

# WALDEN OWNERS GUIDE

## WELCOME TO WALDEN

We are very pleased that you are considering or have made a move to Walden. We love this unique and beautiful community and have no doubt that you will as well.

If this is your first time in a neighborhood or condominium development, you may find it a different, if not somewhat puzzling, experience. In order to remove some of the "mystery" and cut down on the surprises, the Walden Association has prepared the following answers to the most frequently asked questions.

We hope that you find this useful. Some of the material is excerpted or is based on deed covenants and restrictions, which a purchaser should have received, and is intended as an overview only. Other information is based on actions of the Trustees of the Walden Association. All these guidelines are enforced at their discretion.

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### **WHAT IS WALDEN?**

Walden is a unique planned development of 621 properties, comprised of 533 condominiums in 16 associations and 88 individual homes. It was created and developed by Mr. Manny Barenholtz in the early 1970's.

There is an "umbrella" neighborhood association, the Walden Association, which ties the entire community of Walden together. Its officers, trustees and committees are composed of Walden residents (all Walden owners are automatically members of the Walden Association). It provides a security service for the area, maintains architectural control over the appearance of Walden, and generally administers the common activities of the entire development. However, the

Walden Association plays no direct role in the governing of the separate condominium associations.

When you buy property in Walden you do not automatically become a member of the Walden Golf and Tennis Club. Many Walden residents are Club members and information on the various membership levels are available from Club Membership Sales at 330-995-3104.

The basic document which created Walden is the Master Warranty Deed and Declaration of Covenants and Restrictions, which is recorded in Portage County records in Ravenna, OH. This provides that Walden is strictly a residential community - no profession or home industry may be conducted in Walden.

### **WHO MANAGES WALDEN?**

The Walden Association is managed by its Board of Trustees, which consists of a representative from each condominium association, a representative from the Homeowners Association, and up to three trustees elected from residents at-large. Officers are elected by the Trustees from their ranks, except that the Secretary and Treasurer may be nonresidents.

Mailing, accounting and general clerical support services are provided by:

Carlyle Management Company  
23945 Mercantile Road  
Suite B  
Beachwood, OH 44122  
216 464 7465

The finances of the Walden Association are managed by its Treasurer, under the direction of the Board of Trustees. All Walden owners pay a fee, currently \$200 per half year, to fund the activities of the Association. Condominium owners pay, in addition, monthly maintenance fees to their condominium association.

The Annual Meeting of the Walden Association is held on the second Tuesday of May.

### **WHAT IS A CONDOMINIUM ASSOCIATION?**

The fifteen condominium associations in Walden are nonprofit corporations organized under Ohio Revised Code Section 5311. Each is independently governed by its own Declaration of Condominium Ownership and By-laws, which are recorded in the property records of Portage County in Ravenna, OH. The associations in Walden vary in size from one unit (Briarwood) to 57 units (Gardens).

## **WHAT SECURITY SERVICES ARE PROVIDED TO WALDEN RESIDENTS?**

The Walden Association contracts for 24/7 security services, currently provided:

Tenable Protective Services  
2423 Payne Avenue  
Cleveland, OH 44114

They conduct continuous patrols of all streets in Walden, and are available to provide emergency assistance to residents when needed.

The security can be reached at any time by calling 330-562-1112 or 330-351-3212, and will respond to all 911 calls to direct and assist emergency responders.

New residents are urged to contact Security ASAP.

## **PARKING and MOTOR VEHICLES**

Speed limits are posted on most streets in Walden. Generally, the speed limit is 15 mph on side streets within condominium associations, 20 mph on private streets such as Ridge Way, Ravines Drive and Deer Island Drive, and 25 mph on city streets such as Walden Drive.

Parking and/or driving is not allowed on any grass or grass-seeded area, except when streets are being repaved or repaired.

No overnight parking in Walden is permitted of any vehicle over  $\frac{3}{4}$  ton capacity or of any vehicle licensed, painted, signed, or equipped for commercial purposes, or of motor homes, boats, trailers of all kinds, or recreational vehicles.

Disabled, inoperable or abandoned vehicles may not be left on the property for more than 48 hours, and all vehicles parked on the property must have current license tags. Any vehicle found in violation of these guidelines may be towed and stored at the owner's expense.

Vehicle repairs shall be limited to the owner's garage or in the driveway in front of the garage for no more than twenty-four hours. Absolutely no fluids may be drained on driveways or common areas.

In condominium association common areas, visitor parking spaces are not intended for everyday use by residents, but it is understood that they may be used by visiting family members.

## **PETS and WILDLIFE**

Dogs, cats and other household pets may be kept in Walden, subject to the ordinances of the City of Aurora requiring that they not be allowed to run at large, and that owners are responsible for immediate cleanup and disposal of pet waste.

Fences to restrain pets, both visible and invisible, require the approval of the Walden Architectural Committee.

Feeding of wildlife, particularly deer and geese, is discouraged by wildlife experts, as it attracts and encourages nuisance behavior by these animals. Please help us maintain the beauty of Walden by not encouraging damage to our foliage by wildlife.

