

DESIGN GUIDELINES

for NEW

CONSTRUCTION

and

MODIFICATIONS

within

WALDEN PARK

Dated: July 1, 1999

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose	1
2.0	NEW CONSTRUCTION	2
2.1	Design Review Procedures	2
2.2	Architectural Design Guidelines	3
2.3	Site Design Guidelines	4
3.0	MODIFICATIONS	6
3.1	Modifications Review Procedures	7
3.2	Design Guidelines and Restrictions	7
3.3	Special Stipulations	10
3.4	Focal Point Lots	11
4.0	DEVELOPMENT	12
4.1	Standards for Development	12
4.2	Tree Preservation	13
4.3	Silt Control and Management	13
4.4	Signage and Graphics	13
4.5	Model Home Area and Sales Office	15
5.0	NONLIABILITY FOR APPROVAL OF PLANS	16

DESIGN GUIDELINES FOR NEW CONSTRUCTION AND MODIFICATIONS WITHIN WALDEN PARK

1.0 INTRODUCTION

Walden Park is a unique, master planned community offering traditional homes that complement today's active lifestyle. The community is the result of many hours of planning and designing by Walden Park's superior team of nationally and locally recognized real estate professionals.

As a result of the pre-development planning efforts of Walden Park, LLC (the "Developer"), these Design Guidelines are intended to ensure the protection of the Walden Park concept, community lifestyle and individual property values through the establishment of design guidelines, architectural standards and design review procedures. All property owners, including builders, are bound by the procedures and standards that are intended to ensure construction and development that preserves and protects the natural beauty and serenity of Walden Park. The Developer has gone to great lengths to protect the park and natural areas and to ensure that no buildings, dwellings, accessory buildings, screening, fences, walls or other structures of any kind shall be erected, placed or altered on any lot or parcel within Walden Park until proposed building plans, elevations, exterior colors, exterior finish treatments, and/or other details outlined herein have been approved in writing by the Architectural Review Board ("ARE") or the Modifications Committee ("MC"), as applicable.

As provided in the Declaration of Covenants, Conditions and Restrictions for Walden Park (the "CCRs"), the ARE and MC have been established for the purpose of reviewing all plans pertaining to construction and modifications. In accordance with the CCRs, the Developer has created these Design Guidelines. The ARB has adopted these Design Guidelines and has the authority to change, modify or add to the content of these Design Guidelines without notice to serve the needs of an evolving community. The MC may modify Section 3.0 of the Design Guidelines to include additional restrictions that are consistent with the guidelines adopted by the ARB. Since design guidelines may change periodically, each applicant, builder and property owner shall be responsible for verification of and compliance with all *current* Design Guidelines.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines or the Declaration, the Declaration and Design Guidelines (in that order) shall prevail.

1.1 Purpose

Article 9, Architectural Standards, of the CCRs lays the groundwork for the architectural control process. This booklet provides additional information, though not inclusive, to assist builders, property owners, and residents in understanding and following community standards and procedures.

These guidelines address new construction, modifications and community development with the intent of assuring Walden Park property owners of the quality control they would expect to preserve the "traditional" character for the community. A description of the architectural review process is provided, as well as recommendations and performance levels as established by the ARB and MC. Architectural variation is encouraged within bounds of appropriateness, but the committees have set basic standards to promote harmonious community aesthetics and environmental compatibility for Walden Park.

2.0 NEW CONSTRUCTION

"New construction" refers to the initial construction of a home and accompanying structures on a lot. This section explains the design review procedures, as well as the architectural and site design guidelines for exterior building and individual site conditions, which will be used by the ARB in reviewing applications.

2.1 Design Review Procedures

Construction plans for all new homes in Walden Park are reviewed to ensure that the exteriors are consistent with surrounding properties and contribute towards the overall traditional theme of Walden Park. All builders within Walden Park are required to comply with the following review procedures:

1. Review Fee: A review fee in an amount not to exceed \$ 150.00 per individual floor plan shall be payable to the ARB upon submission of the application for approval.

