

WALNUT WOODS
HOMEOWNERS
ASSOCIATION

DESIGN REVIEW
(ARCHITECTURAL)
GUIDELINES

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SECTION I - Introduction and Mission Statement

1.1 The Association's role in providing Design Review (Architectural) Guidelines for additions and/or changes to properties within Walnut Woods is to maintain a certain aesthetic quality within the properties and should not be construed as warranting any such change or improvement to be structurally safe, sound or in compliance with applicable law.

1.2 The purpose of these Design Review Guidelines is to assure the highest quality of design standards within Walnut Woods.

1.3 It is not the intent of these guidelines to be a substitute for the Declarations of Covenants and Restrictions and By-Laws.

1.4 The homeowner is responsible for any resulting drainage problem caused by his/her actions to his own, his neighbors' properties and/or common areas.

1.5 The homeowner is responsible for replacing or repairing any damage to Common Areas or neighboring properties that may occur while completing improvements to his/her property.

1.6 No changes shall be made to common areas by home owners without prior written approval from the Design Review Committee.

Section II - Changes that DO NOT require prior approval

The following changes to private property within Walnut Woods DO NOT require prior approval by the Design Review Committee (DRC). Changes shall be made in accordance with the guidelines presented below. If a property is found to be in violation of the guidelines set forth in this section, then the property WILL BE FINED as detailed in Section IV.

2.1 Exterior Color Your home may be repainted or re-sided in the same material and color scheme at anytime.

Color changes and siding material changes require prior approval by the DRC to insure change stays within lines of the monotony code.

2.2 Landscaping

2.2.1 Planting Beds Plantings farther than three (3) feet from the property line need no DRC approval. Plantings closer than three (3) feet from the property line do need approval. This does not include berms.

2.2.2 Garden/Planter Walls/Berms See section 3.1

2.2.3 Walkways Side and rear walkways must be a minimum of one (1) foot from the property lines.

Front walk ways, or side walkways for corner lots, connecting to the sidewalk need DRC approval.

2.2.4 Vegetable Gardens Vegetable gardens must be three (3) feet from all property lines; they may not be located in the front or side yards. Items grown must be less than three (3) feet tall at maturity.

2.5 Yard Decorations/Birdhouses/Bird Feeders/Bird Baths

Any questions or disputes that may arise, in regards to these items, should be directed to the DRC for review and determination.

2.6 Air Conditioning Units

No window air conditioning units are permitted to be installed on any home.

Section III - Changes requiring Design Review Committee (DRC) Approval

3.1 Garden/Planter/Retaining Walls/Berms Any wall over twelve (12) inches in height must be submitted for approval. New berms and enlargement of existing berms require DRC approval

3.2 Recreational Equipment

Swing Sets/Play Areas All need DRC approval. Play areas may include sandboxes with covers and large mulched areas around swing sets. Side set-backs must be observed and may not extend closer than three (3) feet of the property line. The areas may be edged with landscape blocks or other suitable edging material.

3.3 Roof Replacement

All must be approved by the DRC to be in line with the monotony code.

3.4 Mailboxes

All mailboxes need to be approved by the DRC in ensure continuity in the neighborhood.

3.5 Decks, Patios and Gazebos

All decks, patios and gazebos must be installed in the rear of the house.

Patios may be either brick-pavers or concrete. They must comply with the specifications of the village of Sugar Grove. Block seat walls should be submitted with the plans, if applicable.

Detached gazebos need to be approved by the DRC,
Covered (roofed) decks and patios need DRC approved.

3.6 Room Additions, Sun Rooms, Screened Porches Submit plans and required documents for DRC approval.

3.7 Swimming Pools

In ground swimming pools may be installed conditioned upon DRC approval of location, fencing and landscaping. A Village of Sugar Grove permit is required. The distance from the water's edge to the fence can be no more than six (6) feet. Filters must be positioned on the homeowner's side of the fence. The fence must be ten (10) feet inside the property line.

Permanent above ground pools are NOT allowed based on provisions of the Declaration of Covenants and Restrictions.

3.8 Hot Tubs

Hot tubs may only be installed, with DRC approval, on your deck or patio and shall be equipped with lockable covers that are childproof.

3.9 Site Distance and Intersections

All properties located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would cause a traffic or sight problem.

3.10 Solar Panels

Submit all documents for approval.

3.11 Antennae/Satellite Dishes

Submit all documents for approval.

3.12 Ponds/Water Landscapes

Ponds that installed and maintained by owner of property must have EPDM liners or a vinyl liner if used as a concrete pond setting. For safety reasons ponds must have steps or ledges around the edges (i.e. upside down pyramid) if the pond is not enclosed. Ponds that are built under a deck setting must have railings attached to the deck as well. Owners must not have green water in the ponds longer than a two (2) week period. Proper maintenance must also be used to prevent weeds or algae.

Section IV - Informational Guidelines

4.1 Application Forms

Design Review Application Forms can be obtained from the Design Review Committee (DRC), the Walnut Woods website, or from the current management company..

4.2 Assessments

All assessments must be current before a DRC Application will be approved.

4.3 Timeline for Approval

In the event that the DRC fails to approve or to disapprove an application or to request additional information reasonably required within thirty (30) days after submission, the plans shall be deemed approved (Declaration of Covenants and Restrictions - Article VII, Section D).

4.4 Appeal of DRC Decision

If an applicant disagrees with the decision of the DRC, the owner may make a written request that the Board of Directors review the proposal and the DRC decision. The Board may uphold, reverse, or modify the decision of the DRC. The decision of the Board shall be final (Declaration of Covenants and Restrictions - Article VII, Section D).

4.5 Costs

In the event of any violation of the DRC Guidelines, Rules & Regulations, or the Declaration of Covenants & Restriction, the Board of Directors reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorney's fees shall be charges to the account of the offending owner at the time they are incurred. Any restoration costs to bring property into compliance incurred by the Association will be charges to the account of the offending owner.

4.6 Fines

per section II. I have no info on this