for the addition of all play equipment. Play equipment, including but not limited to, Swing sets, play sets, trampolines, play houses and tree houses, should be located at the rear of the house. Equipment should be placed in such a location as to minimize views from streets, neighboring properties and common areas as much as possible. Play equipment is not to be placed within 10 feet of neighboring property lines.

Play sets and swing sets should be constructed primarily of wood and have a natural appearance. Metal swing sets and the like are not permitted.

Acceptable: N/A

Not Acceptable: Metal Swing sets

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed equipment
 - Measurements between all of the above.
- Drawing, photo or product brochure of proposed unit with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

Q. Pools, Hot Tubs and Spas:

ACC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening. Approval must be given, in writing, prior to any clearing, grading or construction. No above-ground pools will be approved.

Safety fencing for pool enclosures must meet County code requirements. Pool enclosures are different from yard fences as described in Section H of these Standards.

Hot Tubs and spas are acceptable so long as they are in the rear of the house and out of sight from the street.

Acceptable: In-Ground Pools, Hot Tubs, Spas

Not Acceptable: Above Ground Pools

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed pool, hot tub or spa location
 - Measurements between all of the above.
- Drawing, photo or product brochure of proposed pool, hot tub or spa with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

R. Roofs and Roofing Material:

ACC approval is required for replacement of, or change to, any roof or roof covering. Furthermore, roofing materials must be an approved color (see section G. **Exterior Colors**).

No plumbing or heating vents, exhaust fans or skylights shall penetrate roof surfaces that face any street. All roof stacks and flashing must be painted to blend with roof colors.

Acceptable: Asphalt Shingles

Not Acceptable: Cedar Shake Shingles, Gravel Roofs, Barrel Tile

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Photo, sample or product brochure of roof covering or feature with dimensions, materials and colors indicated or supplied as appropriate.

S. Sheds

ACC approval is required for all sheds. The ACC will review shed submittals where allowed by the Covenants (one per residence) as follows. Any shed should be constructed of like materials and colors to the dwelling. This includes, but is not necessarily limited to, roof and siding materials. Maximum height should be one story or 12 feet (including roof).

Placement should be at the rear of, and as near as possible to, the dwelling and out of view of frontage road(s). Sheds are not to be placed within 10 feet of neighboring property lines. Screening with evergreen plantings is desired to minimize neighboring views.

Acceptable: Sheds Constructed in the Style of the House

Not Acceptable: Pre-Engineered Plastic Sheds, Aluminum Sheds, Steel Sheds

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Plot plan for property showing
 - Location of existing dwelling
 - Location of property lines and easements
 - Location of proposed shed
 - Measurements between all of the above.
- Drawing, photo or product brochure of proposed shed showing all elevations (front, back and sides) with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

T. Siding and Exterior Cladding

ACC approval is required for any new or replacement siding or exterior cladding materials.

Acceptable: Hardy Plank Style

Not Acceptable: Other than Hardy Plank

Submittal for architectural review should include at minimum:

- Completed Walker's Ridge RAR form
- Drawing of proposed changes showing all elevations (front, back and sides) with materials.
- Photo, sample or product brochure of siding with materials and colors indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied where appropriate.

U. Signs:

In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is permitted as conditioned by Community-Wide Standards.

Any signs other than those considered PRE-approved as listed below **require prior ACC approval**. Signs which require prior ACC approval include home for rent or home for lease signs.

The following types of signs are considered PRE-approved with these conditions:

Political Signs: No more than one sign per candidate per lot is permitted. Signs may be placed no more than 14 days before an election and must be taken down within 7 days after the election.

Garage/Yard/Moving Sale Signs: One sign may be placed on the homeowner's property where the sale is being held and only on the day of the sale. One sign may be placed at the entrance to Walker's Ridge no more than 1 day prior to the event and must be removed no later than the following day. *To minimize the need for individual sales, the Social Committee normally conducts and promotes one/two community-wide yard sale a year in the Spring/fall. Residents are encouraged to participate at these times.*

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Home for Sale Signs: These are allowed to assist owners in selling their homes and must be the typical size and design most commonly associated with this sign type. One is allowed in the front yard of the homeowner's private property and must be removed once the home is sold. Walker's Ridge has a homes for sale indicator at each entrance for uniformity. Open House sign(s) may be placed at the entrance(s) to Walker's Ridge no more than 1 day prior to the event and must be removed no later than the following day.

Contractor Signs: Contractor signs are allowed only while work is being done and only for a period no longer than 10 days. Signs must be removed within 24 hours of work completion. All other signs advertising goods or services that are not specifically described above, are not allowed.

