

Architectural Standards
for
The Walden Association

Prepared By:



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WHO WE ARE:

Walden is a unique community nestled in the Ohio countryside. This rustic-style residential enclave in natural surroundings offers a return to nature, similar to Henry David Thoreau's retreat to Walden Pond reflect on the balance between nature and life: "It is the marriage of the soul with nature that makes the intellect fruitful, that gives birth to imagination."

MISSION:

Our homes are designed around two great Walden values: love of nature and love of architecture. Our intent is to create communities that allow our residents to live in beautiful structures that are efficient and easy to live in, structures that not only coexist peacefully with nature, but allow their residents to feel nature within their homes. Walden homes are situated in the landscape in a way that allows the best natural views and maximum privacy and sensitively melding within the natural topography. Our homes are efficient, functional spaces that are environmentally sound as well as architecturally beautiful. Our designs are spacious and open, and we've included large windows that allow in lots of light as well as dramatic, scenic views of the Walden landscape. Using building materials from the region, we've made our communities contextually appropriate, too. At Walden, we value efficient and aesthetic use of land, modest beauty in design, gracious style, and architecture that allows residents the easy contemplation of nature.

ORGANIZATIONAL STRUCTURE

Walden is a planned-unit development of condominiums and single-family homes. There are 14 different associations, each of which maintains its own area. There is also a homeowners area, in which each owner maintains their own property.

The Walden Association is comprised of volunteers from the community who are elected by each association to represent them and to manage the affairs of the Walden Association. It is an umbrella organization to which all residents of Walden belong. The purpose of the Association is to maintain, enhance and protect the common areas and interests of the community.



SUSTAINABLE STANDARDS

When we began the development in 1970, it was designed to minimize our environmental impact. At that time, a raging energy crisis had forced Americans to reevaluate how they lived, and Walden intentionally developed a more sustainable community in response.

Designed to incorporate livability, privacy and grassroots luxury, our modestly sized homes feature low maintenance natural siding, energy efficient windows, added insulation, attic ventilation, multiple heating and cooling zones, fireplace covers and sustainable landscaping.

In addition to our private residences, the entire 1000-acre Walden community embodies our commitment to responsible environmental practices. Our roads were designed around the natural land contours to minimize clearing, grading and stream crossings. A network of walking paths was also incorporated to encourage exercise and environmental awareness, and hundreds of acres of open space have been permanently preserved. Club Walden and Inn at Walden embrace our sustainable philosophy not only in their building practices but also in daily operations.

ARCHITECTURAL STANDARDS

The Architectural Committee was established by the Master Warranty Deed and Declaration of Covenants and Restrictions executed by The Walden Company, Ltd. on January 8, 1981 for the residential development known as Walden. In addition to administering the restrictions set forth in Article VIII of said Declaration, the Committee is specifically charged with the development of policies regarding architectural styles and details, materials of construction, and site arrangement of structures and parking areas. These Architectural Standards, which have been accepted by the Board of Trustees of the Walden Association, are intended to clarify and define the “Walden” look and ambiance, as visualized by Mr. Barenholtz and his architects when Walden was created and originally developed.

These Standards were last effective February 1, 2002, and are now being revisited in 2017/2018 to re-affirm the mission of the community.

The goal in revisiting the standards is to give clear, concise + helpful guidance to homeowners on the appropriate selection of materials as it relates to renovation changes and newly built projects. Every design standard outlined was critically examined to pay tribute to the Walden mission of love of nature and architecture while being sensitive to selecting materials that blend rather than contrast with the natural beauty of Walden’s existing architectural vernacular and natural rolling topography, pastoral and woodland settings found throughout the community.

No existing detail on any house or unit already existing in Walden shall constitute a precedent upon which to base future construction or changes.

2018 WALDEN STANDARDS: BUILDING COLOR

BUILDING + STRUCTURE COLOR

The concept for condo + house color emanates from a harmonious blending with nature. Here the built environment portrayed in a neutral palette of paint colors, melds with the hues of tree trunks and topography. Buildings become an extension of the existing landscape with overriding goals of a monochromatic relationship.

SW 9167	SW 9168	SW 9169	SW 7504	SW 9170	SW 9171	SW 9172	SW 7639	SW 7633	SW 9174	SW 7512
SW 6004	SW 7025	SW 6074	SW 7032	SW 7018	SW 7046	SW 7053	SW 7640	SW 7513	SW 7039	SW 7501
SW 6005	SW 7026	SW 6075	SW 7033	SW 7019	SW 7047	SW 7054	SW 7746	SW 7508	SW 7040	SW 7502
SW 7505	SW 7027	SW 7510	SW 7034	SW 7020	SW 7048	SW 7055	SW 7743	SW 7514	SW 7041	SW 7509

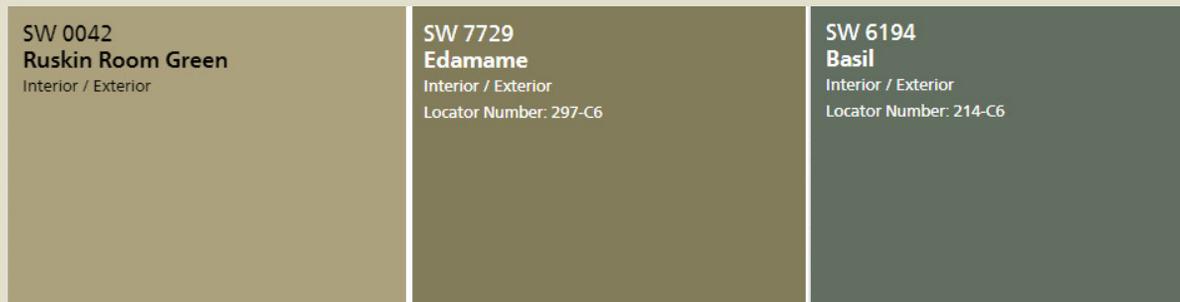
SHERWIN-WILLIAMS NEUTRALS

***NOTE:** Due to varying printer settings, colors shown may not be the true color representation. The Sherwin Williams ID# takes precedence when choosing your colors.

2018 WALDEN STANDARDS: DOOR COLOR

DOOR COLOR

The accent concept for door color encourages individuality and identification within the Walden community. These carefully selected colors coordinate with the neutral toned palette of the building structures and represent a range of greens, reds, yellow-oranges, blues and browns. Each of these colors are found in nature, whether it be through the changing fall leaves, tree bark, vegetation or reflections of the sun + sky in streams and lakes.



GREENS



REDS

***NOTE:** Due to varying printer settings, colors shown may not be the true color representation. The Sherwin Williams ID# takes precedence when choosing your colors.

