



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.
- 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

9/21/2017, Original Walkways Over a Swale Policy, Board Motion 2017-048, effective 12/1/2017.

3/20/2023, Amended Policy by Board Motion 2023-22, Removed reference to homeowners address. Effective April 20th, 2023.