

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD GUIDELINES FOR ARCHITECTURAL CONTROL

Guidelines reviewed and amended by the Board of Directors 12-13-11.

The Architectural Review Board (hereafter ARB) of the Raintree Lake Property Owners Association has been charged with the responsibility of preserving and enhancing property value at Raintree. The ARB meets this responsibility by the following actions:

- 1) Approval of plans and specifications of all proposed new construction at RAINTREE.
- 2) Approval of plans and specifications for all improvements of property at RAINTREE.
- 3) Determination that grounds and building maintenance at RAINTREE are satisfactorily performed and is administered by Raintree Lake Codes Enforcement.

New construction and/or improvements to an existing structure must have approval of the ARB.

While legal documents of the Raintree Lake Property Owners Association permit up to thirty (30) days for approval or rejection of submitted plans, the ARB has established ten (10) working days as a goal for completion of the review process.

All applications for construction and/or improvements to lots, multi-family residential units and/or commercial units shall have all assessments, fines and/or liens paid to date before construction and/or improvement application shall be placed on the ARB agenda.

The application of this policy with regard to Article VII, Section 4, of the Covenants and By-laws of the association shall not affect the thirty (30) days ARB limit.

NEW CONSTRUCTION APPROVAL

To maintain the quality of RAINTREE, certain criterion for new homes has been established by the ARB. These criteria for new homes may vary between specific areas within RAINTREE and may change from time to time within a specific area but will always be set in a fashion to maintain a quality residential atmosphere.

GENERAL RAINTREE REQUIREMENTS FOR NEW HOME CONSTRUCTION

The general Raintree new home requirements are set forth below:

Square Footage

All sections of single-family residences at RAINTREE have minimum square footage areas which will vary by type of home.

- (A) Split level homes or split foyer with garage under (side to side) shall have a minimum of 1,200 square feet on the ground and above the garage area, combined. It shall have an additional 250 square feet of finished living area either finished above or below the primary living area. Primary meaning area finished over the garage and area opposite garage, a total of 1,450 square feet with not less than a two-car garage. The primary structure, not to include wing or walls or overhang porches or decks shall have an overall length of not less than 46 feet.
- (B) Two-story houses must have 800 square feet on the first floor and at least 1,400 square feet on both levels with an attached garage or carport.
- (C) Ranch type homes shall have at least 1,200 square feet with an attached garage or carport.
- (D) Ranch type homes with drive under garages shall have at least 1,400 square feet.

The words (for enclosed floor area) as used herein shall mean and include areas of the residence enclosed and finished for all year occupancy, computed on outside measurements of the residence, and shall not mean or include any patio area, basements, garage, porches or attics. A residence containing less than the minimum enclosed floor area provided herein may be erected on

any of said lots with the written consent of the ARB, it being intended that the foregoing shall serve as a guide for the ARB's consideration.

Supplemental Covenants for the Estates Lots

Article IX, Section 3, of the Declaration, shall read as follows:

Section on 3. Minimum Size requirements. Any residence consisting of a single level above ground level shall contain a minimum of 1800 square feet of enclosed floor area. If, however, a single level residence shall contain a basement garage, the minimum enclosed floor area shall be 2000 square feet. Any residence consisting of two levels above ground level shall contain a minimum of 1200 square feet of enclosed floor on the first level above ground level and an overall minimum of 2000 square feet of enclosed floor area in the two levels above ground level. Any residence consisting of a level or part of a level below ground level with garage beneath a part of the living area, sometimes referred to as a "split-level" or a "split foyer", shall have a minimum of 1800 square feet of total enclosed floor area on the level above ground level and above the garage. It shall have an additional 250 square feet of enclosed floor area either above or below the principal living area, for a total minimum enclosed floor area of 2050 square feet. The words "enclosed floor area" as used herein shall mean and include areas of the residence enclosed and finished for all year occupancy, computed on outside measurements of the residence, and shall not mean or include any patio areas, basements, garages, carports, porches or attics. A residence containing less than the minimum enclosed floor area provided herein may be erected on any said lots with the written consent of the Architectural Review Board, it being intended that the foregoing shall serve as a guide for the Board's consideration.

