



BRISTOL HIGHLANDS EAST – THE RESERVE

BUILDING GUIDELINES

Last Revised: November 11th, 2025

ARCHITECTURAL COMMITTEE (“ARC”) PLAN APPROVAL:

Prior to Construction, the following must be submitted and approved by Developer and/or ARC:

- Complete ¼” Scale Blueprints (electronic or physical plans) to include front elevation, floor plan design, construction material specifications, dimensions and property address
- Plot Plan with home placement and grading (Schlagle & Assoc. Engineering required by Developer)

Prior to Installation, the following must be submitted and approved by Developer and/or ARC:

- Exterior décor palette
- General Landscaping Plan - Minimum community requirement = \$10,000.00 (excludes Street Trees and irrigation systems)
- Perimeter Lot Grade Certification (As-Built) required prior to sod (Schlagle & Assoc. Engineering required by Developer)

MINIMUM FINISHED SQUARE FOOTAGE:

No residence shall be constructed unless it has a total finished floor area (excluding any finished garages) of at least:

- Ranch: 2,800 Fin. Sq. Ft. minimum
- Reverse: 2,000 Fin. Sq. Ft. on the main floor and 3,500 sq. ft. total
- Two Story: 3,200 Fin. Sq. Ft. total above grade
- One and One-Half Story: 1,900 Fin. Sq. Ft. on main floor & 3,200 Fin. Sq. Ft. total above grade

BUILDING MATERIAL REQUIREMENTS:

EXTERIOR ELEVATIONS:

- Side-Entry Garage with Four-Sided architecture required for exterior walls and appurtenances and shall be one of the following or any combination of:
 - Hand Applied Masonry Stucco
 - Lap, Shake Siding of “LP Smart Siding/Trim” quality
 - 2” Natural Stone Veneer, Brick, or ARC approved manufactured stone
- Front elevation material (stucco, stone, etc.) shall be no more than 12” off finished grade
- Exposed exterior foundations and walls shall be painted the same color as residence
- 9’ foundation walls minimum on Specs and Models
- Paint or stain all exterior components, including porches, decks, or lanais
- Trim paint is required on all 4 sides of home
- If used, stone and brick to return 2’ from front elevation

BUILDING MATERIAL REQUIREMENTS (continued):

FIREPLACES AND CHIMNEYS:

- Foundations are required under all fireplaces
- Chimneys on exterior walls may not be cantilevered
- Chimneys to match exterior siding
- Fireplace flues shall be capped with standard metal cap or color conforming rain cap

ROOFS, GUTTERS, AND DOWNSPOUTS:

- 30-year composition roof or greater (such as, Tamko 30-year)
- Approved roof color for the community is Weathered Wood and Rustic Black
- Exposed metal gutters and downspouts shall be pre-painted or painted to match the trim or body color

DOORS & WINDOWS:

- Doors and windows shall be constructed of glass, wood, metal clad, vinyl, vinyl clad, or fiberglass
- No window or exterior doors may be silver or other similar finish.
- Window color to be same on all 4 sides
- Divided lights to match window frame color & be consistent on Front Elevation
- Shutters must be constructed of wood or LP (not plastic)
- All foundation egress window wells must be poured concrete

DECKS:

- Decks must be constructed of cedar or composite decking and approved by ARC
- Deck handrails to be cedar or black wrought iron rail; all spindles shall be black iron rail
- All exposed cedar on any deck shall be painted or stained the same color as the body or primary trim color of the resident or a complimentary color approved by the ARC

GARAGES AND DRIVEWAYS:

- Minimum 4-Car Side-Entry (2 side, 2 front) required on Lot #1 to Lot #7 or as approved by ARC
- Minimum 3-Car Side-Entry or Courtyard-Entry required on Lot #8 – Lot #15
- Minimum 8' tall overhead garage doors with trim applied Architecture Pattern required or modern door with windows as approved by ARC
- Driveways must be narrowed to a maximum 24' at the right of way or narrower as required by City of Shawnee

FENCING:

- All fencing must be approved in advance by the ARC
- Fencing shall follow the perimeter of the lot and connect to the rear corners of the home
- Only black wrought iron, black powder coated steel or aluminum fencing is allowed – smooth top, double channel style (no chain link, wood, or other fencing allowed)
- Fence shall be 4 feet above grade in height unless otherwise approved by the ARC

LANDSCAPING:

MINIMUMS AND REQUIREMENTS:

- Minimum of \$10,000 in exterior landscaping materials allowance required. Costs associated with site prep, fill dirt, mulch only beds, drainage, retaining walls, irrigation, etc. shall not be considered part of the \$10,000 landscape package.
- Street trees as required by Master Street Tree Plan (See Plan/consult Developer). Typically, a minimum of (2) 2.5" caliper hardwood species trees in front right-of-way. Costs associated with City required street trees shall not be applied to the landscape allowance.
- A minimum of (1) 2" caliper shade tree shall be installed in the backyard
- Retaining wall material must be natural stone (ie. limestone, cottonwood, or as approved by ARC)

IRRIGATION:

- Irrigation systems are required
- Irrigation systems shall cover all sod and landscape beds in the front, rear and side yards

LANDSCAPE LIGHTING:

- All exterior lighting shall be white (clear) and not colored (except holiday lights during the holiday season)
- All exterior landscape lighting must be approved in advance with landscape plan

MISCELLANEOUS:

- Pre-stub for radon vented through the roof required
- Mailboxes are Neighborhood Box Units
- The Building Requirements presented in this document are a summary of certain design requirements contained in the Bristol Highlands Declarations of Restrictions. This document does not replace or supersede the information contained in the Declarations of Restrictions. An Architectural Committee ("ARC") has been established by the Developer to review and approve certain matters to establish and maintain the quality, character, and aesthetics of Bristol Highlands.