

Walden Shores Property Owner's Association, Inc.

Architectural Planning Criteria for Brick pavers on driveways and walkways.

According to Article 6.3 (A) of our Declaration written Architectural Planning Criteria has to be established for any item for which there is a perceived need. The Board of Directors must adopt such Criteria at a duly called and noticed meeting at which a quorum is present.

The Criteria for brick pavers on driveways and walkways must meet the following requirements and specifications.

- Owners must submit two complete sets of plans and specifications (and samples if appropriate) to the ARC at least two weeks ahead of any ARC meeting on a form approved by Walden Oaks Homeowners Association (the latest revision is dated March 27, 2012). There is also a specific form to be completed from Walden Shores (latest version dated May 20 2015).
- The neighbor must provide documented proof that he/she has no objection to the installation of pavers in case of the driveway. For shared walkways the same is required if the cost is equally shared by the two home-owners. If the homeowner who shares the walkway has no objection (and provide documented proof to that affect) the homeowner who wants pavers for the shared walkway agrees to pay in full including the small sections going up to the neighbors stoop in front of the door and to the driveway of the neighbor. Agreement must be obtained from Walden Shores HOA prior to submitting the form to the ARC of Walden Oaks.
- The ARC form for these projects must include a written proposal from a reputable contractor (such as Keystone Paving, Interlocking Pavers, or Bonness Inc.,.....).
- Owner is responsible for calling for location of utility lines (power, phone, cable, irrigation etc.).
- Owner must guarantee to the Association and take full liability responsibility for any damage to utility lines, sod, plants, irrigation system etc.
- Removal and proper disposal of existing concrete driveway and walkway is required prior to commencement of any work.
- The laying pattern for Walden Shores shall be "Running Bond" (See attached photo of the pattern as "exhibit 1").
- The paver finish shall be "Traditional Tapered Edge". Any other option must be submitted to the Walden Shores Board for approval.
- Color shall be earth-tone such as "Chestnut-Buff-Charcoal" Number 623406 (see web-site for "trirclepavers.com" colors) or similar as maybe approved by Walden Shores.
- The size of pavers shall be 4"x8"x3-1/8" thick (driveways; for walkways maybe thinner at 4"x8"x2-3/8).
- Pavers may not be installed on or replace sidewalks (wall side of Lone Oak).
- Our soil is a mixture of sand and in some places clay. If its clay increase the lime rock base from 5 to 6 inches. The norm for rock base is 5 inches and for sand

bedding 1 inch. Lime rock base must be well compacted. *The rock base can be less at 4 inches for walkways.*

- Edge restraints must be used and should be concrete (pre-cast or poured-in-place), steel, or aluminum at the option of the owner.
- At the option of the owner controlling the borders by using what is called “single or double sailor course” maybe used. This may not extend the width of the driveway but may provide a neater looking finish at the borders.
- To finish, requires more sand followed by top sand and paver compaction.
- The installation of two chase pipes under the pavers and across the driveway for future utility use (cable, phone etc) is required. They must be 2 inches in diameter or larger.
- To minimize noise and construction related issues it is important that the work be done in a timely manner and certainly within 2 weeks max.

October 15, 2015 (Rev 03)

Prepared by: Tom Krieser, CAM and approved by the Board at their meeting October 13, 2015.

For Walden Shores