



## **Policy ARB-06**

### **WALKWAYS OVER A SWALE POLICY**

#### **1.0 REFERENCE(S)**

CC&R, Article IV, Section 4.03, 4.04.

#### **2.0 PURPOSE**

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting.

#### **3.0 POLICY**

- 3.1 All walkways over a swale at the requesting owners expense shall be designed by an engineer and include a culvert and no other opening beneath them. No bridge type walkways will be allowed. The overall appearance shall be similar to one at 6133 Troon Ln SE.
- 3.2 All walkways over a swale shall meet current government Americans with Disabilities Act (ADA) standards.
- 3.3 Only one walkway over a swale will be allowed between the driveways of two neighboring lots and only when the swale is continuous for a distance greater than 100 feet and at least 40 feet of the swale fronts the requesting owner's property.
- 3.4 The center of the walkway over a swale shall be as close as possible to the halfway point in the swale while fronting the requesting owners property.
- 3.5 All walkways over a swale must be approved by the City and/or County governing authority at the requesting owner's expense.
- 3.6 All walkways over a swale need to be reviewed and approved by the engineer used by the ARB at the requesting owner's expense.
- 3.7 All walkways over a swale shall be approved by the ISHOA ARB prior to commencing construction.

#### **4.0 RESPONSIBILITY FOR POLICY**

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

#### **5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS**

09/21/2017, Original Walkways Over a Swale Policy, Board Motion 2017-048, effective 12/1/2017.