



Architectural Specification: End Unit Walkways

Rule: End Unit Walkways fall under the following articles and rules of our governing documents.

1. Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions.
2. Rule 2.4 and Rule 2.6 of the Village of Valleybrook Rules and Regulations.

Rational: End units are in the unique position of high traffic flow. All homeowner in any given row wishing to access the rear and/ or front to complete home maintenance/ improvement must pass through an end unit's property. It is this position that would allow an end unit an optional hardscaped walkway to lead to the rear of the unit.

SPECIFICS:

1. End units are allowed one hardscaped walkway of standard dimensions.
 - a. Standard width to be at maximum 4 feet.
 - b. Poured concrete MAY NOT be used.
2. Walkway must be constructed of interlocking pavers.
 - a. Pavers must be installed following hardscaping industry standards in addition to Interlocking Concrete Pavement Institute (ICPI) and National Concrete Masonry Association (NCMA) recommendations.
3. As there are a great many manufacturers of interlocking pavers with slightly different color codes, color **MUST** be approved prior to construction by the Valleybrook Architectural Control Committee. Color must blend with Valleybrook's color environment. (I.e. no reds, whites, etc.)
4. Walkway will "tie-in" to existing front walkway of 2 unit common walkway.
5. Walkway will not be constructed more than 10 feet away from units exposed exterior wall.
6. Walkway should "tie in" to the deck/ patio/ concrete pad, and this is to be the end of said walkway.

Architectural specifications are documented in order to maintain community harmony in the appearance of our homes, and to encourage the safe and appropriate installation of changes made to the exterior of our homes. Changes to the exterior of our homes other than specified are not permissible and, if done, are subject to fines assessed to the homeowner. All homeowners are required to adhere to the deed restrictions of their homes.

Any exterior change, which is structural in nature, must be submitted to the Building Inspector of Chester Heights Borough in addition to VBHA for approval. Homeowners are responsible to verify this need with the Borough.

Please Contact the Architectural Control and Compliance Committee with any questions or concerns.