2. New Home Plan Approval: Applicants must submit architectural drawings prior to commencement of new home construction or purchase of a building permit. The applicant must submit a Design Review Application Form (attached hereto as Exhibit "A") along with two (2) sets of new home architectural drawings and specifications for ARB review. Builders may submit up to 12 individual plans at their initial review request. These plans shall have no more than 4 different elevations per plan. All builders must have their plans approved prior to commencement of construction on their model home. The ARB shall review and respond to each submittal within sixty (60) days from receipt of the fully completed application and new home construction plans. If the ARB does not respond in writing within sixty (60) days, the plans shall be deemed approved as submitted, subject to the provisions of the CCRs.

3. Submission Requirements of the ARB: Building plans shall be drawn at a scale of 1/4 inch equals 1 foot or larger and shall show all 4 exterior elevations. The front elevation shall be drawn at one 1/4 scale and the other three elevations at 1/8 inch scale including all basement openings, deck locations and exterior mechanical locations. Plans shall include fully dimensioned floor plans. Although the ARB does not review floor plans or interior specifications, these will allow for proper review of the elevation and exterior details.

Exterior materials and finishing color schedules shall be provided and shall include the type and color of all roofing material, siding, stucco, stone, brick or other material for each elevation. The ARB reserves the right to request samples of any exterior finished materials.

Approved Walden Park builders shall not be required to submit individual site plans unless the ARB determines that the builder is not using its best efforts to construct new homes in a manner compatible with surrounding properties or is not taking appropriate steps to ensure that the builder reflects the environmental sensitivity and high standard of aesthetics established by the Developer of Walden Park.

At the request of the ARB, any applicant or builder may be required to provide a site plan at a scale of 1 inch equals 20 feet including some or all of the following items:

- a. Footprint of the home and garage on the individual lot.
- b. Finished floor elevation,
- c. Clearing limits,
- d. All buildings and set back lines,
- e. Existing and proposed grades,
- f. Existing trees to remain.
- g. Location of all driveways, walks, patios, decks, walls or easements which impact the home.

4. New Home Landscape Plan Approval: In addition to submittal of new home plans, each applicant must submit a landscape plan, a written list of typical types and quantities of materials and a typical landscaping budget simultaneously with submittal of new home plans to the ARB. Upon ARB approval, these plans, materials and budget shall become the landscape guidelines for the lots of such builder. All builders shall be required to conform with the landscaping requirements for each individual neighborhood. In addition, all new homes in Walden Park shall conform with the landscape guidelines contained herein. See, for example, section 2.3, subsections 5, 6, and 7.

5. Deviations from Approved Plans: Any change to or deviation from the approved new construction plans must be submitted to the ARB for review in the same manner as the procedures and submission requirements outlined above. The builder is encouraged to submit changes at the earliest possible time to avoid costly delays. A resubmittal fee of \$150.00 per plan must accompany the revised plans.

2.2 Architectural Design Guidelines

1. All exposed concrete block or poured concrete foundations and site retaining walls should be covered with stone, brick, stucco, pargeted and painted or made of treated wood which complements the individual house materials.

2. Primary building materials shall be brick, stone, stucco or hardboard wood siding which reflects the traditional character of Walden Park.

3. Roofing materials shall generally be asphalt shingles in colors and textures which complement the traditional architectural theme and individual home colors. Roofing material must be approved in writing by the ARB prior to installation.

4. Primary colors for siding, stucco, brick, trim, gutters, garage doors or any other exterior surface must be selected to complement the traditional architectural theme.

5. Stucco or synthetic stucco must generally be painted or integrally colored.

6. All sheet metal and PVC work, such as roof caps, flashing, plumbing vents and chimney caps or any other roof protrusion, should be painted flat black or painted to match roof colors.

7. Metal windows, doors, louvers and window and door screens must be anodized bronze or factory finished colors or compatible with the individual home's primary and trim colors.

8. Roof stacks and plumbing vents must be placed on the rear slopes of roofs if at all possible.

9. Chimneys framed to receive pre-fabricated fireplaces and flues must not be cantilevered on the front side of the house. All cantilevered fireplaces should be on the side or rear of individual homes.

