

Olde Salem Township Bill of Assurance Quick Reference Guide

Note: This is not a definitive list and should only be used as a reference guide. For a comprehensive list of covenants and declarations, please see the Olde Salem Township Bill of Assurance.

Area	Description of Item	Page	Article	Section	Mandatory	Approval From		Responsibility Of	
						Architectural Control Board of Commissioners	Board of Commissioners	Lot	Owner
Assessments	Annual Assessments (Currently \$456/yr)	5	III		Yes				Yes
Assessments	Non-payment penalties, Interest & Costs	5	III		Yes			Yes	
Assessments	Special Assessments	7	VI		Yes		Yes		Yes
Common Areas	Pedestrian Paths, Landscaping	2	Intro					Yes	
Common Areas	Additional Improvements	2	Intro			Yes	Yes	Yes	
Common Areas	Rules of Use	6	III				Yes	Yes	
Common Areas	Landscaping	6	V					Yes	
Common Areas	Residents right and easement	6	V						
General	BOA Duration - 30 years, auto renewal unless terminated by 65% owners	18,19	XII	1					
General	BOA Amendments	19	XII	2					
General	Owner Notices	19	XII	3					
General	BOA Enforcements	19	XII	4					
General	Pre-Annexation agreement with Bryant	19	XII	8					
Improvements	Construction	7	VII		Yes	Yes		Yes	Yes
Improvements	Exterior Improvements (Including but not limited to: repainting, landscaping, driveways, fencing, walls, windbreaks)	7	VII	4	Yes	Yes			Yes
Improvements	Architectural Control Board: Owner Responsible for Expense	9	VII	9					Yes
Improvements	Single-family Residential homes	9	VIII	1	Yes				Yes
Improvements	Combining of Lots	9	VIII	1	Yes	Yes			Yes
Improvements	Construction: Building Site Trash, Toilets & Debris	9	VIII	1	Yes				Yes
Improvements	Construction Specifications (Roof, Shingles, Windows, Ceilings, etc.)	10	VIII	1	Yes	Yes			Yes
Inspections	Right of access by Board to any Lot for: inspections, alterations, maintenance	17	X	12	Yes			Yes	
Maintenance	Lawn mowed, edged, leaves raked	15	IX	1	Yes				Yes
Maintenance	Lawn watering, removal of litter, trash, waste	15	IX	1	Yes				Yes

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						Architectural Control Committee	Board of Commissioners	Board of Commissioners	District Agent
Maintenance	Exterior home lighting in working order	15	IX	1	Yes				Yes
Maintenance	Flower beds, landscaped areas alive, free of weeds, attractive	15	IX	1	Yes				Yes
Maintenance	Parking areas in good repair	15	IX	1	Yes				Yes
Maintenance	Repainting of home	15	IX	1	Yes				Yes
Maintenance	Exterior of home upkeep; damage repair	15	IX	1	Yes				Yes
Maintenance	Effort to eliminate erosion and control drainage	15	IX	1	Yes				Yes
Maintenance	Outdoor noise below nuisance level	15	IX	1	Yes				Yes
Maintenance	Private trash collection operations and pickup	15	IX	1	Yes		Yes		Yes
Maintenance	Enforcement Period 10 days; Owners Costs, Property liens	15	IX	2	Yes			Yes	
Restrictions	Solar Panels	11	VIII	1		Yes			Yes
Restrictions	Building Setback Requirements	12	VIII	2	Yes	Yes			Yes
Restrictions	Square footage, minimum	12	VIII	3	Yes	Yes			Yes
Restrictions	Frontage of Residents	12	VIII	4	Yes				Yes
Restrictions	Driveways	12	VIII	5	Yes				Yes
Restrictions	Garages (2-4 Bays, Shall remain closed)	12	VIII	6	Yes				Yes
Restrictions	Outbuildings (She-sheds, workshops, etc)	12	VIII	7	Yes				Yes
Restrictions	Noxious Activity (Annoyance/Nuisance)	12	VIII	8	Yes				Yes
Restrictions	Oil & Mineral Operations	12	VIII	9	Yes				Yes
Restrictions	Sewage (Septic system or cesspools)	13	VIII	10	Yes				Yes
Restrictions	Trailer, mobile/manufactured/modular/prefabricated home, etc. (Exception: Motor home in driveway; not to exceed 1 day (24 hours))	13	VIII	11	Yes				Yes
Restrictions	Temporary structures, tents, shacks	13	VIII	12	Yes				Yes
Restrictions	Utility and Drainage Easements (No planting, building, fences, etc.)	13	VIII	13	Yes				Yes
Restrictions	Fence Construction, Materials & Maintenance of	13	VIII	14	Yes	Yes			Yes
Restrictions	Sight Line Restrictions (Shrubs, Fence, etc. obstructing views)	14	VIII	15	Yes				Yes
Restrictions	Curb cuts, street parking and obstructions	14	VIII	17	Yes	Yes			Yes

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Restrictions	Construction and Landscaping changes	14	VIII	20	Yes	Yes			Yes
Restrictions	No waste deposits on street, common areas or any lots.	16	X	1	Yes				Yes
Restrictions	Burning of waste (leaves, limbs, etc.)	16	X	1	Yes				Yes
Restrictions	Building materials placed or stored on any lot	16	X	2	Yes	Yes			Yes
Restrictions	Clothes lines, drying yards, wood piles, storage areas visible from streets or Common Areas.	16	X	3	Yes				Yes
Restrictions	Exterior lighting focus & intensity should not disturb residents or adjacent property	16	X	4	Yes				Yes
Restrictions	Pets: 3 Max	16	X	5	Yes	Yes			Yes
Restrictions	Pets, pet fencing, pet leashing	16	X	5	Yes				Yes
Restrictions	Pet Restrictions; Outdoor pet fencing	16	X	5	Yes				Yes
Restrictions	Dog barking causing nuisance	16	X	5	Yes				Yes
Restrictions	Dogs walked on a leash, pet owners remove waste from sidewalks and common areas, public streets, routinely remove waste from yard.	16	X	5	Yes	Yes			Yes
Restrictions	Animals other than household pets (<i>See document for full list</i>)								
Restrictions	Signs, Plaques or <u>any</u> visible communication (Except political signs during voting period, subject to size limitations)	16	X	6	Yes	Yes			Yes
Restrictions	Nuisance, Immoral, Improper, Offensive, Unlawful behavior	16,17	X	7,8	Yes				Yes
Restrictions	Rental/Leasing of Lot/Home (Single Family, 6 family members)	17	X	9	Yes	Yes			Yes
Restrictions	Storage or keeping of inoperable or commercial vehicles, trailer, camper, boats	17	X	10	Yes				
Restrictions	Satellite Dishes, external mounting of wireless transmission devices	14	X	14	Yes	Yes			Yes
Restrictions	Windows Air Conditioners	14	X	15	Yes				Yes
Restrictions	Tree removal	8	VII	2	Yes	Yes			Yes