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- g) The Association may have additional, and at times more restrictive, criteria regarding vehicle parking and storage.

4.106. View Fence. Refer to Section 4.30(c) for "*Fences and Screen Walls*".

4.107. Walkways and Sidewalks. Any modification or addition to the walkways or sidewalks within the Front Yard Zone requires approval of the DRC prior to construction.

a) **Public Sidewalk.** No modifications to the existing public sidewalk are allowed.

b) **Front Walkways.**

- i. Primary sidewalks and walkways in a front yard that connect the front door of the Home with the public sidewalk may not exceed five feet (5'-0") in width, unless otherwise approved by the DRC.
- ii. Primary sidewalks and walkways in a front yard that connect the front door of the Home with the driveway may not exceed four feet (4'-0") in width, unless otherwise approved by the DRC.
- iii. Large landings or paved transition areas that are part of a front walkway are not allowed. In the case of a landing or paved transition area, the paving may not exceed a width of more than six feet (6'-0") in any dimension.
- iv. In general, if steps are needed to access a raised front porch, the steps shall be located immediately in front of the front porch. Stepped landings, terraced walkways or stepped transition pads are not desired within a front yard.

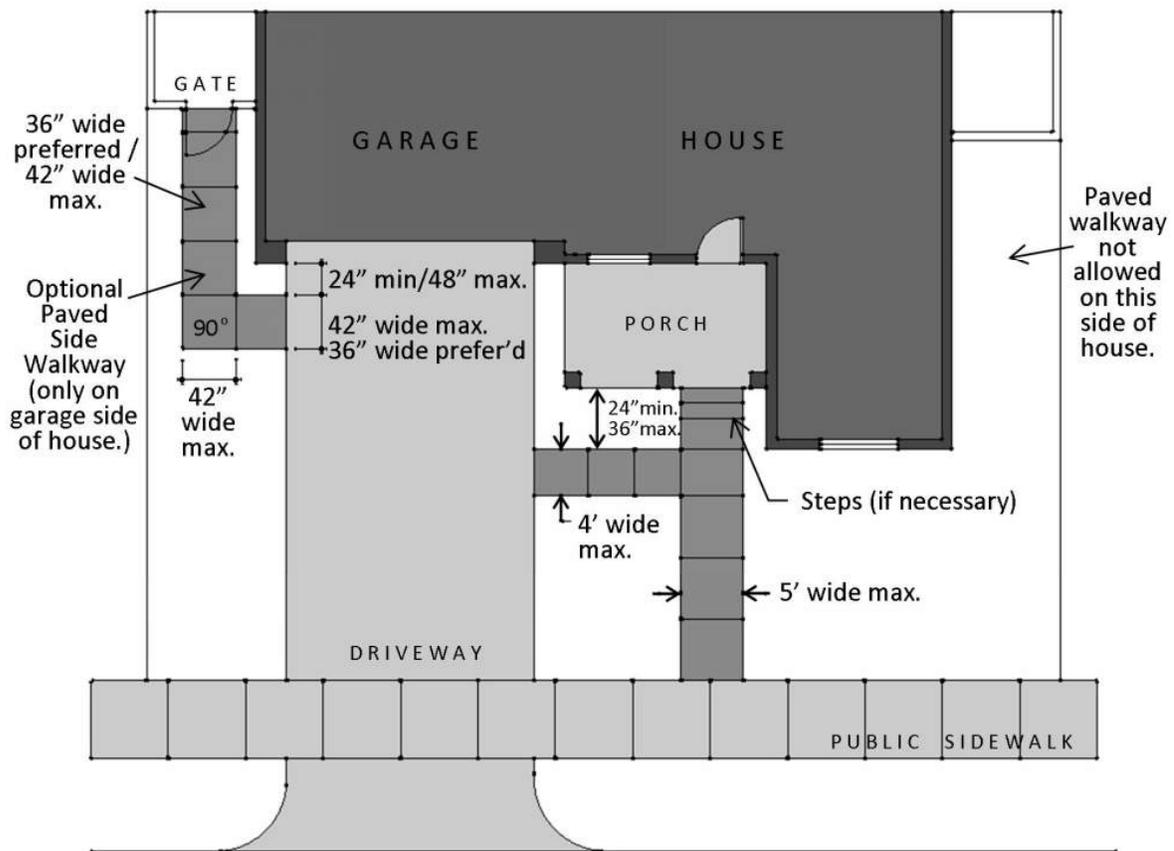
c) **Walkways between Driveway and Rear Yard.**

- i. Paved walkways between the driveway and the gate to the rear yard on the side of the house may not exceed forty-two inches (42") in width, unless otherwise approved by the DRC.
- ii. Paved walkways between the driveway and rear yard are only allowed on the garage side of the Home.
- iii. Paved walkways from the rear yard directly to the public sidewalk are not allowed, unless specifically approved by the DRC on a case-by-case basis.
- iv. Paved walkways from the rear yard that extend across a majority of the front yard are not allowed.