2018 WALDEN STANDARDS: DOOR COLOR

DOOR COLOR



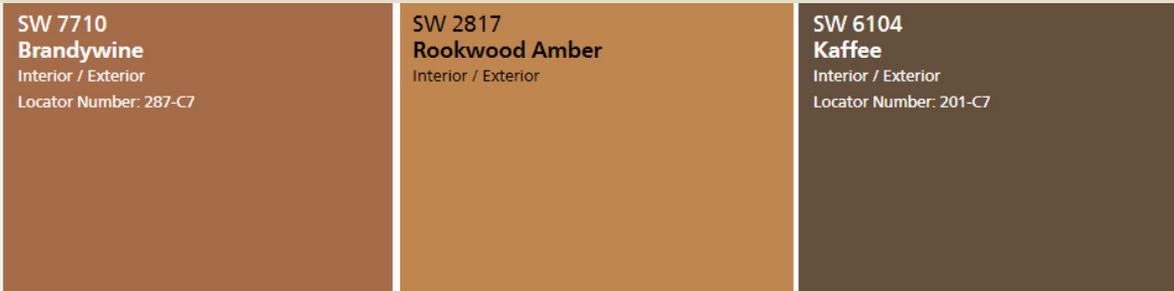
BLUES



YELLOWS/ORANGES

***NOTE:** Due to varying printer settings, colors shown may not be the true color representation. The Sherwin Williams ID# takes precedence when choosing your colors.

2018 WALDEN STANDARDS: DOOR COLOR



BROWNS

***NOTE:** Due to varying printer settings, colors shown may not be the true color representation. The Sherwin Williams ID# takes precedence when choosing your colors.

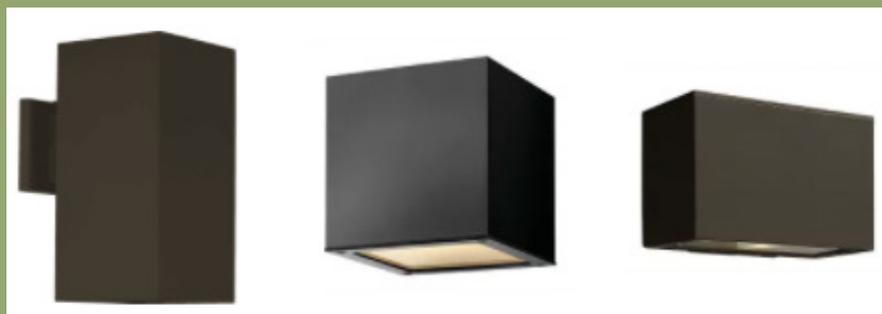
2018 WALDEN STANDARDS: EXTERIOR LIGHTING

Lighting fixtures attached to structures must be in keeping with the Modern or Early American architectural aesthetic and black, brown or oil rubbed bronze in color. Simplicity in style, minimal decoration, so as not to detract from the Walden mission of nature as the focal point with the intent to be functional at night, yet, blend in by day. Such examples are wall / sconces, posts and pendants.

WALL / SCONCE LIGHTING

Finish: black, brown, oil rubbed bronze

Wall sconces are used to down light walls and paths



49551

49552

49553

KICHLER LIGHTING



F6901-31

F6895-44

F6892-44

F6902-31

LUMINANCE LIGHTING

2018 WALDEN STANDARDS: EXTERIOR LIGHTING

WALL / SCONCE LIGHTING

Finish: black, brown, oil rubbed bronze

Wall sconces are used to down light walls and paths



WS-100

WS-200

WS-300



ALLIANCE LIGHTING



2521

2522

2221



VISTA LIGHTING

2018 WALDEN STANDARDS: EXTERIOR LIGHTING

WALL SCONCE, POST + PENDANT LIGHTING

Finish: black, brown, oil rubbed bronze



FREMONT

PORTLAND

BELLACOR LIGHTING



BURKE
2795OZ

BURKE
2791OZ

BURKE
2792OZ

BURKE
2790OZ

HINKLEY LIGHTING

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

The overall goal of the landscape lighting is to create a “moonlight” effect that provides a subtle wash of light rather than strong light patterns. All landscape fixtures should be tucked within the landscape to avoid attention. It is highly recommended to avoid landscape path lighting unless no other fixture can be used to properly light a pathway or stair system.

Options include bullet lights, down lights, flood lights, well lights, ground lights, and area lights. The following are examples of two different lighting manufacturers with the style, finish and color that is recommended to blend with landscape.

BULLET LIGHTS

Finish: black, brown, oil rubbed bronze

Bullet lights are used to subtly up-light small and large deciduous trees (trunks + foliage).



BL-100

BL-200

BL-300

ALLIANCE LIGHTING



2219

3218

3217

VISTA LIGHTING

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

DOWN LIGHTS

Finish: black, brown, oil rubbed bronze

Down lights are used to subtly downlight cross pattern of up-light giving a “moonlight” effect used for subtle pathway lighting.



DL-50

DL-100

DL-200

ALLIANCE LIGHTING
DL=Downlight



2219-TR

2207-TR

2212-TR

VISTA LIGHTING
TR= Tree Mount

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

FLOOD LIGHTS

Finish: black, brown, oil rubbed bronze

Flood lights are used to subtly up-light accent walls + conifers.



FL-50

FL-100

ALLIANCE LIGHTING



5103

5203

5204

VISTA LIGHTING

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

WELL LIGHTS

Finish: black, brown, oil rubbed bronze

Well lights are used to subtly up-light large deciduous trees.



WL-100

WL-200

ALLIANCE LIGHTING



5240

5250

5280

VISTA LIGHTING

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

GROUND LIGHTS

Finish: black, brown, oil rubbed bronze

Ground lights are used to up-light small deciduous trees



GL-100

GL-150

ALLIANCE LIGHTING



5271

5272

VISTA LIGHTING

2018 WALDEN STANDARDS: LANDSCAPE LIGHTING

AREA LIGHTS

Finish: black, bronze, oil-rubbed bronze

-Area lights are only recommended when other forms of landscape lighting cannot be used to safely and effectively provide light to a stair system or walkway.



