

**BOARD POLICIES**

West Meadows Estates  
Homeowners Association Inc.

Architectural Committee

**Policy 401**

Effective: 9-30-2024

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, a 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, as well as the location of the building with respect to the topography and finished ground elevation.

**CCR: No. 8, Building Materials:**

The ACC may regulate all building materials incorporated into and visible as part of any building or other structure in the Subdivision.

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 artificial 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%) of the front side facing a public street, excluding areas devoted to windows, entry doors, and garage doors, shall have a masonry finish approved by the ACC.
- d. No T-111 or other vertical plywood/wood-type siding will be applied without the express approval of the ACC.

Unless otherwise approved by the ACC, the roof style and pitch, siding materials, and exterior finish shall be the same as those of the existing house on the property.

In previous decisions, the ACC has allowed auxiliary buildings less than 50 Sq. Ft. can be constructed up to the lot lines if all other conditions are met and construction does not violate City of Salem setback requirements. In addition to ACC approval, all construction must comply with City of Salem rules and regulations.

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

### Acceptable Auxiliary Structure



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

### Acceptable Auxiliary Structure



This example illustrates an acceptable building. It has horizontal wood siding, a composition roof, and the same paint color as the 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 the front. It must meet the City of Salem rules and regulations.

### Acceptable Auxiliary Structure



The roof design is the same as the house and harmonious with color, roofing material, gable end siding, and side wall screening. It is acceptable as a cover for recreational vehicles or patio areas. If the area is greater than 50 sq. ft., it must meet setback requirements and the City of Salem rules and regulations.

### Acceptable Auxiliary Structure



The design meets all ACC requirements if the roof style, roofing materials, and color match the house or alternative ACC approves. Setback requirements may apply. The design must also meet the City of Salem rules and regulations.

**Acceptable Auxiliary Structure**



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

an acceptable non-conforming structure, and paint color is considered on a case-by-case basis. Size may require setback restrictions. Must meet the City of Salem rules and regulations.

**Acceptable Auxiliary Structure**



The ACC can approve a non-conforming recreational structure on a case-by-case basis. The structure should be made of metal or wood and have a

roof shape that conforms to adjoining structures. The roof and sidewall covering must be ridged plastic or glass and must not have a reflective sheen or covering.

**Unacceptable Auxiliary Structure**



The structure is unacceptable because of T-11 vertical wood siding and a different color than the house. Can be acceptable if screened by fence or evergreen shrubs.

**Unacceptable Auxiliary Structure**



Unacceptable because the design is not in harmony with the community (barn style) and T-11 vertical wood siding. The structure is too tall to be screened by a fence.

**Unacceptable Auxiliary Structure**



Vinyl structures are not in harmony with other structures in design and materials. However, a vinyl structure that is less than six feet tall and screened can be acceptable.

**Unacceptable Auxiliary Structure**



Metal sheds are 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**



A shed roof is built over the top of the existing roof, not in harmony with the 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 roofs or shed patio covers are not acceptable unless the roof design is harmonious with the existing structure in design and materials.

**Approved Patio Cover**



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