

Falls at Wolf Creek

183rd Street and Gillette Street
Overland Park, KS 66013

DESIGN & CONSTRUCTION GUIDELINES

All building plans for Falls at Wolf Creek (Community) shall be approved by the Falls at Wolf Creek Architectural Committee (FWCAC) and the City of Overland Park.

Minimum Building Sizes:

*	1.5 Story:	1,600 Finished Square Feet on 1 st floor with no less than 2,400 total.
*	2 Story	1,400 Finished Square Feet on 1 st floor with no less than 2,600 total.
*	Reverse 1.5 Story	1,600 Finished Square Feet on 1 st floor with no less than 2,400 total.
*	Ranch:	1,600 Finished Square Feet on 1 st floor.

- 1) Exterior building materials shall be approved by the FWCAC. Stucco, stone, brick and some Premium wood sidings may be approved by the FWCAC. All front elevations shall include a minimum of 25% of real stone, or brick unless, in Developer's sole determination, the architectural design is of a different approved architectural style. Faux or manufactured stone will not be approved. Four sided architecture is required including window trim and siding materials.
- 2) Roofs shall be tile, slate, 30 year premium asphalt or other such material approved by the FWCAC with flashing which is complementary to the roof color. All roof vents and/or pipes must be painted black. All gutters and downspouts must be painted to match the residence.
- 3) Windows shall be insulated, thermal-pane type only, no "mirror finish" or unpainted windows.
- 4) Each residence shall include at least \$10,000.00 in landscaping (bushes, shrubs, decorative trees only) in the front yard alone (not including sprinkler systems, landscape bed material (mulch, rock, etc) retaining walls, street trees or decorative fountains). At least one (1) hard wood shade tree in the front yard. All trees shall be at least 3.0 inches in diameter.
- 5) Each lot will have a sprinkled area of the entire sodded and landscaped area (zoned) within the lot.
- 6) Each lot shall be fully sodded except for those treed areas designated on the site plan, and approved by the FWCAC, to be left in a groomed, natural forest condition. No tree over four (4) inches in diameter shall be removed without written approval from the FWCAC.

- 7) Each garage shall be a minimum of a three (3) car garage.
- 8) When a transition is made in exterior building materials (ex: from natural stone to stucco or from brick to lap siding), such transition shall occur at an “inside” and never at an “outside”, exterior corner. All transitions will be at the sole discretion of the FWCAC. Natural stone or brick will be required to return at least 24” from an exterior corner.
- 9) Foundation or footing exposure of more than twelve (12) inches above finish grade on any elevation shall be covered with the same materials as on that elevation. Any exposed foundation greater than 6” must be painted to match the residence.
- 10) All chimneys on exterior walls must have a foundation wall underneath, cantilevered chimneys are specifically prohibited.
- 11) All fence plans shall be approved by the FWCAC and the City of Overland Park prior to installation. All fences shall be decorative steel finished black with minimum picket spacing of 3” and in a specific style approved by the FWCAC. All gates must be 48” to 60” wide. Fence height shall be no taller than 60” unless required by the City of Overland Park to be taller around a pool or spa. Fencing located forward of the “rear corners” of a house’s side elevation, as determined solely by the FWCAC, shall not be permitted. All fences shall be placed as close to the property lines as possible except where the fence returns to the rear corner of the residence and sloped to match the grade.
- 12) All deck plans shall be approved by the FWCAC and the City of Overland Park prior to installation. Wood decks may include CCA floor joists but all rims, support beams, and posts, etc., shall be finished in stained cedar or stained trim to match the residence. All deck rails and caps must be black pre-finished steel (or similar metal). All decks must be constructed with composite decking and trim.
- 13) All site preparation, including but not limited to, tree removal, excavation, grading, rock excavation/removal, hauling, and piling, etc., shall be the sole expense of the Builder/Buyer. All trees, excess soil and rock, etc., shall be removed immediately and shall not be spoiled within the community. All quality soil must be disbursed within the community at the direction of the Developer.
- 14) All retaining walls shall be approved by the FWCAC prior to installation.
- 15) All recreational or play structures and all dog houses shall be approved by the FWCAC prior to installation. The FWCAC in its sole discretion shall require specific landscape screening of any such structure as a condition of its installation. Recreational play structures must be at least 10’ from any lot boundary line.
- 16) All basketball goals shall be permanently installed, free standing, not attached to any building, not installed at curb for “street” play, and shall be approved by the FWCAC prior to installation. All backboards shall be transparent and all poles shall be black.