AL-100

AL-150

AL-500

AL-550

ALLIANCE LIGHTING



6507

4206

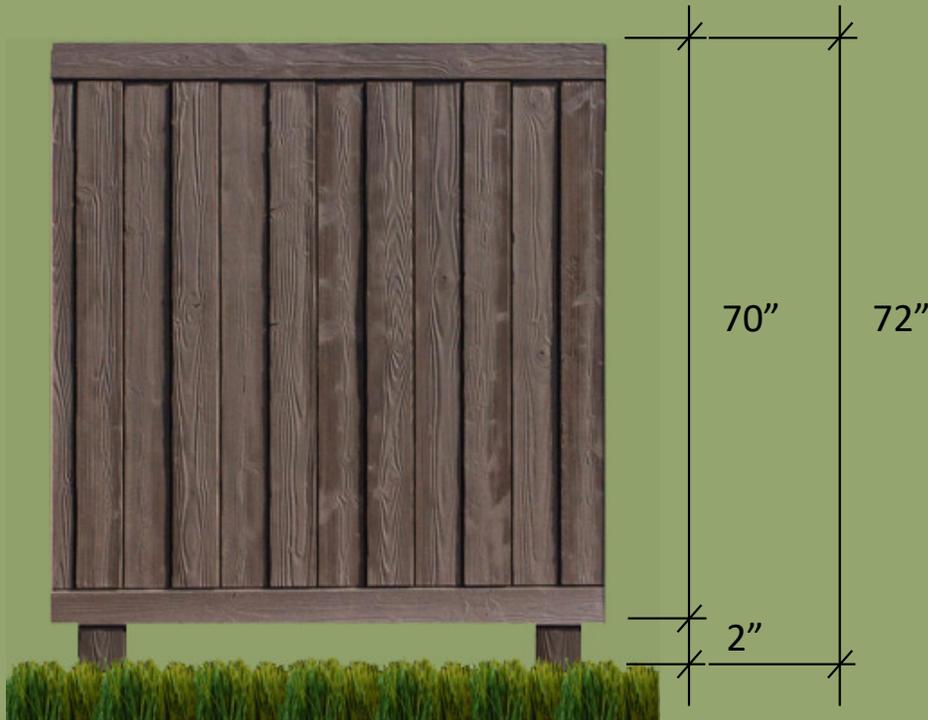
4202

VISTA LIGHTING

2018 WALDEN STANDARDS: PRIVACY FENCES

Privacy Fencing should be rough-sawn cedar, board on board, using vertical 1x8's, spaced with gaps of $\frac{3}{4}$ to 1", staggered on both sides of 2x4 stringers attached to 4x4 treated posts, with a 2x6 flat board top, with a maximum heights of 72" above grade. Fences must be stained to match the color of the adjacent unit siding.

BOARD ON BOARD CEDAR



COLOR TO MATCH HOUSE/CONDO

2018 WALDEN STANDARDS: **DECK SYSTEMS (2023)**

The goal of all deck structures and wood balconies is to have all surfaces blend as cohesively as possible with adjoining unit, in both color and style. All vertical members must be made of a wood type outlined below and all deck flooring and deck steps (horizontal plane) to be constructed of a wood type or composite material as listed below.

1. All decks and stairways must be constructed within the Limited Common Area of the unit.
2. It is the requirement and responsibility of the owner to obtain building permits or in the case of a subcontractor the owner must verify the existence of a permit. All new decks and balconies require permits and must meet the current building codes of the City of Aurora.
3. The City of Aurora has detailed requirements for deck design and construction, and owners and contractors are encouraged to consult with the Aurora Building Department before submitting a design and application for approval.
4. All support systems (i.e. posts, beams, joists should be constructed of pressure treated lumber).
5. Exterior deck floors must be constructed of pressure treated wood, smooth cedar, smooth redwood, or Brazilian Hardwood, allowed to naturally weather to a grey patina or stained to match/blend with the adjacent house, unit.
6. Deck flooring can also be constructed of composite material and selected to blend in color with the adjacent unit/home. If composite selected composite material can be stained, color must match to the adjacent house/unit.
7. Deck railings may be constructed of pressure treated, cedar, redwood or ipe and allowed to weather to a natural grey patina or stained to match adjacent unit/home. Composite material may be used for the railings as well as metal in addition to natural materials.

2018 WALDEN STANDARDS: DECK STEPS + DECK FLOORING:

Deck Step and Deck Flooring Options include pressure treated woods, composite materials, & natural woods.

PRESSURE TREATED WOOD (Unweathered)



2018 WALDEN STANDARDS: DECK STEPS + DECK FLOORING:

NATURAL WOODS

SMOOTH CEDAR (Unweathered)



SMOOTH CEDAR (Weathered)



SMOOTH REDWOOD



BRAZILIAN HARDWOOD



2018 WALDEN STANDARDS: DECK RAILINGS (2023)

Railing may be constructed of pressure treated cedar, redwood, ipe or metal and allowed to weather to a natural gray patina or stained to match adjacent unit/home.

Composite material may be allowed along with horizontal cable systems, but color must blend with the color of the adjacent unit.

Deck and balcony railings exist in Walden with either horizontal rails or vertical balusters. The current building code, however, permits only vertical balusters with a maximum of 3" between, and a minimum vertical height of 36". Mesh or screening should not be added to the vertical surfaces as that detracts from the open concept.



2018 WALDEN STANDARDS: DECK RAILINGS (2023)



Condo owners who are part of a duplex or triplex may want to consult with one another to try to create uniformity, if possible, with materials for decks and railings to create a look of conformity on the exterior.

2018 WALDEN STANDARDS: DOCKS (2023)

All waterways or waterfront structures require the approval of the Architectural Committee, and if on condominium property, approval of the appropriate condominium association.

All waterways and bodies of water in Walden are private property. Walden waterways are designated as “no activity” meaning no fishing, boating, or swimming is permitted.

No new docks are permitted to be constructed into or upon Lake Walden per the landowner, The Walden Company.

Existing structures must meet the following specifications:

1. Existing dock footers may be repaired or replaced using appropriate material. Deck material may be pressure treated lumber or composite.
2. Dock may not exceed original footprint or eighty-one (81) square feet in surface area, nor any one dimension exceeding nine (9) feet.
3. No pier or dock can extend more than one and one-half (1-1/2) feet above the normal or average water level of Lake Walden or adjacent bodies of water on which the structure is located.
4. Existing dock shall be built in such a way as to minimize any detracting from the natural shoreline or conditions or the area in which said dock or pier is being constructed.

2018 WALDEN STANDARDS: **DOCKS:**



Example of a residential dock at Walden

2018 WALDEN STANDARDS: **RETAINING WALLS**

Options for new retaining walls include pressure treated timber, rock out-croppings, sandstone ledge-rock, moss rock, barn-stone , wet-laid sandstone, or masonry block. The intention is for the retaining elements to meld with the topography & existing landscape.

PRESSURE TREATED TIMBER (allowed to weather)

Allow wood to naturally weather to grey patina or stained an earth tone to blend with the surroundings.



Example of a timber retaining wall at Walden

2018 WALDEN STANDARDS: RETAINING WALLS

SANDSTONE ROCK OUTCROPPINGS

For retaining walls that are built from rock outcroppings, stone should be horizontal in nature as shown in the following examples. Avoid rocks that are overly round. This will allow the composition and change of material to blend more harmoniously in the existing gradations of the landscape rather than create focal points.



2018 WALDEN STANDARDS: RETAINING WALLS

SANDSTONE OVERSIZED LEDGE ROCK



SANDSTONE LEDGE ROCK



2018 WALDEN STANDARDS: RETAINING WALLS

Dry-laid stone is a beautiful and natural way to create retainage on site. Moss Rock, Sandstone & Re-claimed Barnstone are good choices for a natural look. Constructed by themselves or in combination -as shown in the following examples- are good choices for a natural look.

DRY-LAID MOSS ROCK

Composed of both thin moss rock & oversized moss rock as accent pieces



2018 WALDEN STANDARDS: RETAINING WALLS

DRY-LAID MOSS ROCK + RECLAIMED BARNSTONE:
Composed of sandstone, moss rock + re-claimed barnstone.