Garages

Each residence shall have an attached or basement private garage for not less than two (2) nor more than three (3) vehicles. The driveway on each lot shall contain sufficient paved area for the off-street parking of at least two cars. All garages must be equipped with doors which shall be kept closed as much as practicable to preserve the appearance of the elevation of the house fronting the street.

Supplemental Covenants for the Estates Lots

Article IX, Section 5, of the Declaration shall read as follows:

Section 5. Garages. Each residence shall have an attached or basement private garage for not less than two nor more than three cars, provided, however, that the use of a two- or three- car carport instead of a garage shall be permitted if the minimum ground level enclosed floor area of the residence shall be 1800 square feet; and provided, further, that no basement garages shall be permitted unless the residence shall have at least 2000 square feet of enclosed floor area. The driveway each lot shall contain sufficient paved area for the off-street parking of at least two cars. All garages facing any street must be equipped with doors which shall be kept closed as much as practicable to preserve the appearance of the elevation of the house fronting the street.

Frontage

To maintain and promote a quality appearance to new construction in Raintree, a minimum of thirty percent (30%) of the total frontal (street elevation) area of the home shall be of one or more of the following materials: stucco, brick, stone, rock or other masonry products. The balance of material may be wood lap siding, grooved sheathing, vinyl siding, stucco or a board and batten composition, however, other materials and/or combination of above materials will be considered in keeping with architectural style and reviewed on a case by case basis. New materials and technology will be reviewed on a case by case basis. *Approved 1995*

Colors

Exterior colors must be subdued and in harmony with other surrounding homes in the community. For your convenience a reference book has been developed by the ARB and is available in the office for your use or you may submit your own color as desired. Provide paint samples of color pallet including but, not limited to, main house color, trim, accent color, door etc. with your application. Also include samples of other materials such as stone or brick and product literature as applicable.

Plans and Specifications

To properly review new construction proposed for RAINTREE, the ARB has established the following types of plans and specifications which must be submitted for approval in duplicate.

(A) Blueprints will be of professional quality and drawn to a scale of not less than one-fourth (1/4) inch to a foot.

(B) The following blueprints will be submitted for each element of new construction:

- (1) Front elevation
 - (2) Rear elevation
 - (3) Side elevation
 - (4) Floor plan of each floor
 - (5) Foundation plan
- (C) Specifications of major building materials (exterior)
- (D) A plot plan prepared by a registered surveyor will be provided which identifies:
- (1) House and driveway placement on lot
 - (2) Location of easements
 - (3) Location of proposed fences
 - (4) Existing and proposed grades
 - (5) Landscape plan

NOTICE: A SAMPLE PLOT PLAN IS AVAILABLE FOR STUDY AT THE RLPOA OFFICE.

It is highly recommended that the builder, representative or owner be present at the ARB meeting when submitting plans for approval.

Completion of Structures

No lot or land may be improved, used or occupied for purpose other than as provided by applicable zoning laws and the restrictions filed of record in relation thereto.

Uncompleted Structures

No building shall be permitted to stand with its exterior in an unfinished condition for longer than five (5) months after commencement of construction. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months. No building shall be occupied until the exterior shall have been completed, nor until the landscaping, as approved by the ARB, shall have been completed or other arrangements for completion shall have been approved by the ARB.

Area and Width

No residential structure shall be erected on any building plot, which plot has minimum lot width in size, less than that shown on the recorded plat.

Temporary Structures

Temporary shelter is allowed so long as it is only visible during setup, duration and cleanup of an activity not to exceed seventy-two (72) hours. (Note: This will allow EZ Up Tents and other temporary cover).

All residences and other buildings shall be of initially new construction. No building shall be moved onto any lot or other tract of land. *Amended March 24, 2005*

Detached Structures

The ARB has determined that detached structure or outbuilding lessens the integrity of the RAINTREE community. No detached structures or outbuildings will be approved except dog pens and play houses which meet the required specifications.

