

The purpose of this summary is to assist Belden Woods property owners in understanding the intent and philosophy of conditions and restrictions contained in the Belden Woods Estates, Section 4, Declaration of Covenants, Conditions and Restrictions.

#### Philosophy -

The Declaration of Covenants, Conditions and Restrictions ( Section 4 ) has been established for the mutual benefit of each property owner and creates reciprocal rights between the respective owners of all lots. Its intent is to preserve the natural wooded setting of our community. It includes conditions on tree clearing, the style and size of homes, types and colors of materials, screening of certain improvements, etc. It is expected that all property owners would extend the philosophy of preserving the natural wooded setting to include vegetative screening and appropriate color covers for items that can be seen from the roadway or neighboring properties, such as pools, boats, trailers, propane tanks, compost containers, etc. as stated in GP II.4.4 " if the design or color scheme .... is not in harmony with the general surroundings..."

#### Pre-Construction –

**Architectural Review** - Prior to any improvements, including tree clearing or erection or alterations of any kind, the property owner must submit 2 complete sets of final plans and specifications that include plot plan, elevations, construction materials, color schemes and proposed landscaping. The corners of any structures must be staked prior to submission. ( Article II, GP 4.2 )

The Committee will issue written approval or disapproval within 30 days of submittal by returning one set of the proposed plans with the appropriate endorsement. ( Article II, GP 4.3 )

Minimum finished floor area for a one level home is 2000sf and for a two level home is 2600sf with 1600sf on the 1<sup>st</sup> floor. These floor areas do not include basements, garages, porches, outbuildings, etc. ( Article III, GP 1.11 )

Exceptions for outbuildings of any kind will only be allowed for those with qualifying needs that meet the final approval of the Committee. ( Article III, GP 1.12 )

All structures must use a substantial quantity of new material and no used structures shall be relocated or placed on any lot. ( Article III, GP 2.1 )

No owner of any lot shall build any house to be used as a model home or exhibit unless approved by the Committee. ( Article III, GP 2.7 )

#### Construction –

- + Construction must be undertaken by a State Class A licensed building contractor ( Article II, GP 2.6 )
- + If construction according to approved plans results in erosion problems and are not adequately addressed by the contractor or property owner, the POA has the right to, upon written notice, to correct any defects and assess the cost to the

- owner ( Article II, GP 2.7 )
- + All State and County permit requirements must be complied with.  
( Article III, GP 1.1 )
  - + All improvements must be substantially complete within one year of commencement. ( Article III, GP 1.3 )
  - + Each property must provide for 3 parking spaces for automobiles off of the street prior to occupancy. ( Article III, GP 1.4 )
  - + All windows and doors must have a factory applied bronze or black enamel finish.  
( Article III, GP 1.6 )
  - + All materials used for roofs, siding, stone , brick, decks, railings ,etc. must blend and be in harmony with the general surroundings including adjacent structures.  
( Article II, GP 4.2 )
  - + Vinyl siding may not be used on over 25 percent of the street side of any structure. ( Article III, GP 1.7 )
  - + 50ft front and 25ft side building restriction lines must be followed.  
( Article III, GP 1.8 )
  - + No exposed concrete or masonry foundations shall extend above finished grade.  
( Article III, GP 1.9 )
  - + All mailboxes must meet standard requirements. ( Article III, GP 2.12 )
  - + No trees or other natural vegetation measuring 10 in. in diameter at 12in. above ground level that are not within the limits of construction or within an area that is reasonable for the contractor to complete construction, may be removed without prior written approval from the Committee. ( Article III, GP 3.1 )
  - + No tree clearing is allowed 30ft from the front property line and 20ft from the side property lines. ( Article III, GP 3.2 )
  - + Property owners are responsible for any damage caused by mud or overloaded trucks which use roads in the subdivision during construction.  
( Article III, GP 3.5 )
  - + All construction sites must have adequate temporary portable toilets for contractor's employees. ( Article III, GP 3.6 )

#### Post Construction –

- + Owners may park only one of either an unoccupied motor home, trailer, camping trailer or boat with trailer on the property providing it does not obstruct or distract from the view of other property owners. All of the above must bear a current license and be registered. ( Article III, GP 1.2 )
- + No livestock will be kept or bred other than usual household pets and horses may be allowed with written approval from the Committee. No vicious dogs will be allowed. ( Article III, GP 2.2 )
- + No commercial signs are allowed except for one “ For Sale “ per lot.  
( Article III, GP 2.3 )
- + No unused or partially wrecked vehicles or parts are permitted on the lots. All vehicles parked on the lots must be properly inspected and licensed.  
( Article III, GP 2,4 )

- + No exposed storage of lawn and garden equipment or trash. No burning of trash or leaves is allowed. All compost and other trash such as cans, paper, glass and similar items must be kept in covered containers.  
( Article III, GP 2.5 )
- + All outdoor clothes lines and similar equipment must be screened and not visible from the street. ( Article III, GP 2.6 )
- + No short wave radio operations are allowed. ( Article III, GP 2.8 )
- + TV antennas and satellite dishes should not be seen from the street. Exceptions may be made for 18in. dishes by the Committee. ( Article III, GP 2.8 )
- + No noxious, unlawful or offensive activity of any kind will be allowed.  
( Article III, GP 2.9 )
- + No hunting will be allowed on any lots. ( Article III, GP 2.13 )
- + No ornamental concrete products or items of any kind will be allowed in front of the building line. ( Article III, GP 3.4 )
- + All lots, whether occupied or unoccupied shall at all times be maintained in such a manner as to prevent them from becoming unsightly (Article III, GP 3.2)
- + All lots must be kept mowed so that the grass does not exceed a maximum of five inches during normal mowing season (Article III, GP 3.2)
- + In order to implement effective insect and woods fire control, the HOA reserves the right to enter any lot for the purpose of mowing, cutting, clearing or pruning underbrush weeds or other unsightly growth which detracts from the overall beauty, setting and safety of the neighborhood. (Article III, GP 3.3)

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Belden Woods HOA

Application for Architectural Review Committee Approval

Property Owner :  
Address :  
Phone Number :

Purpose of Application ( Check One or More )

Pre-Construction  Any Exemptions Requested? Y N  
Construction  Any Exemptions Requested? Y N  
Post- Construction  Any Exemptions Requested? Y N

Which Article(s), GP(s) are you requesting the Committee to review  
and approve :

Are you submitting plans with this application: Y N

Are you requesting the Committee to inspect your property to review construction  
stakeout, marked trees for removal, etc. : Y N

Please provide any additional information that you believe may assist the Committee  
in understanding your request and help to expedite the review :

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_