

Tax Map No. 34-13(part)+22-19(part)

**Walnut Creek Section 3 Architectural Guidelines:**

THIS DECLARATION is made this 17<sup>th</sup> day of September, 2012, by Hopson LLC, a Virginia limited liability company.

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

The following minimum square footage requirements are applicable for Section 3 of Walnut Creek:

Single Story	1300 square feet
One and One/Half Story	1600 square feet
Two Story	1600 square feet

- (b) Foundations. All foundations shall be constructed on all sides of stone, brick, or synthetic stucco. Foundations shall be required under gas fireplaces. 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) 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.

- (d) Siding. Vinyl siding is permitted (no Masonite, aluminum, etc.) (Color approval by ACB).
- (e) Landscape. Upgraded landscaping around house as required by ACB.
- (f) Sidewalks. Brushed concrete sidewalk required.
- (g) Shingles. Dimensional shingles (minimum 25 year rating) (Color approval by ACB).
- (h) Front Porches. Front porches must be treated wood with brick piers. Risers must be closed and painted to match trim or as approved by ACB.
- (i) Roof Pitch. Minimum 7/12 roof pitch on main house.
- (j) Mail box. Uniform mail boxes are required.
- (k) ACB reserves the right to grant an exception to any of the above for any reason.

Witness the following duly authorized signatures.

HOPSON LLC

By [Signature]  
Title: Managing Member

State of Virginia

County of Chesterfield, to wit:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2012, by R.T. Avery IV,  
\_\_\_\_\_ of Hopson LLC.

[Signature]

Notary Public

