

Walnut Creek Architectural Guidelines:

(a) Square Footage. Square footage requirements refer to **finished** interior square footage.

The following minimum square footage requirements are applicable to Lots 1-10 and Lots 22-37:

Single Story	1,500 square feet
One and One/Half Story	1,800 square feet
Two Story	1,800 square feet

The following minimum square footage requirements are applicable to Lots 11-21 inclusive:

Single Story	1,300 square feet
One and One/Half Story	1,700 square feet
Two Story	1,700 square feet

(b) Foundations. All foundations shall be constructed on all sides of either stone, brick, or synthetic stucco. There shall be no slab foundations. All residences must be constructed with basements or crawl spaces. The use of exposed patterned concrete on foundations is prohibited.

(c) Garages. Front loaded garages shall be prohibited. All Lots abutting the lake shall have side-entry garages.

(d) Storage Tanks. Underground storage tanks and storage tanks stored in basements and crawl spaces are permitted. Storage tanks which are stored above ground and outside must be concealed and properly screened. All such tanks shall be located in such a way as to not be visible from the public roads or from the lake.

(e) Overhang. 12" minimum overhang/eaves on all gables, "A's", etc.,

(excludes fireplaces and sheds).

(f) Siding. Beaded vinyl siding or equivalent (no Masonite, aluminum, etc.)

(Color approval by ACB).

(g) Landscape. Upgraded landscaping around house as required by ACB.

(h) Sidewalks. Brushed concrete sidewalk required.

(i) Shingles. Dimensional shingles (minimum 25 year rating) (Color approval by ACB).

(j) Front Porches. Brick stoop and steps are required.

(k) Roof Pitch. Minimum 7/12 roof pitch on main house.

(l) Mail box. Uniform mail boxes are required.

(m) Lamp post. White lamp post required

(n) ACB reserves the right to grant an exception to any of the above for any reason.

(o) Other notes: Lots 11-21: These Lots may be exempt from (f) by installing non-beaded vinyl or equivalent and /or requirement (j) by installing treated wood porches or equivalent with brick piers and white PVC lattice screening.