

## ARCHITECTURAL & BEAUTIFICATION GUIDELINES SALEM WOODS SUBDIVISION

The following architectural guidelines are applicable to All of the Salem Woods Subdivision.

1. No building, structure, outbuilding, fence or wall shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the same have been filed with and approved by the Architectural & Beautification Committee as to square footage, quality of workmanship and materials, harmony of exterior design and/or color with existing structures, and as to location with respect to topography and finish grade elevation.
2. The Architectural & Beautification Committee is composed of volunteers from the Salem Woods Homeowners Association. A majority of the committee may designate a representative to act for it. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to these guidelines.
3. The committee's approval or disapproval as required in these guidelines shall be either by verbal or in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, approval will not be required and the related guidelines shall be deemed to have been fully complied with.
4. No sign of any kind shall be displayed to the public view on any lot except that one sign of not more than six square feet advertising the property for sale or rent may be displayed.
5. No trailer, tent, shack, garage, barn or other outbuildings erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence; provided, however, this clause shall not be construed to prevent domestic held quarters being installed over a detached garage or other outbuildings.
6. No trailer, boat or tractor shall be parked over 12 hours in any one week on any lot or driveway so as to be visible from the street.
7. No live cattle, hogs, or goats or any dog kennel as defined by the Chesterfield County Code shall be allowed on any lot.
8. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
9. No horse or pony shall be stabled or pastured on any lot or parcel of land.
10. No unlicensed motor vehicle shall be parked on any lot herein for more than thirty (30) days unless it is parked in an enclosed garage or covered.

11. No trees measuring six (6) inches or more in diameter at a point two (2) feet above ground level may be removed without the written approval of the Architectural & Beautification Committee. Approval for the removal of trees located within fifteen (15) feet of the main dwelling or accessory buildings or within fifteen (15) feet of the approved site for such building will be granted unless such removal will substantially decrease the beauty of the property.
12. The following are prohibited until it has been approved by the Architectural & Beautification Committee, its successors or assigns:
  - A) No fence shall be erected, placed or altered on any lot.
  - B) No metal or anchor type fence shall be erected so as to extend closure to the front of any lot farther than the rear building line of the main structure.
  - C) No antenna other than standard element type television antenna shall be erected on any part of any structure or property.
  - D) Ground mounted dish type television antenna may be erected on the property under the following conditions:
    - The structure must be located on the rear of the property.
    - The perimeter of the rear yard must be enclosed by a minimum of a 6-foot privacy fence.
    - The dish must not exceed 72 inches in diameter.
    - The mast holding the dish may not exceed 54 inches in height.
  - E) No single story main structure shall be of slab construction.
13. No building or structure may be erected on common grounds without the consent of the Architectural & Beautification Committee.
14. No firearms, inclusive of pellet, BB, and air guns or bow and arrows, shall be discharged on the common grounds so as to not endanger lives, animals or properties.

The Architectural Review Committee may waive in writing the violations of any of these guidelines and may amend, modify, or waive in writing any of the above guidelines, and together with the written consent of the then lot owners, may amend, modify, or waive in writing any of the above restrictions on lots which have been sold.