10. All garage doors must be operational. All homes must have a garage sufficient in size to park two mid-sized vehicles.

2.3 Site Design Guidelines

1. All fencing must be approved in writing before installation. Backyard fences should generally start within the rear third of the house unless otherwise approved by the ARB. On corner lots, fencing into the side yard adjacent to the roadway may be subject to additional restrictions, as determined in the sole discretion of the ARB. The ARB encourages fences comprised of three rail, split rail, or cedar up to 4 feet in height which may have 2"x4" wire fabric stretched and stapled on the inside face of the fencing. Privacy fencing for lots with pools or spas may be approved with a cedar design up to a maximum of six feet (6') in height. The following additional fence types may also be acceptable: solid cedar, solid pressure treated, shadowbox, vinyl, wrought iron or picket. Fence color must be the natural wood finish or as otherwise approved in writing. The finished side of the fence should face the neighboring streets and properties on all sides. Fenced dog runs or pens are not permitted. The ARB reserves the right to review submittals on a case by case basis. Focal Point lots are also subject to the restrictions set forth in section 3.4, subsection 1.

2. Deck designs and color must be approved by the ARB and may not have a substantial negative impact on adjacent streets or properties as determined by the ARB. Focal Point lots are also subject to section 3.4, subsection 2.

3. Any exterior hot tubs or spas must be approved in writing and screened from adjacent properties and streets. All pumps, filters, equipment, etc. must also be screened from view from neighboring lots by approved means. No above ground pools shall be allowed. Notwithstanding the foregoing, the following may be allowed: small wading pools less than 18" in height and 8 feet in diameter that are of a temporary nature with minimum visibility from the streets, as determined in the sole discretion of the ARB.

4. Compressors for central air conditioning units must be sited in a location which will not cause a nuisance to adjacent property owners or affect the use of active areas on the home site, as determined in the sole discretion of the ARB. Compressors must be screened by approved landscape or other architectural treatment. The ARB may waive this requirement on a case by case basis.

5. All landscaping should relate to the existing terrain and natural features of the lot. The amount and character of landscaping must conform to the standards established for each neighborhood of Walden Park and the restrictions set forth in the Conservation Easement. See also section 2.1, subsection 4.

6. Front yards must be sodded with grass. A minimum road shoulder of sod 6 to 10 feet wide will be required from lot line to lot line, including the entire street exposure of corner lots. Side and rear yards may be sodded, seeded or treated naturally. Selection of plant materials shall be subject to the restrictions set forth in the Conservation Easement.

7. All new home construction including grading, landscaping, or retaining walls shall be performed in an effort to prevent water from flowing across one lot onto another lot. All drainage should flow to the front or rear property lines or to an existing drainage easement or structure. Sheet flow across one lot to another lot is prohibited. Builders shall be responsible for establishing and maintaining proper grades on lots prior to closing homes with homeowners. Homeowners shall be responsible for maintenance after closing.

8. All mailboxes, including post and house numbers, must conform to the approved Walden Park design for each neighborhood. No additional decoration or information is allowed on the mailbox. Plans for mailboxes and the source for purchasing mailbox posts are attached hereto as Exhibit "B". All damaged or destroyed mailboxes must be repainted or replaced with the same color and style as the original and proper installation shall be completed within thirty (30) days of damage.

9. Street trees shall be installed pursuant to a plan adopted by the ARB and the type, size and cost of the street trees will be determined and specified as part of the plan approval process for each lot. The ARB may require that trees shall be purchased from a specified tree grower. The species of street trees may vary by neighborhood.

10. An underground irrigation system to irrigate the street trees shall be set forth in the landscape plan.

11. Sidewalks shall be installed pursuant to the ARB's master sidewalk plan. The sidewalk plan shall provide, without limitation, for sidewalks five (5) feet wide set back eight (8) feet from the back of the curb, but the width and setback may vary. Sidewalks shall be constructed on both sides of the street.

12. The ARB may require the installation of lawn lamps, the design of which may vary by neighborhood. There may be a requirement for the lawn lamps to be purchased from a specified manufacturer. The location of the lawn lamp shall be set forth in the landscape plan.