2018 WALDEN STANDARDS: RETAINING WALLS

DRY LAID BARNSTONE:

Composed of re-claimed barnstone.



2018 WALDEN STANDARDS: RETAINING WALLS

WET-LAID SANDSTONE WALL:

Using mortar with natural sandstone to achieve a structural wall is also a good option. Mortar color should be a neutral tone that easily blends with the color of the rock. For retaining walls over 3' tall, plantings should be arranged in the foreground of the wall to negotiate the height transition from ground level to top of wall.



2018 WALDEN STANDARDS: RETAINING WALLS

All masonry block wall systems should blend with the topography & the natural feel of Walden. The texture & style of selected block units should be of a natural aesthetic. Suggested options for masonry unit wall systems include: Allan Block, Uni-lok & Versa-Lok. When using masonry block wall systems a maximum of 2' high is permitted. Any wall greater than 2' high must be constructed of a natural material.

ALLAN BLOCK



Photo of Walden Property



2018 WALDEN STANDARDS: RETAINING WALLS

VERSA - LOK



2018 WALDEN STANDARDS: RETAINING WALLS

UNI-LOK

Masonry Systems for Stairs and Retaining walls should carefully match the structure to which they are adjacently built. They should also blend in to the landscape in scale.



2018 WALDEN STANDARDS: **PATIOS + WALKWAYS**

Patios and walkways must be within the unit's limited common area. Walkways should be no greater than 4' wide. Acceptable materials are: dry-laid concrete pavers, stamped + colored concrete (grays, tans, neutrals), brick, flagstone: sandstone + bluestone, and compacted pea gravel.

DRY-LAID CONCRETE PAVER

Patterned concrete pavers with polymeric sand.



2018 WALDEN STANDARDS: PATIOS + WALKWAYS

STAMPED CONCRETE

Stamped concrete in random ashlar pattern, or irregular pattern as shown below, are acceptable. Colors must be selected in grays, tans, buffs to blend with rather than be a focal point.



2018 WALDEN STANDARDS: PATIOS + WALKWAYS

DRY-LAID BRICK + DRY-LAID SANDSTONE EDGING



2018 WALDEN STANDARDS: PATIOS + WALKWAYS

DRY-LAID BLUESTONE

Random ashlar pattern with polymeric sand



2018 WALDEN STANDARDS: PATIOS + WALKWAYS

COMPACTED PEA-GRAVEL



2018 WALDEN STANDARDS: DOORS:

The material, style and color of all Walden doors (front doors, patio doors, storm/screen doors, garage doors + pedestrian garage doors), should be in keeping with the following examples.

FRONT ENTRANCE DOORS

Front entrance doors may be any type shown below. Transom and sidelight windows are permitted and should be of fixed glass and of the geometry in the following images. Circular, arched, or other geometrical shapes are not permitted for transom and sidelights. Oval shaped windows are not permitted.

