

Enclave at Highland Villas

145th Terrace & Nall Ave.
Leawood, KS

DESIGN & CONSTRUCTION GUIDELINES

All building plans for Enclave at Highland Villas shall be approved by the Enclave at Highland Villas Architectural Committee (HVAC) and the City of Leawood.

- 1) Exterior building materials shall be approved by the HVAC. Stucco, Stone, Brick, faux stone may be approved by the HVAC; batt & board, and T-111 siding will specifically not be approved. All front elevations shall include a substantial amount of natural stone, faux stone or brick unless, in Developer's sole determination.
- 2) Roofs shall be tile, like Model Home.
- 3) Each residence shall include a grinder pump.
- 4) Windows shall be insulated, thermal-pane type only.
- 5) Each residence shall include at least \$3,500.00 in landscaping all around the building/foundation (not including sod or sprinkler systems) and must adhere to the Approved Plantings List provided by Developer. Developer will install predetermined city required "street trees" at Developer's expense. All landscaping will be trimmed and managed by the HOA.
- 6) Each lot shall be fully sodded except for those treed areas designated on the site plan, and approved by the HVAC, 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 HVAC. All sodded areas shall be sprinkled (irrigation system provided by builder and yard water provided by HOA).
- 7) Each garage shall be a minimum of a two (2) car garage.
- 8) When a transition is made in exterior building materials (ex: from 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 HVAC.

- 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.
- 10) Garage doors shall be paneled or shall have applied trim packages approved by the HVAC, and shall be painted to match the residence. Glass windows or panels in garage doors shall not be permitted.
- 11) Exterior trim shall be approved by the HVAC. Detailed window and door trim, etc., shall be required on all four elevations.
- 13) All fence plans shall be approved by the HVAC and the City of Leawood prior to installation. All fences shall be decorative wrought iron painted black or black powder-coated aluminum with minimum picket spacing of 3 inches and in a specific style approved by the HVAC. Fence height shall be four (4) feet. Fencing can only be located in the area immediately around the patio area of the original unit, as determined solely by the HVAC.
- 14) All deck plans shall be approved by the HVAC and the City of Leawood prior to installation. Wood decks may include CCA floor joists but all flooring, rims, support beams, and posts, etc., shall be finished in cedar or redwood. All deck exteriors (skirt, fascia, posts, etc.) shall be painted to match the residence or stained.
- 15) 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 and rock, etc., shall be removed immediately and shall not be spoiled within Enclave at Highland Villas. All excess dirt shall be spoiled within Enclave at Highland Villas as directed by the Developer; no dirt shall be removed from Enclave at Highland Villas.
- 16) All retaining walls shall be approved by the HVAC prior to installation.
- 17) No recreational or play structures or exterior dog houses are allowed to be installed.
- 18) No basketball goals shall be permanently installed and not attached to any building. Portable basketball goals are also not allowed.

- 19) 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.
- 20) The HVAC shall have final approval of all plans in Enclave at Highland Villas and expressly reserves the right to make whatever requirements it deems necessary for the exterior elevation of each home in Enclave at Highland Villas.
- 21) 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, three (3) copies, signed by an architect or engineer, shall be submitted to the HVAC 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 HVAC will not review Final Plans that do not include all of these items):
 - * Final Site Plan (including topographical and tree survey 4' and larger).
 - * 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.
 - * Final Drainage Plan (must conform to master grading/drainage plans).
 - * Final Construction Stake-out.
- 22) No later than 45 days before the installation thereof, samples of the following shall be submitted to the HVAC for review:
 - * Exterior Body Colors/Materials (paint/stucco colors, stone /brick samples etc). Predetermined color combinations are provided and will be chosen by the builder in the event of a speculative home OR by the buyer in the event of a custom build job
 - * Exterior Trim Colors (trim, shutters, doors, windows, gutters, etc).
 - * Deck/Exterior Handrail Colors/Materials.
 - * Other Exterior Materials (stamped concrete, retaining walls, etc).
- 23) No later than 45 days before the installation thereof, two (2) sets of the

following Final Plans shall be submitted to the HVAC for review:

- * Final Landscape Plan (min = \$3,500 in landscaping from the Approved Plantings List).
- * Final Irrigation Plan.
- * Final Fencing Plan.

24) Items specifically prohibited:

- * Wood and natural cedar shake roofing material.
- * Batt and board and T-111.
- * Exterior automobile repair.
- * Exterior sheds, barns, and detached garages.
- * Exterior storage of boats, campers, trailers, and recreational vehicles, etc.
- * Chain link, wood, plastic, vinyl, or similar material, fences.
- * Dog runs, and pet shelter pens.
- * Awnings, antennas, solar panels, and satellite dishes larger than 18 inches. Satellite dishes must be mounted on the house in a location specifically approved by the HVAC.
- * All basketball goals.
- * Exposed metal fireplace flues. All fireplace flues shall be capped with black or color-conforming, low profile, metal cap.

25) Refer to the Enclave at Highland Villas Declaration of Restrictions and Enclave at Highland Villas Homes Association Declaration for other specific requirements and restrictions.

26) The HVAC reserves the right, but is not obligated, to inspect construction for conformance to the HVAC approved Final Plans. Any violation(s) from approved Final Plans may be subject to a fine and/or legal action.

27) Builder/Owner agrees to incorporate all comments noted in the HVAC Plan Review report and all marks and changes noted during the HVAC Plan Review on the plans and site plan without exception.

BUILDER

BUYER

Willis Custom Homes, Inc. Date

Date