Pergolas

ARB has discretion to approve pergolas on decks or patios if not attached but close to home structure. Review of applications

to be on a case by case basis. *Board approved June 10, 2014.*

IMPROVEMENT OF EXISTING STRUCTURE

The ARB must have sufficient information with which to evaluate proposed improvements to existing structures in RAINTREE prior to issuing approval for the commencement of the improvements. All requests for improvements of existing structures will be made to the ARB by means of a completed improvements Permit Application, together with the necessary additional information called for below and for each type of improvement.

General Requirements for All Improvements

The applicant shall submit:

- (1) Two (2) copies of a plot plan showing the location of the proposed improvements on the lot, existing grades at the nearest property line with proposed finish grades as applicable to the improvement.
- (2) Two (2) copies of front, rear and side elevations with floor plan structural cross-sections where applicable. Plans or specifications should indicate the type of materials and the color of the exterior.

Rules and Guidelines for Home Additions/Remodels

- (1) Any exterior changes or alterations must be submitted and approved by the ARB.
- (2) Lee's Summit Zoning Board Application (copy) must be attached.
- (3) Multiple applications may be required depending on changes made.
- (4) In the event the Owner shall initiate construction or any improvement or alteration, without prior written approval of the ARB, per "Enforcement of ARB Violation Fines and Structure" Section (b), the member will be assessed a fine of \$200.00. Section (d) states: Upon receipt of the citation either by mail or in person, the member shall cease construction or improvement and Section (f) have ten (10) days following the date of the notice to submit a request of the ARB for review and approval of construction and Section (i) Should the member continue the work in progress without approval or without submission of an application the member will be fined at the initial rate of \$25.00 per week to begin fourteen (14) days following the date of the original notice. This \$25.00 per week fine shall continue each week for a four (4) week period with notice of each weekly violation. Section (j) following said four (4) week period, the rate may increase to the sum of \$50.00 per week to a maximum of \$2,000.00 in total fines.
- (5) No building shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after commencement of construction. Landscaping or sod is required when ground disturbance is greater than ten percent (10%) in front and/or twenty-five percent (25) % in back or side(s) of yard.
- (6) Storage of dirt and/or building materials on the Common Ground is not permitted. Any use of the adjoining lot must be authorized by the lot owner prior to use.
- (7) Any abuse to the Common Ground and/or adjoining lots or building during construction shall be corrected within five (5) working days of notification including grading and sodding.
- (8) The owner shall comply with the City of Lee's Summit Ordinance governing erosion control.
- (9) The owner agrees to maintain the lot reasonably free of papers, trash, all unusable wood and building debris.
- (10) The Board of Directors may approve an extension, based on case-by-case basis. *Board approved on August 12, 2008*

Landscape Improvements

Landscape improvements are considered to be terraces, retaining walls, unusual vegetation covering or dense shelter belts, walks, detached patios, cabanas or decks, etc.

Applicant shall submit:

- (1) Two (2) copies of plot plan showing the location of the proposed improvements on the lot, existing grades at the nearest property line with proposed finish grades as applicable to the improvement.
- (2) Two (2) copies of additional plans as required to evaluate the appearance of the improvements and type of construction including the type of material used, the color of the finished improvement and the type of vegetation, if any.

Fences

Applicant shall submit:

- (1) Two (2) copies of plot plan showing the location of the entire proposed fence on the lot with relation to the lot lines and the outline of the home.
- (2) Two (2) copies of additional plans as required to evaluate appearance and type of construction of the fence including type of material and finished color.
- (3) Applicant shall agree to maintain fencing structure and appearance. Amended October 22, 2013.

ARCHITECTURAL GUIDELINES

The ARB has established the following guidelines for specific types of construction and improvements at RAINTREE.

BUILDING ALTERATIONS, ADDITIONS, AND DETACHED STRUCTURES

General Policy

Any addition to an existing building, any exterior alteration, or change in an existing building, or any new detached structure must have the approval of the ARB before any work is undertaken. Examples of such projects include a deck, fireplace, fence, etc.

Any addition, exterior alteration, or change to an existing building shall be compatible with the design character of the original building. Any new detached structure shall be compatible with the parent structure.

