

Walnut Ridge Homeowner's Association, Inc.

Property Modification Request (one modification per request form)

Unit #: _____ Date: _____

Owner Name:

Occupant:

Address:

Phone:

Phone:

Please check the appropriate boxes

Painting: **Brown Townhouse**

White Townhouse

<input type="checkbox"/>	Trim/Shutters	BEHR - Chocolate Sprinkles	BEHR Concord Blue #573
<input type="checkbox"/>	Door	BEHR Chocolate Sprinkles	BEHR Town & Country Red #496 OR BEHR Concord Blue #573
<input type="checkbox"/>	Insert Above Front Window	See Capping or use any Brown Townhouse colors above	

Door Replacement:

<input type="checkbox"/>	Front	Replace with 6 panel metal door with color defined above.	
<input type="checkbox"/>	Rear	Back sliders may be replaced with French doors. Trim around door must match trim defined above.	
<input type="checkbox"/>	Storm	Brown, White, or Tan	White

Windows:

<input type="checkbox"/>	Replace	Replacement windows can be white or brown double hung windows. No bow windows permitted.	No bow windows permitted. Green house windows may be replaced with regular white double hung windows. Skylight can be replaced with one of closest available size. Replacement windows should be white double hung windows.
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Spouting:

<input type="checkbox"/>	Replace	Must stay original spouting color. Brown townhouse must be brown.	Must stay original spouting color. White townhouse must be white.
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Capping: (aluminum replacement for wood trim)

<input type="checkbox"/>	Replace	Must match brown trim. Wood insert above front window may be capped in brown or ivory.	Must match blue trim.
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Roof:

<input type="checkbox"/>	Replace	CertainTeed 25 year Cedar Brown Shingle Or architectural shingle in same color	CertainTeed 25 year Slate Blend Shingle Or architectural shingle in same color
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Copper Roof:

<input type="checkbox"/>	Replace		May be cleaned or replaced with exact same style but may not be removed. It may not be replaced with a shingled roof.
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Stucco:

<input type="checkbox"/>	Replace	Wheat Sheaf only	Behr Interior/Exterior Satin-Masonry, Stucco and Brick Paint- white #280
<input type="checkbox"/>	Repair	Repairs must match Stucco color of house.	

Foundation:

<input type="checkbox"/>		Must stay original cement color or stucco with color of house stucco.	
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NOTE: Brick or Stone - Can not be altered.

Walkways:

		<p>Front existing brick walkways can be repaired or replaced with brick or returned to cement. Front existing cement may be replaced with cement. All walkways must keep within original measurements. Side walkways or stepping stones are not permitted.</p>
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Decks, Fences and Patios:

Attach sketch of deck, deck roof, fence or patio for approval. Sketch must be on 8 1/2 by 11 paper with length, width and height. Where appropriate, the post hole positions, height of deck from ground, fence height, span between posts and complete details on steps and deck roofs. Brown townhouses may paint decks BEHR chocolate sprinkles. White townhouses may paint decks white or chocolate sprinkles. Any deck left the natural color must be sealed. All these projects require a permit from Township after approval from Architectural Control Committee.

Fences in front must be 36" and fences in rear must be 36" to a maximum of 6' from the ground.
 No chain-link or any kind of wire fences are permitted.

Fences attached to decks are to be 36" from deck surface.
 Privacy fences between units can be no higher than 6' from the ground.
 Privacy fences when attached to a deck can be no higher than 6' from the deck surface.
 Privacy fences between units must be free standing; they may not be shared between units.

Rear PVC Fences can be installed with the following stipulation. Brown Houses - Tan PVC Fences Only • White Houses - White PVC Fences Only

Brown townhouses may paint fences BEHR chocolate sprinkles. White townhouse may paint fences white or chocolate sprinkles.

Patio must have finished sides and edges.

Deck roof must be the same pitch as the house roof and have approved shingles. Roof can only extend out half of the deck's length. (7.5 ft on 15 ft decks, 10ft. on 20 ft decks)

	15ft.		20ft.	<p>How much space is in the rear of your unit? (Note: units that are indented in the rear are 20ft. others 15ft.)</p>
	New Fence (rear)			New Brick Patio
	Replace Existing Fence (rear)			Replace Brick Patio
	New Deck			New Concrete Patio
	Replace Existing Deck			Replace Front Concrete Porch
	New Fence (front)			Replace Concrete Patio (rear)
	Replace Existing Fence (front)			Roof Over Deck
				Other (provide detailed explanation)

"All work that affects the exterior appearance or composition of a unit, in any fashion, must be submitted to the Homeowners' Association for pre-approval, even if a particular item is not included on this list. The Homeowners' Association is not allowed to approve any work that fails to conform to the current property regulations. The Association may take whatever steps are necessary, at the owner's sole expense, to enforce property modification or other unit regulations." Owners should contact the Homeowners' Association with any questions.

**PLEASE SUBMIT COMPLETED FORM TO THE MANAGEMENT COMPANY.
 ALLOW AT LEAST TWO WEEKS FOR APPROVAL.**

Owner/Occupant Signature: _____ **Date:** _____

Architectural Control Committee

Member Signature: _____ **Date:** _____

Member Signature: _____ **Date:** _____

Contact Management Upon Completion Of Work