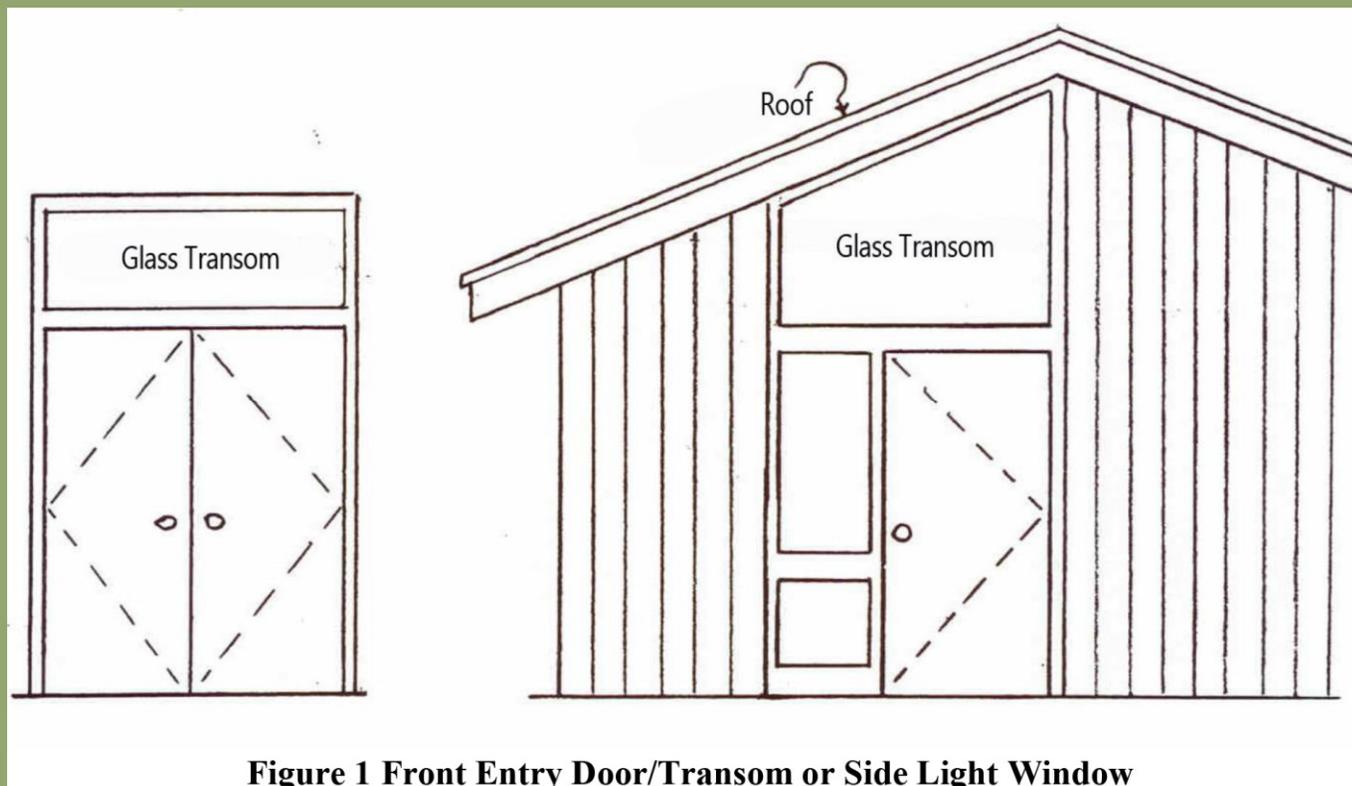


Figure 1 Front Entry Door/Transom or Side Light Window

2018 WALDEN STANDARDS: **DOORS**

FRONT ENTRANCE DOORS

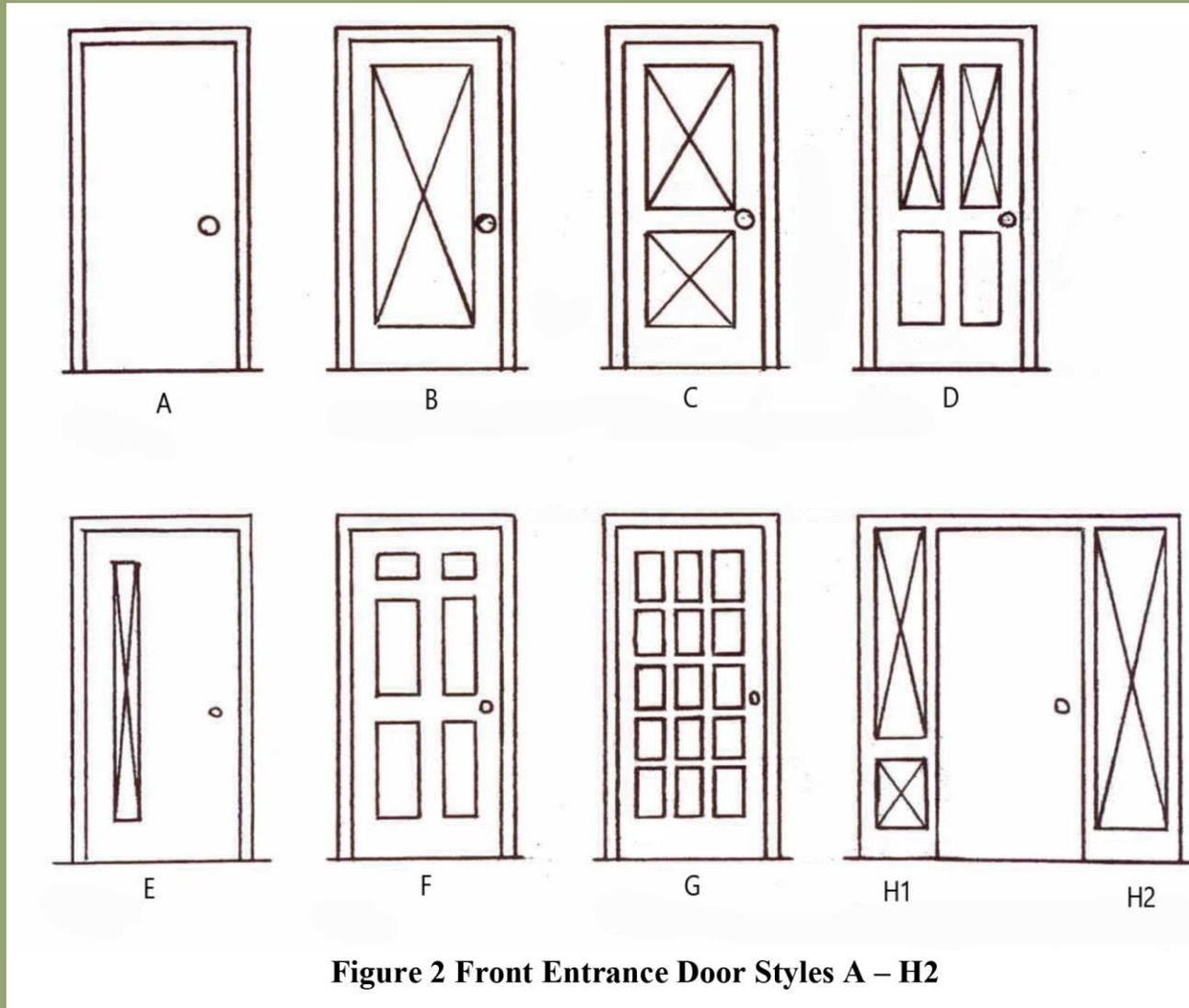


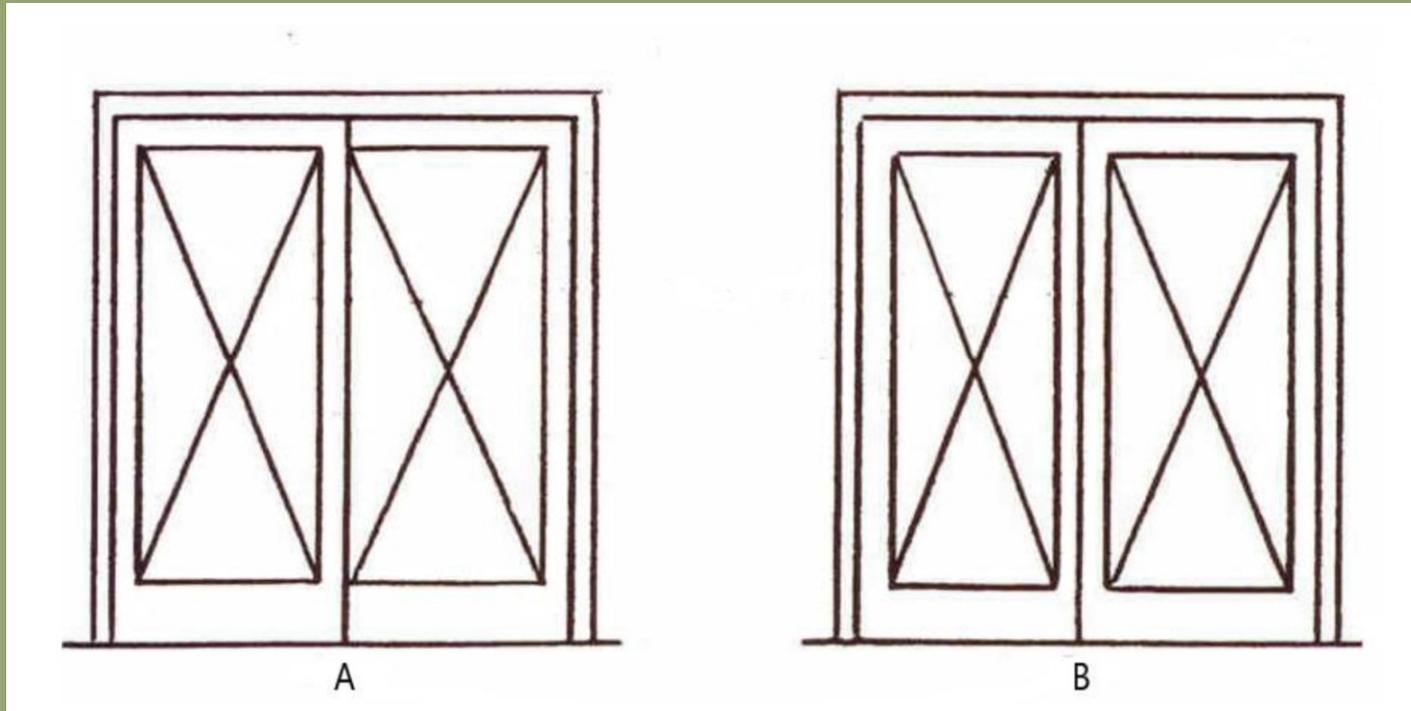
Figure 2 Front Entrance Door Styles A – H2

2018 WALDEN STANDARDS: DOORS

PATIO DOORS

Patio doors may either be a sliding glass door or a French door.

