

## **Walden Association Rules and Regulations**

**To ensure that Walden Association retains its high property values and aesthetic beauty, governing rules and regulations have been established. These rules and regulations established by the Board of Directors of Walden Subdivision are designed to enhance the enjoyment of Walden Living. They must be observed by all residents and guests. At this time, the Rules and Regulations have been reviewed and revised by the Walden Board of Directors and will be enforced as of May 1, 2011 (Revised May 2017).**

1. Garbage receptacles must be returned to storage and out of exposed view within 24 hours after garbage pick-up.
2. No garbage, ashes, firewood, or refuse receptacle shall be placed, left, or kept on any home site so as to be exposed to view, creating an unsanitary condition or constitute a nuisance (with the exception of construction dumpsters).
3. No disposing of lawn refuse is permitted on common grounds.
4. Pets must be on leashes at all times when on common property throughout the association.
5. Owners of a cat or dog are required to immediately remove all forms of excrement of such pets from common areas and other resident's property.
6. No domestic animals, fowls, or pets which prove themselves to be a nuisance or detriment to the neighborhood shall be kept or maintained on any home site and in no instance shall a pet be allowed to run at large.
7. All "living" trees of more than 6 inches caliper shall not be removed without the express approval of the Board of Directors.
8. Residents are not permitted to mow or trim the grass in the common areas including the areas around the ponds.
9. Yard lights and mailboxes shall be required to meet certain standards devised by the Board of directors. See rule #10. Management Company should be contacted for product information.
10. Every home must have the uniform Walden yard light and it must be maintained in working order. Each homeowner is responsible for any cost of replacing or repairs to the post beyond the thirty minutes labor furnished by the Association through 1<sup>st</sup> American Management. Homeowner should contact 1<sup>st</sup> American with any lamp post issue.  
Product Name: Westminster - Bulb Standard: LED
11. No above ground storage tanks shall be permitted for the storage of gasoline, propane, kerosene, or other liquid fuels.
12. No building or storage shed shall be erected, placed, or altered on any home sites without the express approval of the building plans, specifications and plot plan, by the Board or Building Review Committee.

13. No motor vehicle, travel-trailer, boat, motorcycle, snowmobile, or other recreational vehicle shall be permitted to be stored on any home site unless housed in a fully enclosed permanent building. For purposes of this rule, "stored" is defined as any parking of such vehicles for a period of more than **72** hours in a calendar month.
14. No above ground swimming pools shall be installed on any home site. Any in ground pools shall be continuously fenced with a non-climbable fence at least four feet (4') high.
15. No clothes lines are permitted.
16. Satellite dishes must be installed out of plain view from the street.
17. No minibikes, motorcycles, go-carts, snowmobiles or similar motor-driven vehicles shall be operated within the subdivision, except duly licensed motor vehicles on dedicated public roads operated by duly licensed persons. Parking of junk motor vehicles in plain view is prohibited. (Any motor vehicle that does not carry a current valid registration and/or license plates or is partially dismantled or inoperable is not permitted).
18. No long term parking (more than 48 hours) is permitted on the streets of Walden. There is no parking permitted on the "mailbox" side of streets on Thornbury Drive.
19. All home sites shall be constructed and maintained in accordance with all federal, state and local laws and building codes and regulations and shall be constructed and maintained in accordance with the sedimentary and erosion control standards of the Lakes Area Conservancy District as the standards may be amended from time to time and which are hereby incorporated by reference.
20. No noxious or offensive activity shall be carried out on any home site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
21. No fence line or wall shall be built to a greater height than five feet (5') from the grade adjacent to the wall or fence at all points, nor shall any wall or fence greater than three feet (3") in height be built between the front building line and the front property line. All fence or wall materials shall be in conformity and harmony with the residence on that home site. In no case shall "chain-link" or "farm field" type fence be permitted.
22. No swimming or wading in the ponds and no walking or skating on the ice of the ponds, is permitted.
23. Residents must register their boat with the management company in order to obtain a boat slip.
24. No signs shall be placed on any property without the prior consent of the Board of Directors. Political Signs are permitted no earlier than 30 days prior to the election and must be removed 48 hours after election.

**Pool Rules:**

1. Member and Guests of family members only (guests must be accompanied by a member to use the pool).

2. Each Member household will receive a non-duplicable key.
3. Pool will open around Memorial Day and close one week after Labor Day, weather permitting.
4. "Buddy System" swimming is a must. No solo swimming allowed.
5. Minimum age to swim without supervision is 16. Children and guests under 16 must be accompanied and supervised by a responsible adult family member (minimum age of 18 years old).
6. Floating air mattresses are prohibited.
7. Eating and drinking must be confined to pavilion porch. No glass or sharp objects allowed in pool area. Pool liner can be punctured. Kindly remove jewelry with sharp points, such as pierced earrings, etc.
8. Pets are not permitted in pool area. Bicycles, wheeled toys, and skates are also prohibited.
9. No running, pushing or unmannerly behavior allowed. No playing on the pool ladder. No sitting or hanging on the float lines and no climbing on the fence.
10. No diving allowed
11. No littering in the pool area.
12. Playing with the pool safety equipment is not permitted.
13. Do not prop open the pool gate-it must be kept closed at all times.

### **Tennis Court Rules:**

All persons using the tennis court play at their own risk and are solely responsible for any accident or injury resulting from such use.

1. Hours of use 8:00A.M.to sunset.
2. The use of the tennis courts is limited to Walden property owners and their guests. Residents must accompany their guests to the court.
3. If people are waiting to use the court the maximum playing times are as follows: Singles - 1 hour, Doubles – 1 ½ hours.
4. Only players are allowed on the court.
5. Pets, wheeled vehicles, food, non-rubber soled shoes, glass containers, skates, and skate boards are not permitted on the court at any time.
6. Littering, radio playing, net tampering, fence climbing, abusive language, and vandalism are prohibited.
7. Players must lock the court after playing.

### **Enforcement:**

The Walden Association is empowered by the Indiana Homeowners association to levy assess and collect fines as determined by the Board:

- A. Violation: A letter from the Board of Directors/Management Company stating the offense and time to remedy the offense.
- B. Non-Compliance: Resident will be fined \$50.00.
- C. Continued Non-Compliance: Resident will be fined \$100.00 and legal action will be considered. All costs will be the responsibility of the Violator.

