

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Architectural Committee

Policy 401

Effective: September 11, 2018

By: 

Mike Eastlund, Board President

Appendix 8.5: Auxiliary Structures, Patio Covers & Buildings**CCR: No. 5, Prior Approval of Plans:**

No owner shall erect, place or alter any building or other structure in this Subdivision until the building plans, specifications, exterior design, color and plot plan have been approved in writing by the Architectural Control Committee (ACC).

The ACC review shall include, but not be limited to, review of the size, conformity, value, location and harmony of the external design with the existing structures in the Subdivision and the requirements included in this Restated Declaration, and as to the location of the building with respect to the topography and finished ground elevation.

CCR: No. 8, Building Materials:

All building materials to be incorporated into and visible as a part of any building or other structure in the Subdivision may be regulated by the ACC.

In particular, all roofing material for any building or structure shall be made of wood (Shake or Shingle), bar tile or 30-year architectural composition shingles unless otherwise approved in writing by the ACC.

All siding materials shall be natural wood, brick or stone. Other man-made lap siding materials may be used if approved in advance by the ACC. In addition, the following design requirements are to apply unless otherwise approved in writing by the ACC.

- a. No Metal clips, metal joints, or other easily visible fasteners may be used;
- b. The materials must be nailed on 16 inch centers;
- c. Twenty percent (20%) off all sides facing a public street, excluding areas devoted to windows, entry doors, garage doors, shall have masonry finish approved by the ACC.
- d. No T-111 or other vertical plywood/wood type siding will be applied without express approval of the ACC

Roof style and pitch, siding materials and exterior finish shall be the same as the existing house on the property, unless otherwise approved by the ACC.

In previous decisions the ACC has allowed auxiliary buildings less than 50 Sq. Ft. to be constructed up to the lot lines if all other conditions are met and construction is not in violation of City of Salem set back requirements. In addition to ACC approval, all construction must be in compliance with City of Salem rules and regulations.

Color schemes and roofing materials for auxiliary structures shall be the same as the main structure on the property.

Acceptable Auxiliary Structure



This example illustrates an acceptable building. It has horizontal siding; composition roof and paint color same as the house. Because the structure is greater than 50 sq ft it must meet minimum set back requirements. Must meet City of Salem rules and regulations.

Acceptable Auxiliary Structure



This example illustrates an acceptable building. It has horizontal wood siding; composition roof and paint color same as house. If the structure is less than 50 sq ft in size it may be positioned up to the property line on any side except front. Must meet City of Salem rules and regulations.

Acceptable Auxiliary Structure



Roof design is same as house and in harmony in color, roofing material, gable end siding and side wall screening. Acceptable as a cover for recreational vehicle or patio area. Must meet set back requirements if greater than 50 sq. ft. Must meet City of Salem rules and regulations.

Acceptable Auxiliary Structure



Design meets all requirements of ACC if roof style, roofing materials and color match the house or alternative approved by ACC. Set-back requirements may apply. Must meet City of Salem rules and regulations.

Acceptable Auxiliary Structure



An arbor has no roof or exterior siding, so design cannot match house. Arbors are considered an acceptable

non-conforming structure and paint color is considered on a case-by-case basis. Size may require set back restrictions. Must meet City of Salem rules and regulations.

Acceptable Auxiliary Structure



Non-conforming Recreational can be approved by the ACC as an acceptable non-conforming structure on a case by case basis. Structure should be made of

metal, or wood with roof shape that conforms to adjoining structures. Roof and sidewall covering must be ridged plastic or glass and must not have a reflective sheen or covering.

Unacceptable Auxiliary Structure



Structure unacceptable because of T1-11 vertical wood siding and different color than the house. Can be acceptable if screened by fence or evergreen shrubs.

Unacceptable Auxiliary Structure



Unacceptable because design not in harmony with community (barn style) and T1-11 vertical wood siding. Structure is too tall to be screened by fence.

Unacceptable Auxiliary Structure



Vinyl structure not in harmony with other structures in design and materials. Can be acceptable if less than six feet tall and screened.

Unacceptable Auxiliary Structure



Metal shed not in harmony with other structures in design and materials.

Unacceptable Auxiliary Structure



PVC pipe structures covered with plastic tarp are not in harmony with other structures in design and materials.

Unacceptable Patio Cover



Shed roof built over the top of existing roof not in harmony with neighborhood or existing roof.

Unacceptable Auxiliary Structure



Canvas covered tents are not in harmony with other structures in design and materials. Canvas tents may be used as a temporary assembly structure with permit from Board. Structure and city approval.

Approved Patio Cover



The gable roof on patio cover is in harmony with the gable roof on existing structure and other structures in design and materials.

Unacceptable Patio Cover



Flat roof or shed patio covers are not acceptable unless roof design is in harmony with existing structure in design and materials.

Approved Patio Cover



The hip roof on patio cover is in harmony with the hip roof on existing structure and other structures in design and materials.