

Bailey Acres Subdivision Check List

Restrictions And Architectural Design Standards:

THE FOLLOWING AREAS MUST BE APPROVED BY THE BOARD OF TRUSTEES

- Dwellings. Only one Dwelling per Lot.
Must have an attached garage, min 2 car, max 4 car
May not exceed two stories.
Construction materials must be of a quality equal to or superior to Weber County, FHA and/or VA requirements. (11.1)
- Placement of Buildings.
County requires minimum front, side and rear yard set backs. (11.2)
- Building size. Main floor at least 1,700 square feet;
On two stories, the main level must be at least 1,500 square feet, the second story must be at least 1,500 square feet;
Basements must be at least the same size as the main level. (11.3)
- Building Height. Building location and design should place buildings in a manner to minimize visibility from adjoining or adjacent Lots and so as to avoid view blockage. The intent being to have the building mass follow the natural, existing contours of the land. (11.4)
- Roof Design. Fire retardant shingles approved by the County.
No Mansard, fake mansard, A-frame, gambrel, curvilinear, flat and domed roof designs. All roof metal such as flashing, vent stacks, gutters and chimney caps will be made of anodized aluminum or painted galvanized metal. The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the roof surface itself or the color of the stain or other coating All roofs shall have a pitch of 4 inches on 12 or steeper slopes. (11.5)
- Siding Materials The exterior must consist entirely of 'natural' materials.
Exterior wall surfaces materials must be: brick, wood siding, composite siding stone, and stucco. No Textured plywood, metal, vinyl, Masonite or similar manufactured siding materials.
No more than two (2) separate exterior wall materials on any wall surface (excluding trim) and no more than three (3) on any one building.
Exterior wall colors must harmonize with the site and surrounding buildings.
The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating. Fascia and trim shall also remain in the white, gray, or earth tone spectrum. (11.6)
- Windows. No mirrored or reflective glass.(11.7)
- Fireplaces/Chimneys. Only wood-burning stoves, pellet stoves and/or natural gas, fireplaces, or other such appliance. The primary heat source must be of a source other than wood. No coal-fired appliances, no coal burned in fireplaces. (11. 8)
- Solar Panels. No free standing solar panels.(11.10)

- No Used or Temporary Structures. No mobile home, trailer house, or any other non-permanent structures may be installed or maintained on any Lot. (11.11)
- No Air Supported Structures. No air supported tennis or swimming pool bubbles or covers. (11.12)
- Balconies and Decks. The area under any deck or balcony that is more than twenty-four (24) inches above natural grade must either be landscaped or screened from view. No under deck storage of equipment, firewood, building material or similar material, unless out of view. The underside of any deck more than four (4) feet above grade must either be completely screened with vertical lattice or siding, or, if exposed (as in the case of a second-story deck) painted or stained to match the house. (11.13)
- Fences. No Chain link or other wire fencing. Fencing design must be of quality workmanship and materials and blend in harmony with the external design of the dwelling and landscaping and not greater than six (6) feet in height. No fence, wall, or other object or similar design on any portion of the front lot. All fencing needs to be approved by the board of trustees. (11.14)
- Obstructions. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations two (2) feet above the ground on any corner lot within the triangular area formed by the street property lines and a line connecting them at forty (40) feet from the intersection of the street lines. (11.15)
- Driveway Access. Driveway placement should minimize cuts and fills and the need for retaining walls. Driveways must be wide enough for two (2) cars parked side by side in front of the garage entrance. (11.16)
- Storage Units. All storage and accessory buildings must be pre-approved by Board of Trustees. (11.18)