Awnings

The guidelines for residents and builders are as follows:

- (1) Size and color of the awning shall be approved by the ARB.
- (2) The awning shall only be attached to the home and shall not extend a distance in excess of three (3) feet from the home.
- (3) Any decorative fencing in the front of model homes shall similarly be temporary and done pursuant to size and standards to be propounded by the ARB.
- (4) Retractable awnings for the back deck or back patio will be considered on a case by case basis. Include all dimensions, specifications, color, location, and product image along with your request to the ARB.

Exterior Color and Materials

Exterior paint color must gain the approval of the ARB when repainting in an existing color or a new color excluding repairs. Colors must be subdued and in harmony with other surrounding homes in the community. For your convenience a reference book has been developed by the ARB and is available in the office for your use or you may submit your own color as desired. Provide paint samples of color pallet including, but not limited to, main house color, trim, accent color, door etc. to the ARB for approval. Also include in the submission a photo of the front elevation of the home, this will allow the ARB to understand the context of the color scheme and other materials that will be adjacent to the colors. *Board approved Oct. 11, 2011*

Roofs

No flat roofs will be constructed without approval by the ARB. It is generally believed that flat roofs do not enhance the appearance of structures.

The Raintree Lake development was conceived with wood roofing as the desired material for the look of the entire development. If you have this type of roof and would like to maintain it you are in compliance with the original vision of the community. New developments in other roofing materials have allowed homeowners other options that achieve the look of wood shingles without some of the draw backs. For that reason, the following composition materials and colors are considered acceptable, subject to approval through the ARB submittal process: Composition roofs must be a pattern that simulates a wood shingle roof and has a dimensional design. Simple "running bond" layout of composition tiles is not acceptable. "Premium" and/or "Designer" patterns will be reviewed on a case by case basis. THICKNESS of shingles must meet the manufacturer's term of 40 year warranty. Most roof shingles come with a lifetime warranty, so it is imperative to confirm the THICKNESS is 40 year or better.

Roof colors and names vary from manufacturer to manufacturer. Weather Wood is the only approved color for the community. Other colors will be considered on a case by case basis. They must be in the brown color range. Examples include: GAF colors: Barkwood, Driftwood, Mission Brown, Slate, and Weathered Wood. Owens Corning colors: Autumn Maple, Brownwood, Chestnut, Driftwood, Estate Gray, Granite, Mesquite, Storm Cloud, Summer Harvest, Sycamore, Timber, and Teak. The homeowner must state in writing the reason why Weathered Wood color is not acceptable for their home.

The ARB recommends LEED (Leadership in Energy and Environmental Design) and will allow Energy Star colors in the following colors: GAF: Cool Weathered Wood. Owens Corning: Frosted Oak and Sunrise. *Amended October 11, 2011*

Vinyl Siding

New home or replacement vinyl siding shall be embossed wood-grain or smooth finish in subdued color (Glacier White and Snow White are not allowed). Profile to be vertical, flat tongue and groove-type appearance. Horizontal, simulated lap siding is not allowed (except on a case-by-case basis, and then with a maximum total width of 10'-0" for very limited use in ridge or accent areas). At the present time, Wolverine vinyl siding "Perimeter" series and Alside "Charter Oak" series are the only manufacturers and lines presently approved. Vinyl soffits may use the Wolverine "Restoration Beaded Triple 2" or "Universal Soffit Triple 4" or the Alside "Invisible Ventilation" Series. Other manufacturers may be considered for approval as long as the following minimum specifications are met:

- Panel lengths; minimum 8'-0". Properly sealed box channels may be used for breaks in material at similar locations where the typical wood (Masonite, etc.) siding is abutted. Butting or lapping of panels is not acceptable. Trim to match siding in color and material. Window frames may be wrapped in same material.
- 4"- 6" vertical profile with recesses; grooves a min of .438".
- Warranty lifetime transferable.
- Siding to be not less than 44-mil thickness.
- Trim to match siding in color and material.
- Window frames may be wrapped in same material.
- Materials to meet: ASTM D-3679 standard for Rigid Polyvinyl Chloride.
- ASTM D-1435 standard for weathering.
- ASTM D-659 standard for acceptable chalking.
- Tensile strength 7,344 psi.
- E84 fire test rating.
- Deflection temperature 168° F.
- Color shall be throughout material.
- Sealants used to be silicon based and color matched.

