

Walden Pond Homeowner's Association Maintenance and Aesthetics Policies

The aim of these policies is to afford each homeowner the opportunity to make improvements and customizations to his or her home while also maintaining a baseline of standardization across the community and holding all construction up to a high level of quality. In any community where neighbors share common walls and common areas, it is vitally important that each homeowner and resident adhere to these policies in order to protect the investments of all homeowners in Walden Pond.

Any change to the exterior of a unit must be presented to the Board in writing for prior approval.

Landscaping

- Garden plots are permitted to the side or rear of homes if they are contiguous with an outside edge of deck, patio, sidewall or natural boundary. The plot must not interfere with drainage, right-of-way or maintenance needs. Bed depth into the yard may not exceed 6 feet. Bed maintenance is required year-round. Board approval should be sought before planting trees.
- No compost heaps are allowed in Walden Pond, neither on common nor private property.
- Traps or poisoned bait for animals are not permitted on common property or on individual property unless previously approved by the Board.
- Landscaping personnel need to be able to maneuver equipment easily around units. Construction of walkways that would impede landscaping equipment is not allowed.

Exterior of Units

- Individual owners are responsible for maintenance and repair of the exterior of their townhouse. This includes, but is not limited to, vinyl siding cleaning and maintenance, roof repair, cleaning and painting of window frames and exterior doors, and cleaning and repair of shutters.
- Decks should be properly cleaned and maintained by the individual homeowner. Clotheslines on decks or in yards are not permitted.
- Yard ornaments, awnings, solar collectors, and other additions to the exterior of a unit must be approved by the Board. Prior Board approval for TV satellite dishes is required for aesthetics reasons and to prevent damage to units.
- The official flag of the state of North Carolina and the official flag of the United States of America may be displayed in accordance with North Carolina and federal law. As laid out in Chapter 47F of the North Carolina Statutes, North Carolina flags and United States flags should be no larger than 4 feet by 6 feet. For proper display of the North Carolina state flag, see: http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_47F.html). For proper display and treatment of the United States flag, see the United States Flag Code: <http://www.senate.gov/reference/resources/pdf/RL30243.pdf>
- Seasonal flags are permitted as long as they are in good condition and are no larger than 2 feet by 3 feet. "Seasonal flags" are here defined as flags that celebrate a specific holiday or season of the year. These should be taken down when the relevant season or holiday has ended. The decision of whether a particular flag, other than the official flags of North Carolina and of the United States, is permissible in Walden Pond is ultimately within the discretion of the Board of Directors.
- All flags should be flown from staffs attached to the sides of an exterior wall or post and installed at roughly a 45 degree angle. Small seasonal flags may also be displayed on garden hangers designed specifically for such use.
- Exterior surfaces may be repainted only with the same, existing color.
- Outdoor storage units are not permitted.
- In order to keep our termite insurance policy in force, wood piles for units with fireplaces must be at least two feet from the building line, must not interfere with grounds maintenance, and must not be allowed to rot. Wood piles may not be stacked under decks.
- The following are prohibited on private property: Permanently installed in-ground or above-ground pools; hot tubs; outdoor athletic equipment, swing sets, or jungle gyms; picnic tables; tents; hammocks between trees or attached to posts. Collapsible wading pools of no more than 8 feet in diameter are permitted but must be stored when not in use.

Doors and Windows

- The front door must be white and must be a solid door with no window, or a door with a half-circle window at the top. No other door style is allowed for a front door without prior written approval from the Board.
- Storm doors may be added to the front and rear of units. The front storm door must be a full-length glass style. Storm doors with a small bar across the middle with a hideaway screen at the top are permitted (please refer to pictures of allowed doors). Front storm doors must have a white metal frame. The style of the back door and storm door is optional aside from color, which must be white.
- All windows on a particular face of a unit must be consistent with regards to screens and mullions. Neither screens nor mullions are required, but if they are present on any window they must be present on all windows of that face of the unit. Screens and mullions must be in good condition and must be properly aligned. No torn, bent or dangling screens are allowed.

Fences

- Privacy fences may be constructed only with prior approval from the Board. Fencing should be made of natural wood or white vinyl fence panels. All fences must be six feet high and must be of a solid design such that they are not see-through. No painted wood fences are allowed other than at units where the developer originally installed them; when these are replaced they must comply with the current policies.

