

Project Type	Allowed	Suggested Project Duration	Deposit Required	Guidelines
Fence	Yes	60 days	No	Allowed in rear yards only. No fence shall be higher than 48" above grade and shall have the finished side facing the common ground or adjacent properties. Yards with swimming pools shall be allowed to have fences up to 72" above grade for safety purposes. Chain link fences are prohibited. <i>Residents are strongly encouraged to propose a black metal picket style fence (vs wood) to encourage a consistent look within the neighborhood, similar to that of our subdivision's front entrance, less the brick pillars. This is a recommended standard to maintain the neighborhood's park-like nature with visually unencumbered vistas throughout.</i>
Swimming Pool	Yes	90 days	\$1,000.00	Allowed in rear yards only. Pool equipment shall be screened from view of pedestrians and motorists on public property. Fence must accompany all pools. Above ground swimming pools are prohibited.
Shed	Yes	60 days	No	Allowed in rear yard only. Shall not be located any closer than 20 feet to any side property line and no closer than 10 feet to the rear property line. Shed shall be screened with landscaping to partially shield view from public streets and/or adjacent properties. Shall be limited in size to 150sf and 10 feet in overall height. Steel or other metal sheds are prohibited unless they are of a high quality design.
Room / Garage Addition (attached)	Yes	9 months	\$1,000.00	Addition shall match the existing building in color and materials and general architectural style.
Garage Addition (detached)	Yes	12 months	\$2,000.00	Garage shall match the existing building in color and materials and general architectural style. Size shall be limited in size to a maximum of 35% of the Total Living Area of the existing dwelling unit as listed in the St. Louis County Property Record, which can be found on the St. Louis County Revenue website and shall be no higher than the existing dwelling unit. Garage shall be located no farther than 30 feet away from the primary dwelling and no closer than 20 feet to any property line.
Deck	Yes	90 days	No	Deck shall be limited in size to 400sf and no higher than 10ft above grade below.
Tear Down & Rebuild (new home)	Yes	12 months	\$2,000.00	Demolition of old home shall conform to demolition requirements below. New home shall be of similar architectural style to the surrounding homes and shall be of similar quality, size and materials. Rear or side facing garage doors are required. New house designs should be chosen to be compatible with only rear or side facing garage doors. Finished grade around new home shall not be any higher than one foot (12") above the finished grade of the existing home. Size (aggregate habitable space) shall be limited to a minimum of 2000sf and a maximum of 3500sf and 35ft in overall height.
Grading / Site Alterations	Yes	90 days	\$1,000.00	No change shall be made to the existing storm-water runoff pattern if it will result in having a negative impact on the existing drainage conditions for all adjacent properties.
Demolition of Structure (partial or full) Swimming Pool Removal	Yes	30 days	\$2,000.00	Site shall be restored with finish grading, seed and straw and adequate watering if new construction does not begin within 30 days after start of demolition. Salvage or Recycle sales shall only be allowed for two (2) days and the structure shall be boarded up and secured when the site is not attended. Demolition shall commence within three (3) days after any Salvage sale. All demolition debris shall be properly disposed of. Demolition activities shall be conducted in a manner that does not create any undue hardship to adjacent property owners and shall be limited to the hours allowed by the City of Chesterfield. Water shall be applied to structure during all demolition activities (not optional).

Project Type	Allowed	Suggested Project Duration	Deposit Required	Guidelines
Retaining walls	Yes	No limit	No	Walls taller than 24" shall be reviewed by this committee. Any wall that is over 60" in overall height shall be designed by a professional engineer or shall be constructed out of pre-engineered concrete blocks in accordance with the manufacturers installation instructions.
Siding / Window / Roofing Replacement	Yes	No limit	No	Not regulated by this document or the CERA association.
Flatwork / Patio's / Driveways	Yes	No limit	No	Not regulated by this document or the CERA association.
Project Signage	Yes	Duration of Project	No	Signs shall be limited to 6 square feet and shall not be placed in the right-of-way.
Mailboxes / Children's Play Structures	Yes	No limit	No	Not regulated by this document or the CERA association.

All projects shall be in compliance with all City of Chesterfield and/or St. Louis County requirements **in addition to** any specific requirement contained herein. In general, the concept of "the more restrictive applies" whenever there is an apparent conflict or difference between the City or County requirements and the specific CERA guidelines. **Flexibility in design will allow minor deviation from these guidelines on a case by case basis if site conditions allow.**

All required Deposits shall be made in cash or check (no bonds) and shall be returned, less any legitimate charges, upon successful completion of the project. Homeowner is responsible to notify the Trustees when the project is complete. Deposited funds may be used by the subdivision Trustees to remediate any negative effect from the project such as: mud on the street, towing, site restoration, general clean up, building board up and all associated and related costs of any other required corrective actions.

Suggested Project Durations are guidelines only. Projects requiring additional time to complete will be allowed that flexibility as long as the project is showing continuous progress.