Installation to be by a bonded and insured installation company, certified in writing by the manufacturer, and shall be in conformance with The Society of the Plastics Industry, and written manufacturer's instructions.

Installation must be complete with associated weatherproof end and corners closures, etc.

Vinyl siding will not be allowed on the front elevation (street side) of a new home. These should consist of the following;

brick, stone, stucco, synthetic stucco, painted lap siding with a minimum of thirty percent (30%) being masonry. Vinyl siding is discouraged for use as replacement siding on the front of existing homes but will be considered on a case-by-case basis.

Prior to any siding being installed, homeowners or builders must submit for approval to the ARB. Included in this submittal shall be manufacturer's literature, including detailed specifications, an actual piece of the material to be used, showing profiles, and color and certificate from the installer showing that the contractor who will be installing this siding is approved, bonded, insured, etc. Sketches, showing the home's elevations and indicating the location of any breaks in the material.

Fences, Walls and Screens

The ARB's goal is to keep all fencing or screening as harmonious as possible with the architectural character of the community. Any fence or screen must have the approval of the ARB before installation is undertaken.

No fence or screen will be approved if this installation will obstruct sight lines for vehicular traffic. Undue obstruction of view of lake or other amenities from adjoining property will be taken into consideration by the ARB when reviewing fences for approval.

In general, fences shall not be nearer to the front of the structure than the rear foundation line of the structure. The ARB may permit, as an exception, fences not closer than twenty-two (22) feet from the front foundation line in order to permit uniformity with fencing on adjoining lots or for unique circumstances with regard to access or need for fencing on that particular lot.

Fences may be privately installed but must be constructed to professional levels of quality. Nonprofessionally installed fences will be inspected by a representative of the ARB after completion to insure that the final product is of professional quality, and final approval of the fence is withheld until successful completion of this final review.

Materials and Finish for Fences

- (a) Wood fencing or screening will be approved if the design is in conformity with the architectural design of the community.
- (b) The Board will not approve an application for the installation of chain link or other galvanized-metal fencing unless it has wood posts and rails.
- (c) All fencing or screening should preferably have finish material on both sides. If only one side has finish materials, that side must face the public side of the individual lot. The Board recommends rail or picket-type construction. Recommendations include: 1) 48" wood picket with 2-3" spacing between pickets 2) 48" black aluminum with spacing between spindles 3) 48" black welded steel with spacing between spindles. Shadow box style fences are allowed on arterial roads only. Any variation other than the above will be reviewed on a case-by-case basis. *Board amended July 26 2006. Amended October 11, 2011.*
- (d) Walls above grade should be constructed of natural stone, masonry or attractive lumber.

Height Restrictions for Fences

The ARB believes that the environmental integrity of the community will be materially lessened if the open nature of the community is damaged by a proliferation of fences of excessive height. The ARB will give consideration to a variance in this height limit where the rear line of a lot abuts a major arterial roadway or in other clearly-unique circumstances.

Arterial roadways in RAINTREE have been defined as Ward Road, Missouri 150 Highway, Raintree Parkway, Raintree Drive and Cole Younger Drive.

The ARB encourages use of six (6) foot fences around the smaller patio area of the back yard of homes to secure privacy of the immediate patio area while permitting the feeling of spaciousness throughout the open area and back yards of homes. The specific fence height restrictions are set forth below:

- (A) Property fencing and walls above grade shall not exceed four (4) feet above grade.
- (B) The ARB will not consider for approval any proposed fence which exceeds four feet in height unless the rear line of that lot abuts a major arterial roadway or offers some other circumstance clearly unique to that lot.
- (C) Patio screens shall not exceed six (6) feet in height.

Landscaping and Planting

Landscaping and planting, for existing homes, in general does not require the approval of the ARB.
Amended March 24, 2005