- 17) All grading on each lot shall be in accordance with the Master Grading Plan approved by the City and as however may be required by the City or the Developer.
- 18) All air conditioning units must be adequately screened from the street view.
- 19) The address plate style and color will be selected by the Developer and will be placed adjacent to the front door or, where not practical, at another location approved by the Developer.
- 20) Driveway approaches may not exceed 24' in width within the right-of-way.
- 21) The FWCAC shall have final approval of all plans in the Community and expressly reserves the right to make whatever requirements it deems necessary for the exterior elevation of each home in the Community.
- 22) Once the Buyer and the Builder/Architect have agreed upon a design and have developed Plans that clearly depict what they intend to build & how it will be positioned on the lot, a copy, signed by an architect or engineer, shall be submitted to the FWCAC 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 FWCAC will not review Final Plans that do not include all of these items):
 - * Final Site Plan (including topographical and tree survey 4" caliper and larger. No tree with a 4" caliper or greater may be removed without Developer written approval).
 - * Final Floor Plans (all floors including basement if finished).
 - * Final Roof Plan.
 - * Final Exterior Elevations (all four sides).
 - * Final Deck/Patio Plans.
 - * Final Retaining Wall Plans.
- 23) No later than 45 days before the installation thereof, samples of the following shall be submitted to the FWCAC for review:
 - * Roofing Material
 - * Exterior Body Colors (paint/stucco colors, stone /brick samples etc).
 - * Exterior Trim Colors (trim, shutters, doors, windows, gutters, etc).
 - * Deck/Exterior Handrail Colors/Materials.
 - * Other Exterior Materials (retaining walls, etc).
- 24) No later than 45 days before the installation thereof, a set of the following Final Plans shall be submitted to the FWCAC for review:
 - * Final Landscape Plan (min=\$10,000 in landscaping PLUS 1 yard tree).

- * Final Irrigation Plan.
- * Final Fencing Plan.

- 25) Refer to the Falls of Wolf Creek Declaration of Restrictions and Falls of Wolf Creek Homes Association Declaration for other specific requirements and restrictions.
- 26) The FWCAC reserves the right, but is not obligated, to inspect construction for conformance to the FWCAC approved Final Plans. Any violation(s) from approved Final Plans may be subject to a fine and/or legal action; fines shall be withheld from the \$2,000 Compliance Deposit. Upon final completion of construction, the Builder shall submit both a letter to the FWCAC certifying Builders full completion of the construction in compliance with the FWCAC approved Final Plans, the Falls of Wolf Creek Declaration of Restrictions, and these Final Plan Approval Comments, along with a copy of the Final Certificate of Occupancy. Upon receipt of these two (2) items, the FWCAC shall return the Compliance Deposit less any fines levied or costs incurred as a result of the Builder not conforming to the FWCAC approved final Plans.
- 27) Builder/Owner agrees to incorporate all comments noted in the FWCAC Plan Review report and all marks and changes noted during the FWCAC Plan Review on the plans and site plan without exception.
- 28) All foundation egress wells must be constructed of concrete, metal or other materials egress wells are specifically not approved.
- 29) All sump pump discharge lines and gutter downspouts must be buried and daylight/drain at least eight (8) feet from any foundation wall.
- 30) All vegetable gardens (raised or ground level) shall be behind the rear corners of the home, at least 5' from any property boundary line and not exceed 100 square feet and must be approved in advance of installation.
- 31) Side setbacks are a minimum of 20% of the overall frontage with a 7' minimum per side.

This document is intended to summarize the developer's expectations of the community and building requirements as stated in the HOA documents. Please refer to the HOA documents for full details on guidelines set forth in this document.

BUILDER

BUYER

Date

Date

BUYER

Date