13. Walden Park contains sites of archeological significance, as defined under applicable law, and disturbance of such sites is prohibited or restricted. In addition to the requirements herein, permission must be obtained from the appropriate governmental authorities prior to disturbing such sites.

14. Front setbacks of the homes to be constructed in Walden Park are critical to the overall look of the community, and all front setbacks should be consistent with the overall master plan for Walden Park. A streetscape shall be produced that may vary significantly from what is normally done in the Atlanta, Georgia area.

15. All tree-save areas shown on the construction plans or other plats of the community shall be observed.

3.0 MODIFICATIONS

Modification guidelines pertain to those lots with completed homes that have been sold by the builder and acquired by the homeowner. This section explains modifications review procedures, as well as guidelines and restrictions to assist homeowners and residents in understanding community standards. Section 3.3 entitled "Special Stipulations" includes a description of specific items which do not require prior written approval at this time, pending compliance with the conditions as noted. Focal Point lots are subject to these guidelines and the additional requirements set forth in Section 3.4.

3.1 Modifications Review Procedures

In order to help maintain architectural integrity and property values, written approval of the MC must be obtained before any change may be made to the exterior of a home or lot. Until the MC is formed, the functions of the MC described herein shall be performed in the ARB.

Any exterior addition or alteration needs prior written approval, except as noted in Section 3.3. A request should include a complete description of the proposed change including style, color, dimensions, and material. Most requests must also show the location, marked on a copy of the site plan or survey of the lot. Pictures may be helpful, as well. A Modifications Request Form is attached as Exhibit "C" for your convenience. There is no review fee for modifications.

The MC shall review and respond to each submittal within sixty (60) days from receipt of the application for modification. If the MC does not respond in writing within sixty (60) days, the application shall be deemed approved. No approval deemed granted pursuant to the foregoing shall be inconsistent with the Design Guidelines. Any change made without proper approval or contrary to any stipulations of an approval will be deemed in violation of the Declaration. In such instance, the homeowner will be notified, and correction will be required.

3.2 Design Guidelines and Restrictions The following guidelines and

restrictions apply to lots with completed homes.

1. Any change or addition to the exterior of your home, including paint color, will require prior written approval of the MC. Primary colors for siding, stucco, brick, trim, gutters, garage doors or any other exterior surface must be selected to complement the traditional architectural theme.
2. Awnings, storm doors or screen doors must be approved in writing by the MC. These types of doors must be full glass or full screen, in its original factory finish and in one of the approved styles.
3. No window air conditioning units or installed window fans shall be permitted.
4. All garage doors must be operational. Any broken or damaged door must be repaired, repainted, or replaced immediately.
5. The designated parking area at a home is within the garage unless otherwise approved by the ARB or MC. Should an owner have more vehicles than garage spaces, additional vehicles may be parked in the driveway. Recreational, commercial and inoperable vehicles, watercraft, and trailers may be parked only in an enclosed garage or off-site.

6. All play equipment must be approved in writing prior to installation. Play equipment should generally be located in the back yard or to the rear of the house or as approved by the MC in its sole discretion. Metal play equipment should be painted a dark earth tone to blend into the surrounding environment, unless otherwise approved by the MC.

7. Basketball goals require the prior written approval by the MC and should be mounted on black poles with standard white, gray or clear backboards. Multi-colored "toy" basketball goals for younger children may also be allowed upon written approval by the MC. Basketball goals should generally be located in the side or rear of the house. If located adjacent to the driveway, goals must be installed within fifteen feet (15') of the garage.

8. All fencing must be approved in writing by the MC before installation. Backyard fences should generally start within the rear third of the house unless otherwise approved by the MC. On corner lots, fencing into the side yard adjacent to the roadway may be subject to additional restrictions, as determined in the sole discretion of the MC. The MC encourages fences comprised of three (3) rail, split rail, or cedar up to 4 feet in height which may have 2"x4" wire fabric stretched and stapled on the inside face of the fencing. Privacy fencing for lots with pools or spas may be approved with a cedar design up to a maximum of six feet (6') in height. The following additional fence types may also be acceptable: solid cedar, solid pressure treated, shadowbox, vinyl, wrought iron or picket. Fence color must be the natural wood finish or as otherwise approved in writing. The finished side of the fence should face the neighboring streets and properties on all sides. Fenced dog runs or pens are not permitted. The MC reserves the right to review submittals on a case by case basis. Focal Point lots are also subject to the restrictions set forth in section 3.4, subsection 1.