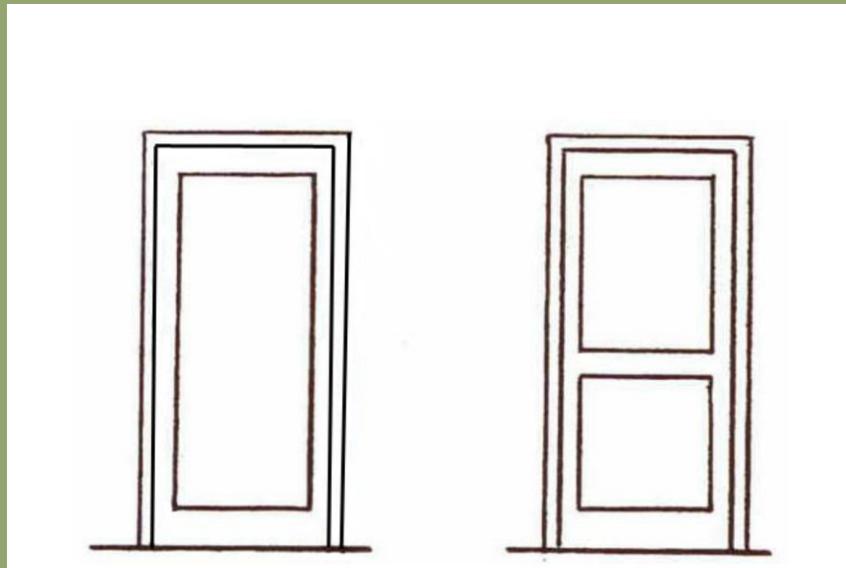
- A. sliding glass doors- Full glass light, with no divisions or intermediate mullions allowable.
- B. French doors- (in-swing or out-swing) full glass light, with no divisions or intermediate mullions allowable



2018 WALDEN STANDARDS: DOORS

STORM + SCREEN DOORS

Storm and Screen Doors shall be selected or designed to be inconspicuous and to blend unobtrusively with the adjacent wall surface. Full light frames are preferred, but two light frames are allowed. Ornamental patterns or designs are not permitted. Frame color shall match the color of the home/condo.



2018 WALDEN STANDARDS: DOORS

GARAGE DOORS + OVERHEAD DOORS

Garage + Overhead Doors should be solid, flush and smooth (non-textured) four panel doors are the only type allowable. Color of door and frame must match that of the adjacent wood siding.



4-Panel Garage doors – Photos taken at Walden

2018 WALDEN STANDARDS: DOORS

PEDESTRIAN ACCESS DOORS at GARAGE

Pedestrian Access Doors should be solid, flush surface metal or solid wood doors are the only type allowable. Color of door and frame must match that of the adjacent wood siding.



Pedestrian Garage Door
At Walden Property

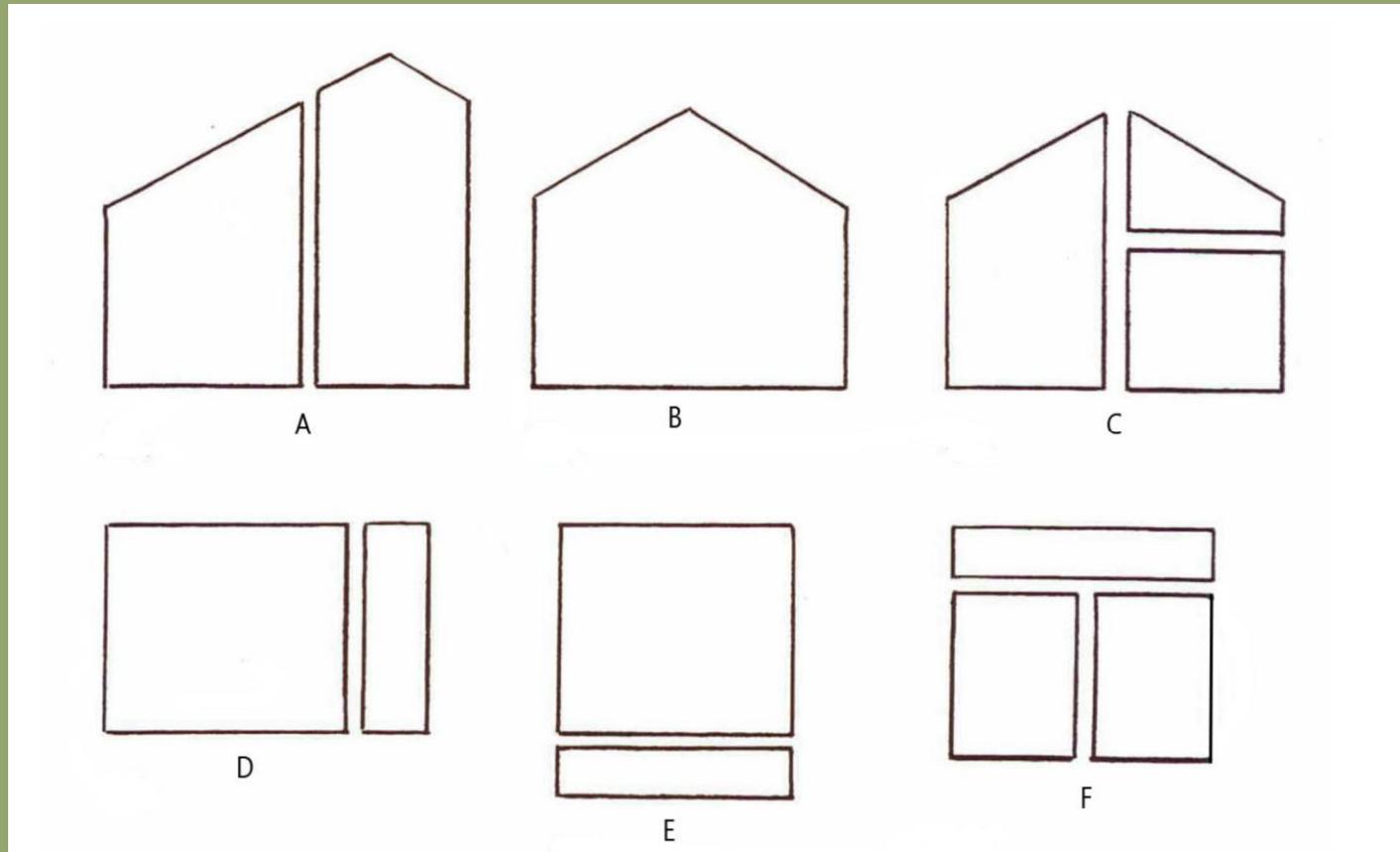
Garage side door – Photo taken at Walden

2018 WALDEN STANDARDS: WINDOWS

FIXED WINDOW TYPES

Allowable window geometry shall be with angled head profiles where the angle at the window head is parallel to the adjacent roof slopes; or where the window openings are rectangular or square, and the window head is horizontal and parallel to the floor plane.

Circular, arched, diamond, triangular or other fixed window shapes are not permitted.



