

Westfield Woods Community Association Construction Approval Process

The information attached below will help guide you through the process of applying for and receiving approval to construct a fence, pool or anything else requiring Covenants and Restrictions approval with Westfield Woods Association. We generally only approve fences four feet high. Some exceptions may be granted. To review the Covenants and Restrictions, please visit our web site at: <http://www.westfieldwoods.com/>

- All excavated material from this project that is not used on your property must be removed from said property and must not be deposited on any common property of Westfield Woods Subdivision.
- The entire construction area, except the fence construction area, must be protected with an erosion and construction barrier control fence.
- If at any time during construction or after completion of the project, you want to make any modifications to the approved project, you must submit those changes to the Architectural Control Committee (ACC) for approval.

The City of Dardenne Prairie also requires approval for all construction projects including pools and fences. The approval from the City is required by Westfield Woods Association before we are able to approve a construction project. Some of the items that the City of Dardenne Prairie requires have been included below, but you must check with the city for the most updated information at <http://www.dardenneprairie.org/> or you may contact them at (636) 561-1718.

Bruce Taylor
President, Westfield Woods Community Association

ARTICLE VI – Architectural Control Committee (ACC) **Section 3. Submittals to Architectural Control Committee:**

The following shall be the minimum requirements for review by the Architectural Control Committee:

1. New house plans; house additions:
 - a) Two full sets of architectural plans;
 - b) Color sheet describing materials and colors for shingles, brick, trim, siding, etc.;
 - c) Plot plan showing lot, house, and major improvements; and
 - d) Other information as may be deemed necessary
2. Decks, walls, pools, fences, other improvements:
 - a) Two sets of drawings of proposed improvements drawn to scale;
 - b) Color sheet;
 - c) Plot plan; and
 - d) Other information as may be deemed necessary.

If the ACC requires additional information, the thirty (30) day period specified in Section 1 above shall not apply. The thirty (30) day period will start at the date of submittal of the additional information.

ARTICLE VII Use Restrictions, Section 1

4. Grades

Within any slope control area established by the Developer, no structure, planting, or other materials shall be placed or permitted to remain, nor shall any activity be undertaken, which may damage or interfere with established slope ratios, create erosion or sliding problems, or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot or other parcel and all improvements in

5. Fences: (Amendment 6, February 21, 2006)

No fence or wall of any kind shall be erected, begun or permitted to remain upon any portion of the Properties unless approved by the Architectural Control Committee subject to the following guidelines:

- 1). Fence Materials Composition:
 - a). Aluminum (wrought iron look).
 - b). Vinyl.

- 2). Fence Styles: Picket Non Privacy 50% open with up to 2 inch open spacing with maximum 4 inch slat.
- 3). Maintenance: All fences must be cleaned at least every 2 years and breakage promptly replaced or repaired. If lumber is used then all rot and warping be promptly replaced and the fence must *also* be stained or painted at least every 2 years.

19. Utility Easements:

Easements for installation and maintenance of utilities and drainage facilities are shown on the recorded plats. Such easements shall include the right of ingress and egress for construction, installation and maintenance purposes. Adjoining said easements the Developer reserves construction easements of sufficient width to install the utilities. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage any structure installed in accordance with said easement, or interfere with the installation and maintenance of utilities, or which may change the direction of the flow of drainage in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot shall be maintained continuously by the Owner of the Lot.

22. Building Materials:

No building materials will be buried within the subdivision. All trash will be hauled off site and disposed of in proper disposal facilities.

Dardenne Prairie Ordinance

(please check their web site for the most updated information at <http://www.dardenneprairie.org/>
(These conditions are extracted from the City of Dardenne Prairie Zoning Ordinance No. 516, Revised by Ordinance 542 on 12/20/2001)

Section 2.02 DEFINITIONS:

Yard, Front: A yard across the full width of the lot extending from the front foundation line of the main building to the right-of-way of the street providing access to the lot. In the case of corner lots and through lots, the front yard requirement shall apply to the side and rear (respectively) of the main structure.

Section 13.03 YARD AND SETBACK EXCEPTIONS:

- f. Sight Triangle: On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision in a triangle delineated by the right of way lines of the intersecting streets and a line connecting points on those right of way lines 25 feet from the intersecting point of the right of way lines or at equivalent points on private streets, except that the sight triangle may be increased for safety by the Board of Aldermen.
- i. Fences: Fences shall be allowed in rear and side yards, but not in front yards unless on property zoned R1-A. Fences shall be under six feet, three inches in height unless approved as security or screen fencing and specifically permitted by the Board of Aldermen as part of a conditional use, site plan or planned unit development approval. Fences intended to provide required screening shall be privacy type, not chain link with vinyl strips. No barbed-wire fencing shall be allowed, except for livestock fences on land zoned R1-A. Use of barbed-wire for security purposes is allowed if over six feet from the ground and installed at the top of other fencing approved by the Board of Aldermen.[Rev. 12-20-01, Ord. No. 542]

Section 17.05 TRANSITION STRIP REQUIREMENTS:

b. Transition Strip Requirements:

3. Sight Triangle Exception: On a corner lot in any district no planting, berm, fence, sign, or wall shall be placed in such a manner as to impede vision within the twenty-five (25) foot sight triangle as defined in Section 13.03 f. of this Ordinance.