9. Deck designs and color must be approved by the MC and may not have a negative impact on adjacent streets and properties as determined by the MC. If lattice or arbors are added to a deck, they must be approved and match the deck color. Any items stored below a deck must be concealed from view of streets and neighboring properties by approved screening or landscaping. Focal Point lots are also subject to the restrictions in section 3.4, subsection 2.

10. Free standing storage buildings or prefabricated structures are not allowed.

11. Any exterior hot tubs or spas must be approved in writing and screened from adjacent properties and streets. All pumps, filters, equipment, etc. must also be screened from view from neighboring lots by approved means. No above ground pools shall be allowed. Notwithstanding the foregoing, the following may be allowed: small wading pools less than 18" in height and 8 feet in diameter that are of a temporary nature with minimum visibility from the streets as determined in the sole discretion of the MC.

12. All landscaping should relate to the existing terrain and natural features of the lot. The amount, character and selection of landscaping materials must conform to the standards established for each neighborhood of Walden Park and the restrictions set forth in the Conservation Easement. Any changes or additions to your landscaping, excluding annuals, perennials, or a small

number of shrubs, require prior written approval. Landscape borders should be of natural color and material no more than 4 inches in height. No gravel or pebbles are permitted in landscaping or landscape features. Any other type or use of rock must have prior written approval. All lot owners are required to provide landscape maintenance of their lots on a regular basis in conformance with the Community-Wide Standard. Regular weeding, "mulching", and removal of debris are required.

13. Front yards must be sodded with grass. A minimum road shoulder of sod 6 to 10 feet wide will be required from lot line to lot line, including the entire street exposure of corner lots. Side and rear yards may be sodded, seeded or treated naturally. Regular mowing and edging is required.

14. All construction involving grading, landscaping, or retaining walls shall be performed in an effort to prevent water from flowing across one lot onto another lot. All drainage should flow to the front or rear property lines or to an existing drainage easement or structure. Sheet flow across one lot to another lot is prohibited. The homeowner is responsible for maintaining proper grades at all times. Retaining walls must be approved and designed such that they will not have a negative impact on adjacent property owners.

15. In order that the natural beauty of the homesite may be preserved, no living tree having a diameter of three (3) inches or more, as measured two (2) feet from the natural grade shall be destroyed or removed from the property unless approved by the MC. Owners shall remove fallen, dead or dangerous trees.

16. Man-made objects including, but not limited to, bird baths, statues, figurines, pagodas, bird feeders, wind sticks, benches etc., must receive prior written approval and are not permitted where visible from the streets.

17. All exterior lighting should be low level, non-glare type, located to cause minimum visual impact on adjacent properties and streets. Landscape lighting must be approved prior to installation. Colored lights shall not be used except those decorative holiday lights and ornamentation used during the holiday season from Thanksgiving through the weekend following New Years Day.

18. All mailboxes, including post and house numbers, must conform to the approved Walden Park design for each neighborhood. No additional decoration or information is allowed on the mailbox. Plans for mailboxes and the source for purchasing mailbox posts are attached hereto as Exhibit "B". All damaged or destroyed mailboxes must be repainted or replaced with the same color and style as the original and proper installation shall be completed within thirty (30) days of damage.

19. No sign of any kind may be erected on any property without prior written consent of the MC, except such signs as may be required by legal proceeding. "For Sale" or "For Lease" signs must have prior written approval and must conform to the approved community standard. Other types of signs may be prohibited altogether, as determined in the sole discretion of the MC.

Notwithstanding the above, (1) the Developer and builders shall have the right to erect signs without prior MC approval, as provided in the Declaration; and (2) small professional security signs, which are 64 square inches or less in size, are permitted without prior MC written approval, so long as said alarm warning signs are maintained in good condition, as determined in the sole discretion of the MC.