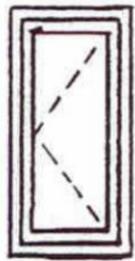
2018 WALDEN STANDARDS: WINDOWS

OPERATING WINDOWS TYPES

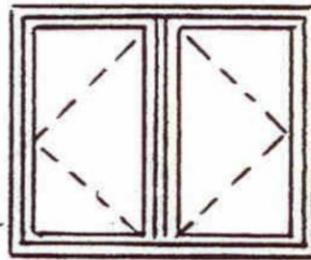
Operating window types are casement, sliding, awning or hopper window design. Double-hung windows or jalousie (louver type) are not permitted.

Allowable window geometry shall be rectangular or square with the window head to be horizontal to the floor plane. Circular, arched or other geometry shapes are not permitted.

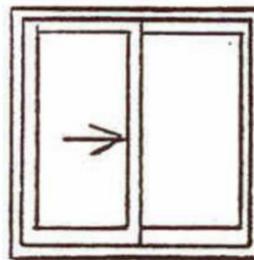
The following are acceptable:



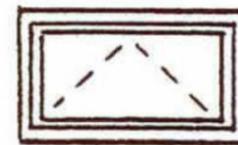
Casement



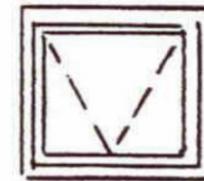
Del. Casement



Sliding



Awning



Hopper

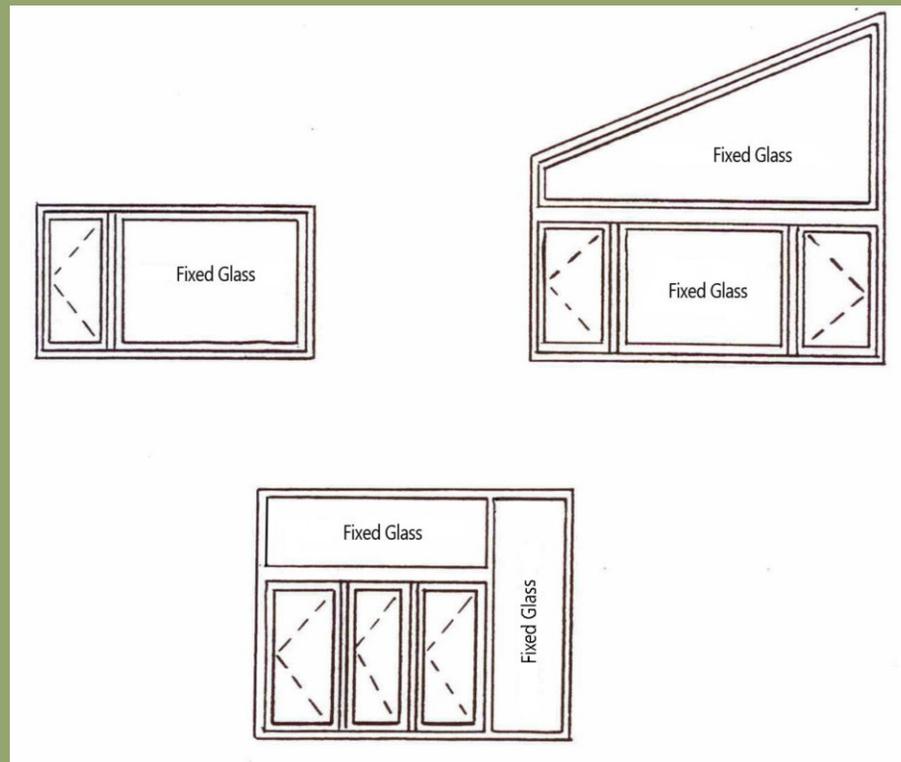
Figure 6 operating Window Types

2018 WALDEN STANDARDS: DOOR FRAME+ WINDOW FRAME

DOOR FRAME + WINDOW FRAME

Frames may be wood, metal or vinyl clad. All doors are to have paint or coating finish, field or factory applied. All wood frame colors for doors and windows are to match the adjacent wood siding color per the Sherwin Williams Neutral Palette. These tones are muted and flat as the natural colors found in nature.

If frames are metal, the color can be either dark brown/bronze, or paint finished to match the adjacent wood siding.



2018 WALDEN STANDARDS: ROOFING SHINGLES (2023)

Roofing material such as: cedar shake shingles, composite cedar shake shingles, coated steel roofing panels, asphalt shingles or fiberglass shingles are all acceptable for roofing so long as they match, and their weight is no less than 267 lbs per square up to and including 300 lbs. and match the house or unit color. An approved substitute product shall closely match the color and texture of the existing cedar shake roof.

