



Community Requirement Quick Reference Guide

Lot Sale Contract/Closing:	Contract must be executed within 2 weeks; Closing must occur within 60 days (unless otherwise noted)
ARC Submittal:	<p>Prior to construction, please submit to Peggy Wells all of the following:</p> <ul style="list-style-type: none">• Plot plan• Floor plans, including front elevation• Exterior paint/stain colors• Landscaping plans
Onsite Requirements:	<p>During home construction, please adhere to the following:</p> <ul style="list-style-type: none">• Silt fence installed around perimeter of site• Install and maintain a gravel entry pad to site• Keep the site in a neat and clean condition with no grass/weeds, materials, equipment, silt or debris to be placed on, or allowed to drain upon, any adjoining roadways or any other land• Prompt cleaning of any litter, mud or debris which is tracked or otherwise transported off site
Square Footage Minimum:	<p>1-story: 1800 sq. ft. 1.5-story/Reverse: 1200 sq. ft. 1st floor; 2200 sq. ft. total 2-story: 1200 sq. ft. on 1st floor; 2300 sq. ft. total</p>
Front Elevation/Roof:	<p>Must be constructed only of brick, stone, stucco or masonry or combination thereof with at least 1/3 of the front elevation as brick.</p> <p>Standard roofing material will be a 40 – Year GAF “Timberline” Ultra “Weathered Wood” composition shake shingles roof. Will allow home buyers to substitute slate, tile or comparable material if standard material is unacceptable.</p>

Address plaques (Part #1322, Black & Gold) are required on all homes and can be ordered from Locks & Pulls by calling 816.436.4545.

Landscaping:

\$2000 landscaping and foundation plantings in front of home plus two ornamental trees in the front yard

Fencing:

Wrought iron, aluminum or steel simulation only; Fencing restrictions may apply to individual lots. Please consult CC&R amendments for specific requirements.

Covenants, Codes & Restrictions (CC&Rs) and Lot Sale Contracts should be thoroughly reviewed and understood by the builder and builder's employees. The Quick Reference Guide is not meant to take the place of the CC&Rs or Lot Sale Contracts.