20. Clotheslines are not permitted.

21. No garage or yard sale is permitted unless approved by the Board of Directors.

22. Dog/pet houses must be approved prior to installation. Exterior colors and materials of dog/pet houses should relate to the exterior of the house. Dog/pet houses must be screened from surrounding streets neighboring lots, as required by the MC.

23. Trellises may be permitted provided the style, size, location and quantity agree with the character of the house and Community-Wide Standard. The MC reserves the right to impose restrictions.

24. Walden Park contains sites of archeological significance, as defined under applicable law, and disturbance of such sites is prohibited or restricted. In addition to the requirements herein, permission must be obtained from the appropriate governmental authorities prior to disturbing such sites.

25. All tree-save areas shown on the construction plans or other plats of the community shall be observed.

3.3 Special Stipulations

The specific modifications which follow are currently considered "approved" and require no application, submittal or review by the MC, at this time only if installed and maintained according to the conditions noted. Changes made contrary to these guidelines will be deemed in violation of the CCRs. In such instance, the MC may notify the property owner and request compliance. Failure to comply will result in the MC taking whatever action may be necessary to bring the home or lot into compliance, with no financial remuneration to that owner, or taking such other actions as authorized by the CCRs. Costs incurred by the MC, including reasonable attorneys fees, to effect such compliance shall be paid by the owner. The MC has the full and final authority to determine whether changes meet these guidelines.

1. Front door and entry area decorations and front porch furniture must be in keeping with the style and character of the house and meet the Community-Wide Standard. One wreath is permitted on the front door of the home. Flower pots must be earth tone in color such as clay, beige, or white and made of ceramic, concrete or wood. Empty pots or empty flower boxes are not

permitted, and plants must be kept neat and healthy. Silk flowers must appear natural and be kept in good condition or replaced.

2. Satellite dishes and antennas used to receive wireless transmissions must be less than one meter (approximately 39") in diameter. Roof mounted exterior television antennas may not exceed 12 feet above the roofline. The satellite dish or antenna must be placed in the least visible location having clear reception. Landscaping, painting or screening may be required by the MC to minimize visual impact.

3. The United States flag, as well as seasonal and decorative flags, may be displayed by a bracket attached to the home, and flags may be up to a size of 3' X 4' and on a removable pole no longer than 5'. Proper flag etiquette must be observed, and flags may not be torn, tattered, faded or controversial in nature. Other types of decorative signs or banners require the prior written approval of the MC and may not be permitted.

4. Window treatments which are visible from the streets or neighboring properties must be backed in white or off-white including blinds, shutters, shades, drapes, or curtains. However, natural wood blinds are acceptable. The use of foil, paper, plastic, towels, sheets, or any temporary covering will not be permitted.

5. Woodpiles should be located to the rear of the house and have minimal visual impact on neighboring streets and properties, as determined by the MC. Focal Point lots are also subject to the requirements set forth in section 3.4, subsection 3.

6. Water hoses must be neatly stored adjacent to the water source when not in use.

7. Vegetable or herb gardens may be located between the rear of the dwelling and the rear lot line and should have minimum visual impact on neighboring streets and properties, as determined by the MC.

8. Holiday displays must not create a nuisance for adjacent property owners. All holiday decorations including lighting displays, should not attract significant or increased traffic flow. Holiday season displays may only be used from Thanksgiving through the weekend following New Years Day. Decorations for other holidays may only be displayed up to two weeks in advance and must be removed no later than the first weekend following the holiday.

9. Small security signs as described in section 3.2, subsection 19.

3.4 Focal Point Lots

Focal Point lots are those lots which are located in certain areas that will have more exposure to prospective homeowners and the public. Focal Point lots include those lots which have either a side or rear building line adjacent to _____ . Focal Point lots are

required to comply with the following heightened design requirements and may be subject to additional restrictions as determined by the ARB:

1. Fencing: In addition to the requirements set forth in sections 2.3 and 3.2, no side yard fence may be installed contiguous to the _____ rights of way. All fences must be installed on the new home side of any tree buffer or landscape easement adjacent to _____.