### **TRASH COLLECTION**

The city of Aurora contracts with a private hauler for rubbish collection. Individual owner's contract with the hauler, currently Rumpke (800-828-8171) and pay for the type of service desired. Recyclables are collected by Portage County. Currently, both are collected in Walden on Mondays. If Monday is a holiday, collection will be on Tuesday. Generally speaking, if an Owner opts for "Super Service", anything placed at the curb will be collected.

Materials to be collected may be placed at the curb in the evening prior to collection. Rubbish containers should be removed within 12 hours of collection.

If you are disabled, and are unable to move your trash to the curb, call the City of Aurora Service Department at 330-995-9116, and request that the trash collector pick trash up at your garage door.

Except on the day of collection, rubbish, garbage and other items to be disposed of must be stored in such a manner that it is not visible from the street, other property, or common areas.

### **ARCHITECTURAL COMMITTEE**

Under the provisions of the Master Warranty Deed and Declaration of Covenants and Restrictions of the Walden Association, all changes to property in Walden must be approved by the Walden Architectural Committee. Specifically, any alteration which materially changes the exterior appearance of any existing structure, or it's landscaping, or commences any new use on any Lot, requires such approval. Replacements in kind, or repairs with like materials, do not require Committee approval.

Applications for the review and approval of changes to a condominium unit or house in Walden are available from the Chairman of the Architectural Committee or the office of the Walden Golf and Tennis Club located in the lower level office of the Clubhouse. Applications may also be downloaded from the Association's Web site, [waldenofaurora.com](http://waldenofaurora.com).

Applications from condominium owners must be approved by the Board of Managers of the appropriate condominium Association before they will be considered by the Architectural Committee. Homeowners submit applications directly to the Committee.

The Walden Architectural Standards, as revised from time to time, and a download able application, are available on line on the web site of the Walden Association, [www.waldenofaurora.com](http://www.waldenofaurora.com).

## **WALDEN WALKING PATH**

A walking path has been constructed along Walden Drive from Brandon Circle, on the south, to Ravines Drive on the north. This path is for pedestrian traffic only. Roller blades or skates, skateboards, bicycles, scooters and golf carts are not allowed to use this pathway.

## **PERSONAL PROPERTY (ESTATE) SALES**

Personal property sales are allowed in Walden when an owner or spouse dies or an owner moves out of Walden. The Walden Association has adopted a policy covering such sales, which may be obtained from one of the property management companies that manage property in Walden. Briefly, these sales are limited to two or three days, require 30 days prior approval of the condominium association, and must be managed to avoid problems with parking and access for emergency vehicles. Security must be contact to assist is managing traffic at the expense of the individual conducting the estate sale and any and all repair of related landscape damage is the responsibility of the individual conducting the estate sale.

## **GARAGES**

Garages should be used as primary parking space, and garage doors should be kept closed to assure security of the residence, and maintain a neat appearance in the neighborhood. Since residents are often unaware that their garage doors are open, Walden Security will inform residents by telephone of open doors when discovered during patrol in hours of darkness.

## **LAKES and PONDS**

No boat or vessel of any kind may be operated on any lake or pond in Walden, except with the written approval of the property owner. The lakes and ponds in Walden are private property. Due to trespassing, safety and liability issues, Fishing is Not Permitted.

## **SIGNS**

The Master Deed Covenants covering property in Walden prohibit signs and advertising devices of any nature, except real estate "For Sale" signs not in excess of eight square feet in area. Some condominium associations may have more specific restrictions.

"Open House" signs, not to exceed eight square feet in area, may be placed on streets in Walden and in front of a unit by the owner or his realtor on the day of an open house. Open houses may be held only on Saturdays, Sundays or Tuesdays. The signs must be professionally printed; no homemade signs are permitted. Signs must be removed no later than one hour after the close of the open house hours.

## **GOLF CART SAFETY ON WALDEN STREETS**

The use of golf carts by children in Walden is a safety concern of all Walden residents. Golf carts are "motor vehicles" and as such are subject to the State requirement that operators have a valid drivers' license. Thus, no one under 16 years of age who does not have a valid drivers' license is legally able to drive a golf cart. Your personal insurance will probably not cover accidents by unlicensed drivers. Also, abuse of golf cart privileges by a few families may negatively impact the ability of our residents to use carts for their intended purpose - to go to Club Walden and play golf. Your attention to this problem would be greatly appreciated.

## **DIGITAL SATELLITE SYSTEM ANTENNAS**

Any owner wishing to place a Digital Satellite System on his house or unit must submit an application to the Architectural Committee showing the location and installation plan for the DSS antenna. A plan view of the residence showing street location and neighboring dwellings is necessary. Photographs would be very helpful and are encouraged.

The application will be judged on the location in reference to the neighbor's visibility and the visibility to street traffic. It is the desire of the Committee that any such installation be as inconspicuous as possible. If the antenna can only provide satisfactory reception if installed in a location open to public view, screening of some sort must be proposed.

# WALDEN OWNER GUIDE

Current and new owners in Walden have many questions. Knowing that Walden is a planned community, with restrictions, the attached Owners Guide will address the following:

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If you have any questions, please contact a Walden Association Board member.