



# HOOT OWL RIDGE

## DESIGN AND CONSTRUCTION GUIDELINES

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# DESIGN AND CONSTRUCTION GUIDELINES

Hoot Owl Ridge desires to create a subdivision with an upscale look and feel while providing custom homes with high standards of quality at the forefront of everyone's home.

The below guidelines are established to create and protect the community's quality and character for the benefit of all Hoot Owl Ridge residents. Exceptions will be considered by the Architectural Committee when there are extenuating circumstances and the overall quality of the neighborhood is not compromised.

## **APPROVAL PROCESS**

**All building plans for Hoot Owl Ridge must be pre-approved by the Hoot Owl Ridges Architectural Committee and the City of Blue Springs**

- 1) Preliminary Design Submittals showing the intended design are encouraged for comment by the Board of Trustees prior to the completion of the Final Plans.
- 2) Once the Buyer and the Builder / Architect have agreed upon a design and have developed a Plan that clearly depicts what they intend to build and how it will be positioned on the lot, 2 copies shall be submitted to the Board of Trustees for review. These Final Plans shall be construction documents of "professional quality" and shall be completed in sufficient detail to fully explain the intent of the structural and architectural design and the materials and finishes involved. The Final Plans shall include the following (the Board of Trustees will not review Final Plans that do not include all of these items):

- Final Site Plan (including house placement on lot, location of driveway/walkways, and top of foundation elevations)
- Final Floor Plans (all floors including basement if finished)
- Final Roof Plan
- Final Exterior Elevations (all four sides and exterior material selections)
- Final Deck / Patio Plans
- Final Retaining Wall Plans[SR1]
- Final Drainage Plan (must conform to Master Grading/Drainage Plans)
- Final Construction Stake Out.

- 3) As soon as possible but no later than 45 days before the installation thereof, samples of the following shall be submitted to the AC for review and approval:

- Roofing Material (if other than weathered wood color)
- Exterior Body Colors / Materials (paint/stucco colors, stone/brick samples, etc.)
- Exterior Trim Colors (trim, shutters, doors, windows, gutters, etc.)
- Deck/Exterior handrail colors/materials.
- Other Exterior Materials (stamped concrete, retaining walls, etc.)

## **BUILDING REQUIREMENTS**

### **Minimum Building Sizes:**

- Ranch Plan must have a minimum of 1,800 Sqft on the main floor.
- Reverse 1.5 Story Plan must have 1,700 on the main level with a minimum total of 2,500 sqft required.
- 2 Story Floor Plan must have a minimum total of 2,500 sqft required.
- 1.5 Story Floor Plan must have a minimum total of 2,500 sqft required.

## **SPECIFICS FOR ALL PLANS**

- 1) **Windows** shall be constructed of glass, wood, metal or vinyl clad, or fiberglass. No windows may have a “mirror” or silver finish or be unpainted or unstained.
- 2) **Roofs** shall be covered with a 30 Year or better Composition, shadow-styled, “Weatherwood”. No tile, slate or “red” clay barrel-styled roof are permitted.
- 4) **Exterior building paint color and other materials** shall be Earth toned and approved by the Board of Trustees. Stucco, stone, brick and many premium wood sidings may be approved by the Board of Trustees.
- 5) **Deck** plans shall be approved by the Board of Trustees and the City of Blue Springs prior to Installation. Wood decks may include CCA floor joists but all flooring, rims, support beams, posts, etc., shall be finished in cedar, redwood, Trex, Epoch, Ironwood, or other approved materials. Deck posts shall be a minimum size of 6 x 6.

## **GENERAL REQUIREMENTS**

- 1) **Exterior On-Site Construction Activity.** The site shall be clean and free of blowing debris at all times.
- 2) **Items Specifically Prohibited:**
  - Exterior sheds, barns, and detached garages.
  - Exterior storage of boats, campers, trailers, recreational vehicles, etc.
  - Dog runs and pet shelter pens.
  - Awnings, antennas, solar panels in the yard, and satellite dishes larger than 24 inches in diameter. Satellite dishes must be mounted on the house in a location specifically approved by the Board of Trustees.
  - No clothes lines, laundry, bicycle racks or other articles shall be hung, exposed or stored in any portion of the exterior or yard area.
- 3) **Drain Tile Systems** are required on all homes around the exterior of the foundation and under the basement floor slab drained to daylight or a sump pump. No groundwater is to be directed into the sanitary sewer system.
- 4) **Fence** plans shall be approved by the Board of Trustees prior to installation. Maximum fence height shall be five (5) feet unless required by the City of Blue Springs.
- 5) **Hot Tubs** shall be approved by the Board of Trustees.
- 6) **Any Home additions** shall be approved by the Board of Trustees prior to installation.
- 7) **Pools** must be approved by the Board of Trustees. No above ground pools will be permitted.
- 8) **Wood Piles** shall be concealed from view of neighboring dwellings.
- 9) **Equipment and Garbage Cans** shall be kept or stored in garages so as to conceal them from view of neighboring dwellings.
- 10) **Refer** to the Hoot Owl Ridge Indenture of Trust Restrictions for other specific requirements and restrictions.

### **BUILDING FORM**

- 1) **Front Elevation** Must have at least 25% of masonry coverage of stone, stone veneer, manufactured stone and/or brick (stucco does not fulfill this requirement).
- 2) **Exterior Trim** shall be approved by the Board of Trustees.
- 3) **Exterior Walls** Shall be in wood siding, masonry stucco, stucco, stone, stone veneer, artificial stone, brick, or any combination thereof, or any other materials specifically approved by the Developer.
- 4) **Building Forms** shall follow the natural slope of the site with a maximum of twelve (12) inches exposed foundation walls.
- 5) **Garage** Shall have at least a three-car garage. No carports. All garage doors must be steel-faced and not wood.
- 6) **Roofs** Shall be covered with 30 year of better composite shingles, shadow-style, in Weatherwood. No tile, slate, or "red" clay barrel-style roofs are permitted. Skylights must be of low profile and follow roof slope.
- 7) **Chimneys** may not be cantilevered and must have a foundation wall underneath. No metal or other pipe shall be exposed on the exterior of any fireplace or fireplace flue (other than a minimal amount of exterior metal or piping from a direct vent fireplace). Flues in chimneys shall be capped with a black or color-conforming spark arrestor cap.

### **SITE WORK REQUIREMENTS**

- 1) **Site Preparation**, including but not limited to, tree removal, excavation, grading, rock excavation/removal, hauling, piling, etc., shall be at the sole expense of the Buyer. All excess dirt, finished grade materials, excess concrete and truck clean out shall be removed from Hoot Owl Ridge
- 2) **All grading** on each lot shall be completed so as not to negatively affect adjacent lots.

### **LANDSCAPING REQUIREMENTS**

- 1) **Landscaping** on each Lot shall meet all Blue Springs Landscaping requirements.
- 2) **Sod will be required on the front of each lot.** Within 60 days after the issuance of any permanent or temporary certificate of occupancy. No lawn on a lot shall be planted with zoysia or buffalo grass.

### **COLOR REQUIREMENTS**

- 1) **Colors** A final color plan with color chips for all exterior surfaces including roofs, walls, shutter, trim and flat work must be turned in 45 days prior to installation.