2. Decks: In addition to the requirements set forth in sections 2.3 and 3.2, vertical deck surfaces must be painted to match the house trim color. All posts must be a minimum of 6" by 6" wood, or they may be steel posts wrapped with wood, brick or stucco.

3. Woodpiles: Woodpiles may not be located within the fifty (50) foot setback on lots backing up to _____.

4. All homes which back up to _____ may have undisturbed buffers as shown on the recorded plats. Upon completion of development activity, these areas shall remain undisturbed with no clearing activity permitted. No land disturbance of any type shall take place within these buffers. No fencing shall encroach within the buffer area.

5. Notwithstanding anything herein to the contrary, the following items are prohibited on Focal Point lots:

- a. Rear signage of any kind
- b. Rear entry garages
- c. Exterior floodlights or spotlights which produce a glare on _____
- d. Access to _____

4.0 DEVELOPMENT

This section explains guidelines and specifications to assist builders and developers in meeting community standards and maintaining architectural integrity throughout the development of Walden Park, including that of model home areas and sales offices.

4.1 Standards for Development

1. Streetlights: Builders shall install green fiberglass streetlights as provided by Georgia Power with 6 foot arms and cobra heads. All cobra head streetlights are to be _____ in color.

2. Sidewalks: All communities within Walden Park shall have a minimum of one, 4 foot wide sidewalk on one side of each street, unless otherwise approved by the ARB. The sidewalk shall be a minimum thickness of 4 inches and shall have a rough broom finish with scored edges.

The sidewalk joints should be installed at approximately every 4 feet of length of the sidewalk. Sidewalks shall be set back 2 feet from the back of the curb. The pedestrian friendly environment in Walden Park would be enhanced if sidewalks were increased in width from 4 feet to 5 feet from the individual community entrances to the community's individual park.

3. Crosswalks: Crosswalks shall be installed in order to provide handicap access at all locations where the sidewalk intersects the curb.

4. Street Signs and Mailboxes: Street signs and mailboxes shall conform with the information provided in the relevant attachment.

5. Utilities: All neighborhood utilities including power lines, gas lines, telephone lines and cable television lines shall be underground.

4.2 Tree Preservation

The Developer has expressed the goal of preserving trees and natural sites within Walden Park to the extent reasonably possible. Builders who do not use best efforts to preserve trees may be required to submit individual site plans prior to construction of a home on any lot where clearing of trees is required. The ARB shall determine in its sole judgment who will be required to submit site plans. Please refer to local ordinances for additional requirements with regard to tree preservation.

4.3 Silt Control and Management

Builders and neighborhood developers shall use best management practices to insure continuous silt control fencing is in place, and a gravel pad is in place at all times during construction of any home within Walden Park. Builders and neighborhood developers shall comply with the terms of the Conservation Easement regarding silt control. The Developer reserves the right to install silt fencing or gravel if the builder does not comply within 24 hours of written notice that its silt control is inadequate. The builder or neighborhood developer shall reimburse the Developer for such services within fourteen (14) days of notice from the Developer.

4.4 Signage and Graphics

All signs within Walden Park shall be designed to provide consistent reinforcement of the traditional Walden Park character. Signs must communicate not only specific information, but should add to the attractiveness of the area. Through an organized system of signage, adequate direction to neighborhoods and approved Walden Park builder products will be achieved, and the Developer will be able to present Walden Park as a quality master planned community.

Notwithstanding anything herein to the contrary, the following guidelines shall apply to builders and neighborhood developers:

1. Design of project level graphic identification, billboards and entry features, neighborhood entry wall graphics, and temporary community directional signs will be the responsibility of the Developer.

2. The builder/neighborhood developer is responsible for installing temporary model home, park signs, graphic yard signs, "For Sale" or "Sold" signs, custom builder signs, and all signs located on lots or in model home clusters. All builders are responsible for conforming to all signage guidelines contained herein.

