

VBHA

Valleybrook Homeowners Association
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Concrete Walkways, Steps and Patios (Amended 07.27.2021)

Before starting any exterior upgrade, please submit an architectural approval form (and Dumpster approval form when applicable) to ensure that the approved materials are used and to keep the conformity of the neighborhood. Please allow FOURTEEN (14) days for approval before the start of the project

1) All concrete walkways shall have a foundation layer of two inches of compacted stone. An additional four inches of concrete shall be used on top of the compacted stone. Concrete shall be 3500psi to 4000psi mix. Expansion joints shall be placed at appropriate intervals and all new concrete must join with surrounding existing concrete.

2) All concrete patios shall have a foundation layer of four inches of compacted stone. An additional four inches of concrete shall be used on top of the compacted stone. Concrete shall be a 4000psi mix. Wire mesh shall be placed to secure concrete in place.

3) Front yard patios may extend up to 8 feet out from dining room bump out. The front patio may extend from your property line abutting the bump across to concrete walkway leading to front door. The front patio may be constructed of river rock, colored stone and/or pavers, patios may not be constructed of poured concrete. The remainder of the front yard areas must remain grass covered; no hardscaping is permitted beyond the above-mentioned front patio dimensions.

4) Central islands between the homes may be hardscaped with river rock, colored stone and/or pavers, central islands may not contain poured concrete.

4) All concrete steps shall have risers of a minimum of seven inches and a maximum of seven and a half inches. All concrete steps shall have treads that measure a minimum of twelve inches and a maximum of fourteen inches. Concrete shall be a 4000psi mix.

5) Front door landings may be up to 5 feet in width including attached steps and must be centered on the front door entryway.

6) All concrete shall be kept in good repair and shall be free of cracks, gaps, holes, and tripping hazards.

7) Installation of a channel drain across the width of walkways may be required depending on prevailing topography to prevent flooding.