Trash / Waste Disposal

- Trash and recycling items must be placed in durable, secure trash or recycling containers. Each roll-out container must be marked clearly with the unit number to which it belongs; the HOA will mark containers at the request of the homeowner. Roll-out containers must be stored at the rear of each unit; these may not be stored along the sides of units, on front porches or at another homeowner's unit.
- Currently, trash pick-up is Thursday morning. Containers may be rolled to the curb on the evening before the scheduled pickup time. Containers must be returned the rear of the unit within 24 hours after the pickup. Containers left at the curbside or anywhere besides the rear of the unit to which they belong will be subject to removal and/or fines.
- Please note that cardboard must be broken down and cut into pieces 3 feet by 3 feet or smaller or the recycling company will not pick it up.
- Oversized articles or hazardous materials cannot be left on the curb for pick-up. Owners must contact the city of Durham to arrange disposal of these items. Information regarding city services and facilities is at: <http://www.ci.durham.nc.us/departments/solid>
- Disposing of foreign matter in a pond, water channel, or catch basin is not permitted.

Signs

- Signs announcing a unit for sale or rent, or an open house event, should be neat and professional looking. The Board may request that sloppy or unattractive signs be removed. These signs may be placed in a window, attached to the exterior of the unit or placed on a stake in the yard three inches in from the edge of the grass so as not to interfere with mowing.
- Small (maximum 24 inches by 24 inches) ground signs announcing open house events are permitted only during the day of the open house.
- Banners are not permitted.
- Any signs placed at the entranceways at Wildberry Lane or Finley Street or at court entrances must be removed in a timely manner and are at all times subject to the discretion of and removal by the Board of Directors.
- Signs expressing support for an individual political candidate or party or a local bond or referendum may be placed in a private front yard no earlier than 45 days prior to a primary or general election and must be removed no later than 7 days after the election. Such political signs must be no larger than 24 inches by 24 inches and must be professionally made; no homemade signs are permitted. No political or other signs are permitted in common areas, and any signs posted there will be removed immediately.
- No sign advertising any business or service may be attached to a building or posted in a yard in the common or private areas of Walden Pond.

Grassy Areas

- Destruction of these areas, which are generally located on banks and around the pond, will be repaired at the cost of the homeowner at fault.
- Please do not permit children to play or slide in or around these areas.
- Automobiles (other than emergency vehicles) may not under any circumstances drive or park on the grass. Trucks and moving vans may not back up onto common property for loading or unloading.

Parking / Motor Vehicles

- Only motor vehicles may be parked in designated parking spaces (no boats, trailers, etc.)
- Commercial vehicles with no more than two axles that are registered to a Walden Pond homeowner, to a renter whose name is on a lease agreement, or to the employer thereof, are permitted. No other commercial vehicles may park overnight in Walden Pond parking lots.
- Moving vans, trucks or trailers may be parked in Walden Pond parking lots for up to four days while residents of a particular unit move in or out. These vehicles may not be parked in the designated space of another unit. These vehicles may not block in or impede other vehicles.
- No unlicensed or inoperable vehicle is permitted on Walden Pond property. All vehicles parked overnight on Walden Pond property must display a current license plate and inspection sticker.
- No extensive mechanical work, such as dismantling any parts of a motor vehicle, is permitted. Minor repairs and maintenance that can be accomplished quietly in no more than three hours are permitted, but the vehicle owner is responsible for safe and proper disposal of all used fluids, materials, and trash.
- Each unit has a designated parking space. Do not park in the designated space of another unit.
- Guests must park in the street or in the perimeter of the court.
- Do not park in areas marked "No Parking" or in any way that will block another vehicle in.
- Cars, if covered, must only use fitted car covers, and these should preferably be green or gray to blend in with surroundings. The license plate must be visible at all times.
- If you have concerns about improperly parked vehicles, please immediately contact the property manager or directors@lists.waldenponddurhamnc.org.

Special Requests

- Requests for variances to these policies or for any change to the exterior of a unit must be submitted in writing to the Board. All requests must be accompanied by a completed Application for Architectural Change form (available from the property manager or at <http://waldenponddurhamnc.org/govdocs.htm>). Applications for certain projects may require surveys, pictures, diagrams, etc. and some projects will also require building permits from the city.
- The Board meets monthly and considers special requests at that time.

Revision adopted November 2006 by the Walden Pond Board of Directors.

Allowed Door Styles for Front Doors

All front doors must be white.



This is the standard type of front door.



This is a door with a half-circle window. Aside from a solid door, this is the only allowed type of front door.

Allowed Storm Doors for Front Doors

All storm doors must have a white frame.



This is an all-glass storm door.



This type of storm door has a retractable screen in the top half. Aside from a small bar across the middle, it is a solid glass door when the screen is retracted.