CEDAR SHAKE/SHINGLES

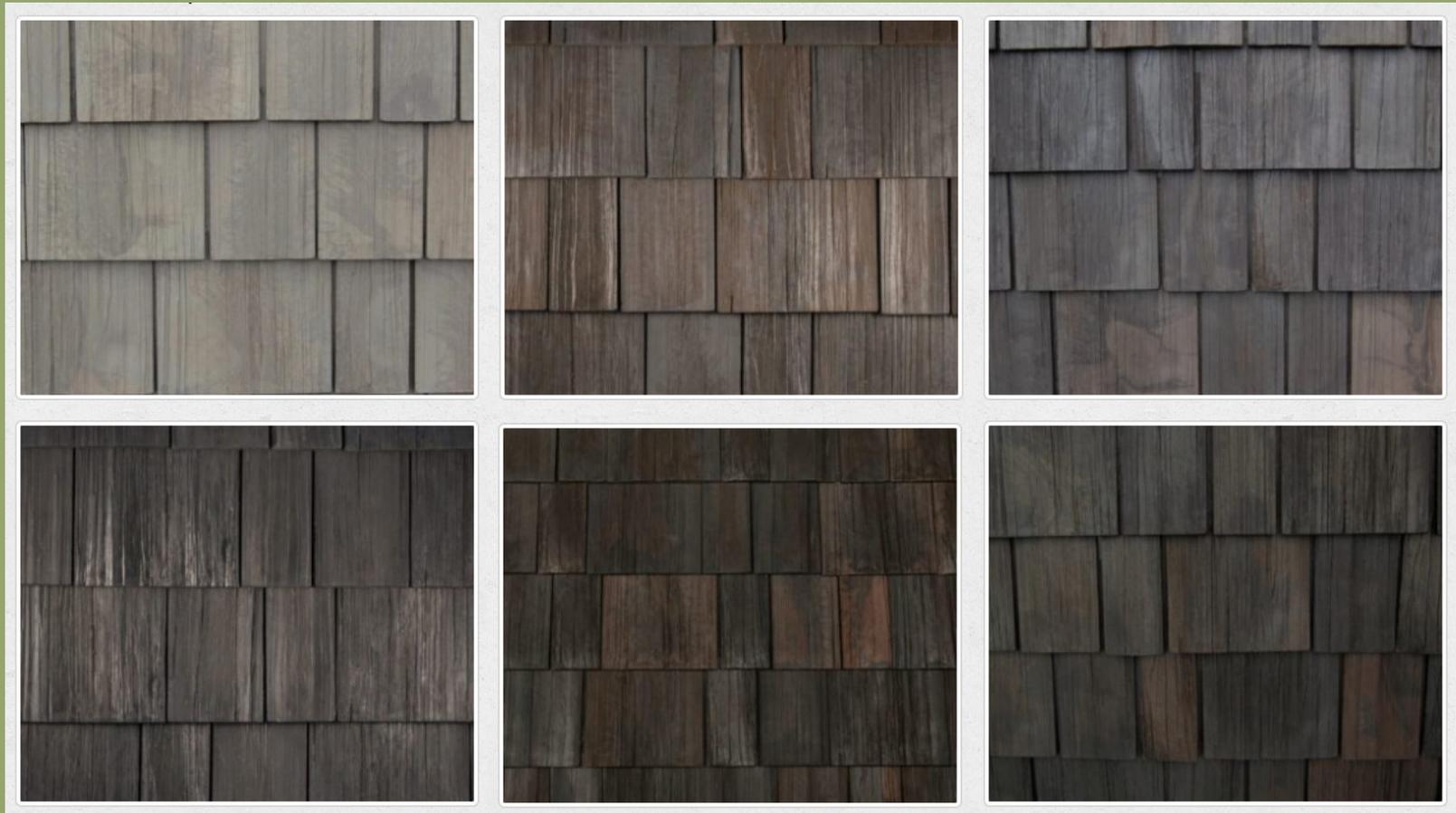


Parr Lumber; Cedar Shingles Direct

2018 WALDEN STANDARDS: ROOFING SHINGLES

COMPOSITE CEDAR SHAKES

Composite Cedar Shake shingles are acceptable if color and texture match the adjoining structure



Brava Rooftile: “Brava-Shake” – Synthetic Cedar Shake Roofing

2018 WALDEN STANDARDS: ROOFING SHINGLES

STONE-COATED ZINC/ALUMINUM/STEEL



Gerard Roofing Technologies- "Canyon Shake" alloy panels

2018 WALDEN STANDARDS: ROOFING SHINGLES

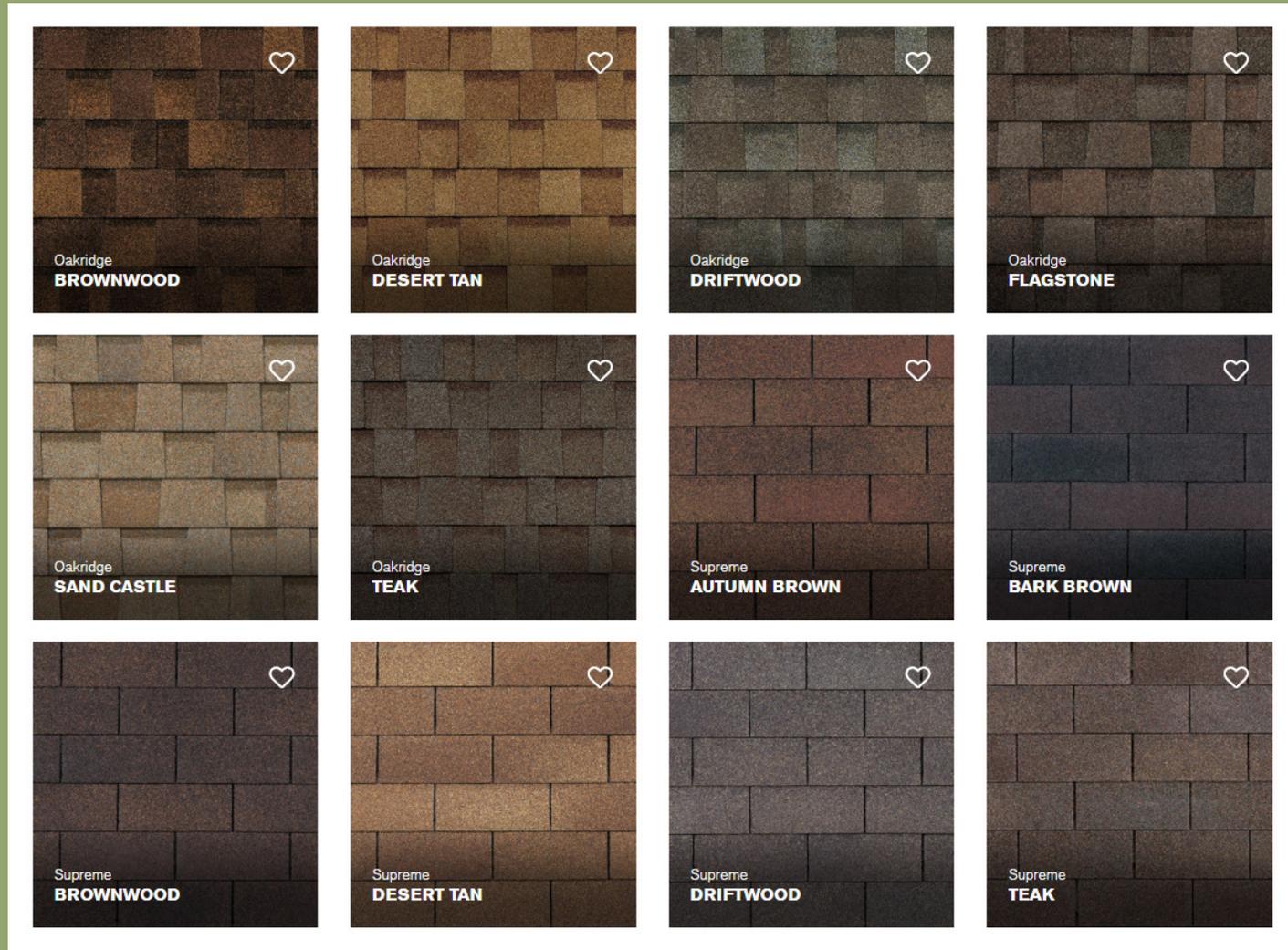
STONE-COATED ZINC/ALUMINUM/STEEL



Metro Roof Products

2018 WALDEN STANDARDS: ROOFING SHINGLES

ASPHALT SHINGLES



Owens Corning: Dimensional Asphalt

2018 WALDEN STANDARDS: ROOFING SHINGLES

FIBERGLASS SHINGLES



Certainteed

2018 WALDEN STANDARDS: **ROOFING SHINGLES (2023)**

1. Only those products reviewed and approved by the Walden Architectural Committee will be permitted to be used as a substitute roof shingle.

It shall be noted that the continued use of natural cedar shake shingles remains as an acceptable roofing material for re-roofing repairs. It will be the option of the various Condominium Associations or residence owners, to decide whether they wish to use an approved substitute roof shingle, no less than 267 lbs. up to and including 300 lbs., or to use the natural cedar shake shingle when re-roofing is required.