3. The types of signs which are subject to these guidelines include:

- a. Community entry signs: to be at the main entrance to Walden Park and marked by features which convey the quality and traditional character of the community.
- b. Neighborhood entry wall signs: to complement the community entry sign and convey the character of each individual neighborhood.
- c. Community directional signs: to contain specific information about areas of current development and new homes sales activity.
- d. Individual builders signs: to indicate sales information.

4. Permanent builder project entry signs, other than the neighborhood permanent entry sign, and temporary bandit signs at neighborhood entries will not be permitted.

5. All signage within Walden Park will use a specific type face as established by the Master Developer

6. A temporary builder neighborhood information sign will be limited to placement in the landscaped area at the neighborhood entrance and may include builder name, logo and/or slogan, price range, phone number and business hours. The signs may not be internally lighted. Only one sign shall be allowed per neighborhood. The APJ8 shall establish the size and design standards for these informational signs.

7. Sign colors will be selected to enhance quality and consistency with the Walden Park Master Signage Program.

8. All uses of the Walden Park logo by parties other than the Developer are subject to approval of the Developer or as stipulated in contracts with the Developer.

9. The Walden Park Community and neighborhood entrances may be enhanced by adding tasteful banners on poles in locations designated by the Developer. All other poles or flags in Walden Park must be approved in writing by the ARB.

4.5 Model Home Area and Sales Office

Construction of all model homes and on all sales office lots must be approved by the Developer and are subject to the following general guidelines.

1. With the exception of sales office in a garage, the models should be presented as much as possible as the finished product would be sold. Sidewalks can meander between units.

2. Landscape planting for model home and sales office lots should exceed the minimum requirements for other lots. A model home landscaping plan is required to be approved by the Developer prior to installation.

3. Each model home cluster shall be permitted signage which complies with these guidelines.

4. In general, posts or framework are to be concealed or otherwise aesthetically treated. Bases of signs should be enclosed with lattice or other suitable material or covered by shrubs.

5. Trap fencing is permitted, but must be specifically approved by the ARB.

6. Three metal or fiberglass flagpoles, not to exceed twenty (20) feet in height, may be used for each model home cluster. Flags larger than six (6) feet by eight (8) feet are not permitted.

7. No advertising flags are permitted. No "Bandit" signs are permitted under any circumstances within the boundaries of Walden Park. No streamers or banners are permitted.

8. Exterior fluorescent lighting is prohibited.

9. Off street parking is permitted. Precautions are to be taken to preserve existing trees on site as best possible. The guidelines set forth in section 4.2 hereof apply.

10. Paving must be hard surfaced, asphalt, concrete, or interlocking concrete pavers. In the absence of concrete curbs, wheel stops should be used.

11. Parking lots should be delineated for an orderly appearance. Parking lots are to be kept free of trash and debris.

12. The building of model homes and any associated parking lot require prior ARB approval of site plans.

5.0 **NONLIABILITY FOR APPROVAL OF PLANS**

Article 9 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE ARB OR MC TO EXPLAIN IT TO YOU.

EXHIBIT "A"

DESIGN REVIEW APPLICATION FORM
(New Construction Only)

**EXHIBIT "B" STREET SIGNS AND
MAILBOXES**

All mailboxes shall be the No. 1 ¹/_A U.S. Mailbox. All posts shall be: _____. Address numbers shall be located on poles at the builder's discretion, but must be consistent with each neighborhood.

Suppliers _____ Street Signs

Mailboxes:

Street signs:

EXHIBIT "C"

*****FOR HOMEOWNER USE***
MODIFICATIONS REQUEST FORM
FOR WALDEN PARK**

HOMEOWNER:

DATE:

NEIGHBORHOOD:

LOT#:

STREET ADDRESS:

PHONE NUMBER:

Modifications request:

Style Type Height

Dimensions

Materials Colors

Location

Details:

Attach additional information as necessary.

***NOTE- INCLUDE WITH APPLICATION:
COLOR CHIPS, MATERIAL SUPPLIES, DIAGRAMS, PICTURES, ETC. MOST
SUBMITTALS ALSO REQUIRE THE PROPERTY LOCATION TO BE MARKED
ON A COPY OF THE SITE PLAN OR SURVEY OF THE LOT**