Location of signs: The signs that are permitted above are intended to be placed on the private property of the homeowner. No sign may be placed on Walker's Ridge common property or the entrance to the Community, except whereas noted above. Signs placed on Walker's Ridge common property, such as street sign posts, lamp posts, clubhouse property, pool area, etc. will be removed.

The Board of Directors or its management representation, on behalf of the Association, shall have the right to erect reasonable and appropriate signs on any portion of Walker's Ridge common areas to promote community-wide events.

V. Windows:

ACC approval is required for replacement of, or change to, any window system. Furthermore, window systems(s) must be painted to an approved color (see section G. **Exterior Colors**).

Acceptable: Window systems with mullions

Not Acceptable: Window Systems with out mullions, Block-out Screens and Awning.

W. Window Mounted Air Conditioning Units

Window mounted air conditioning equipment, including evaporative coolers and the like, are prohibited in Walker's Ridge.

APPENDIX "A"

Screening Guidelines

- 1) **REASON FOR SCREENING:** Screening may be used within the Community to define private spaces or to attract or divert attention to or from particular views.
- 2) **OBJECTS TO BE SCREENED:** Screening shall be used in connection with the following:
 - A) Free standing utility apparatus, such as transformers, and switching equipment;
 - B) Exterior, ground-level machinery, such as air conditioning and heating equipment;
 - C) Refuse containers and related storage areas.
- 3) **METHODS OF SCREENING:** Subject to the approval of the ACC the following methods of screening may be used:
 - A) **Earth Banks and Berms.** Such earth banks and berms shall:
 - i) have a maximum slope of 2:1 and
 - ii) be covered with acceptable grass or vegetation.
 - B) **Planting Screens and Hedges.** Species and layout design to be approved by the ACC.
 - C) **Fences and Walls.** Such fences and walls shall:
 - i) complement the design, texture and color of all structures on the same Lot;
 - ii) shall be a maximum of 6 feet above grade in height;
 - iii) shall include planting as an integral component;
 - iv) and shall not attract attention as distinct architectural elements

APPENDIX "B"

Walker's Ridge Mailbox Specifications



GHP WARRANTY

The MB 630 is warrantied for 12 months from date of install against defects in workmanship and material. GHP will repair or replace as deemed appropriate.

Ordered Through Global Home Products, Inc. 770-409-8292 in order to maintain consistency.

APPENDIX "C"

Request for Architectural Review (RAR) Form

Walker's Ridge Community

Request for Architectural Review

◆ Please submit to any member of the Architectural Review Committee ◆

Shaded area for Architectural Review Committee use only – Applicant, do not complete

Date Submitted:	Date Review Completed:	Request Number:
Status of Request:	<input type="checkbox"/> Accepted <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Accepted (see below)	
Conditions for Acceptance:	This request is considered accepted if the following changes/conditions are met....	
<p><i>Instructions: Please fill out all relevant information and be sure to provide sufficient detail regarding the changes you wish to make. Once complete, please read the statement at the end of the form and sign your name.</i></p> <p><i>If making multiple changes, please use a separate form for each. For example, if you are painting your house and building a deck in your back yard the changes should be submitted separately. Feel free to use additional sheets if necessary.</i></p> <p><i>Per the Declaration of Covenants, Conditions and Restrictions, a decision on this request will be made within 30 days from the time all required/requested information has been submitted to the Architectural Review Committee. However, all effort will be made to reach a decision as quickly as possible and to notify the Requestor thereof. Notice of the Board of Director's decision will be made by certified mail.</i></p>		
<p>Pursuant to this community's Declaration of Covenants, Conditions and Restrictions, Applicant hereby presents this formal request to make specific changes to their property as detailed below.</p>		

PROPERTY ADDRESS: _____

DATE: _____ PHONE: _____

NAME: _____

EMAIL ADDRESS: _____ @ _____

MODIFICATION(S) REQUESTED ~ Check appropriate box

FENCE(S) Specify materials, style & attach sketch on plat	ROOF Manufacturer, type & color – Provide sample if possible
LANDSCAPING Specify materials & attach sketch	SCREENING Specify material, style & include drawing of elevations
POOL(S) & SPA(S) Attach plans (2 sets)	STRUCTURE ADDITION Provide 2 sets of plan drawings with elevations and include list of materials to be used

Walker's Ridge Architectural Design Standards

RECREATIONAL EQUIPMENT Specify type (play set, trampoline, etc.) & attach sketch with specific location	STRUCTURE MODIFICATION Provide 2 sets of plan drawings with elevations and include list of materials to be used
REPAINTING Paint Mfg. & Color(s) Provide paint samples & specify areas	TREE REMOVAL Provide sketch with location of proposed tree removal & type of tree
OTHER Include detailed description and plans if applicable	

MODIFICATION(S) DESCRIPTION
(Attach additional information as necessary)