d) **Walkway Materials:**

- i. Walkway materials in a front yard shall be limited to: exposed aggregate concrete; integrally-colored concrete subject to review and approval of the color by the DRC; concrete pavers; brick pavers; stone pavers; or other appropriate materials as specifically approved by the DRC.
- ii. Painted finishes, stained finishes, acrylic coatings, epoxy coatings, tile, stamped concrete, pebblestone, "Kool-deck", asphalt coatings; faux finishes or patterns, or other "coating-like" or "applied" materials are not allowed on any walkway in the Front Yard Zone, unless otherwise approved by the DRC.
- iii. Glossy, shiny or reflective coatings or sealers may not be applied to any type of walkway surface in the front yard.
- iv. Decomposed granite, gravel, rock, earth, asphalt, and other unimproved walkway surfaces are not allowed in the front yard.

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e) **Walkway Shape:**

- i. In general, walkways and sidewalks in a Front Yard shall be simple rectangular shapes with 90-degree corners.
- ii. In general, avoid meandering, wavy, curved, flared and ornamental walkway layouts.
- iii. The DRC reserves all rights to not approve the layout of a proposed walkway that the DRC in its sole opinion deems is not appropriate.

f) **Walkway Steps:**

- i. In general, any steps that are necessary in walkways shall be located immediately in front of the Front Porch or entry stoop.
- ii. Running landings, which consist of several small steps spaces out across the depth of the front yard, are strongly discouraged and may be prohibited at times by the DRC.

g) **Front Walkway Features and Accents:**

- i. In general, dramatic features and accents along a front walkway, such as pilasters, columns, artistic steps, raised planters, wrought iron elements and other accents are discouraged.
- ii. The DRC may approve features and accents along a front walkway on a case-by-case basis provided that the accents and features are appropriate to the authentic architectural style of the Home; and provided that the features and accents are of an appropriate size and scale as determined in the sole opinion of the DRC.

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- iii. The features or accents along a front walkway must comply with the applicable Public Utilities Easement (P.U.E.) that typically run along the front portion of the front yard.

4.108. Water Features. Fountains, waterfalls, ponds, reflecting pools, bird baths, water cascades, water features and other outdoor water elements may be allowed when approved by the DRC prior to installation and subject to compliance with the following design criteria.

- a) A Water Feature shall be integral to the design of the landscape and the composition of the architecture. Water Features should not be placed in isolation in the landscape, but instead should be placed in settings that enhance the quality of the outdoor living spaces.
- b) Water Features are not allowed within the Front Setback.
- c) Water Features must be located in courtyards; within a Rear Yard; or behind fences, walls or landscape hedges.
- d) Small-scale water features (i.e. fountains) may be allowed within a Front Courtyard or a side courtyard, if approved by the DRC prior to installation.
- e) Water features that are installed in an enclosed side yard or a defined Enclosed Rear Yard and are not visible from Public View are allowed without approval of the DRC.
- f) All Water Features, regardless of location, shall be limited to a maximum height of five feet (5'-0") above the primary finished floor elevation of the Residence or the adjacent finished grade (whichever is lower of the two dimensions). This measurement includes the highest point of a water spray or water stream.
- g) The appearance and style of a Water Feature must complement and be compatible with the architectural style, character, colors and materials of the Residence.
- h) All Water Features must be equipped with recycling water systems.
- i) All equipment including, but not limited to: pumps, pipes, valves, filters, power sources, electrical cords, and accessories must be fully-screened from Public View, including views through a View Fence.
- j) Water Features that are visible from Public View shall be finished equally on all sides. No unfinished sides are allowed. For example, if a decorative column is used for a water feature, and the column is clad in stone, then all sides of the column shall be clad in stone for a consistent appearance on all sides. Unfinished sides may not be visible from Public View including views through a View Fence.
- k) Water Features may not be physically or structurally attached to a Community Wall, Theme Wall, fence or Yard Wall located on a common property line.

4.109. Windows. Any additions, modifications or changes to the size, shape, color, materials, trim, location, quantity or other aspects of the windows shall be approved by the DRC prior to implementation.

- a) In general, the size, shape, color, frames, lintel, sill, and trim of windows must be consistent with the authentic architectural style of the Residence and the Home.
- b) The approval of any such changes shall be at the sole discretion of the DRC; and the DRC shall evaluate the changes on a case-by-case basis with the objective of maintaining the authentic architectural character of the Home, including, but not limited to: consistency, alignment, symmetry, balance and proportion.
- c) In general, any new or replacement windows must match the appearance of the existing windows on the Home, including but not limited to: frame style, frame color, window