

# *Boulders at Falcon Lakes*

Basehor, KS 66007

## DESIGN & CONSTRUCTION GUIDELINES (6/11/19)

**Refer to the Boulders at Falcon Lakes Declaration of Restrictions dated 1/16/18, Amendment 1 dated 1/26/2018, and Amendment 2 dated 5/28/2019 for other specific requirements/restrictions and additional information.**

All building plans for Boulders at Falcon Lakes shall be approved by Developer and the City of Basehor.

### Minimum Building Sizes - Lake Lots (Lots 22-26 and 52-61)

*	Ranch/Reverse 1.5	1,800 Finished Square Feet on the main floor
*	1.5 Story	1,250 Finished Square Feet on 1 <sup>st</sup> floor with no less than 1,800 total
*	2 Story	1,050 Finished Square Feet on 1 <sup>st</sup> floor with no less than 1,800 total

### Minimum Building Sizes - All Other Lots

*	Ranch /Reverse 1.5	1,600 Finished Square Feet on the main floor
*	1.5 Story	1,150 Finished Square Feet on 1 <sup>st</sup> floor with no less than 1,700 total
*	2 Story	950 Finished Square Feet on 1 <sup>st</sup> floor with no less than 1,700 total

**Golf Course Lot** is any Lot which has any portion of its boundary in common with the boundary of the Golf Course Property, as specified by the Developer.

**Golf Course Property** means the golf course located adjacent to or nearby the Subdivision and the related cart paths, clubhouse, parking lot, and other improvements located on land that is not within a platted residential lot.

### Selected Restrictions

- 1) Exterior building materials shall be approved by Grata Development (Developer). Stucco, stone, brick, faux stone and some premium wood sidings may be approved by Developer. All exterior paint colors shall be neutral, earth-tone colors. Paint and exterior trim shall be approved by Developer or their designee.
- 2) 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.
- 3) Roofs shall be covered with high quality architectural style composition shingles (minimum 30 year warranty) with all specific type, color, styles, dimensions and other aesthetic factors approved by Developer. Metal flashing to be complementary of roof color. Metal gutters and downspouts shall be a complementary color of the trim and stucco or siding.
- 4) Windows shall be insulated, thermal-pane type only, no silver windows or mirrored windows. No

window air conditioning or heating units shall be permitted.

- 5) Each residence shall include at least \$2,500.00 or 3% sales price of Lot, whichever greater, in landscaping (bushes, shrubs and other foundation plantings) in the front yard (not including sod, sprinkler systems, landscape walls or mulch) in addition to at least two (2) hardwood trees 1.5 inch or more caliper in the front yard (in addition to any trees planted by the Developer).
- 6) Each lot will have a sprinkled area covering front, rear and side yards.
- 7) Each lot shall be fully sodded except for those treed areas designated on the site plan, and approved by Developer, to be left in a groomed, natural forest condition.
- 8) All grading on each lot shall be in accordance with the Master Grading Plan approved by the City and as may be required by the City or the Developer.
- 9) Each garage shall be a minimum of a two (2) car garage. No carports are permitted.
- 10) All fence plans shall be approved by Developer and the City of Basehor prior to installation. All fences shall be decorative steel finished black with minimum picket spacing of 3 inches and in a specific style approved by Developer. Unless specifically approved, no fence height shall be greater than height of 54", located forward of the "rear corners" of a house's side elevation, as determined solely by Developer, nor more than 1 foot from the property line. Fences must be joined to or abutting previously existing fences on adjacent lots and all perimeter fences shall be stair-stepped to follow the grade of the lot. No fences shall be allowed on any Golf Course Lots on any property line except lots 37, 38, 56, 47, 48 and 49. All Golf Course Lots shall have a fence setback of at least 35 feet from Golf Course Property measured parallel to the property line, except as otherwise approved by the Developer.



- 11) Any wood on any decks may be stained (but not painted) in a color approved by the Developer. All deck rails shall be wrought iron (or similar metal) or wood with wrought iron (or similar metal) or wood caps, or other materials specifically approved by the Developer in its discretion.
- 12) All outside dog houses shall be located in the back yard near the residence, shall be painted or stained where appropriate, the same color of the residence, and shall have roofs that are the same as the residence.
- 13) The following Exterior Structures shall be prohibited on the Lots: above ground pools, animal runs, trampolines, tennis courts, sport courts, tree houses, batting cages, compost piles, storage sheds, detached greenhouses, detached garages and other detached outbuildings.
- 14) All recreational or play structures and all dog houses shall be approved by Developer prior to installation. Developer in its sole discretion shall require specific landscape screening of any such structure as a condition of its installation.
- 15) 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 Developer prior to installation. All backboards shall be transparent and all poles shall be black. One basketball goal per lot. There shall be no lighting of the basketball area and no hours of use past 11:00 p.m. or before 6:00 a.m.

- 16) Developer shall have final approval of all plans in Boulders at Falcon Lakes and expressly reserves the right to make whatever requirements it deems necessary for the exterior elevation of each home in Boulders at Falcon Lakes.
- 17) **Refer to Section 16 of the Boulders at Falcon Lakes Declaration of Restrictions dated 1/16/18, Amendment 1 dated 1/26/2018 and Amendment 2 dated 5/28/2019 for General Easement and Release Regarding Golf Course property.**
- 18) 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, plans shall be submitted to Developer 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:
  - \* 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
  - \* Conformance Deposit (\$1,000.00/home and no more \$3,000 total)
- 19) No later than 45 days before the installation thereof, samples of the following shall be submitted to Developer for review:
  - \* Roofing Material
  - \* 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)
- 20) No later than 45 days before the installation thereof, the following Final Plans shall be submitted to Developer for review:
  - \* Final Landscape Plan (min \$2,500 in landscaping PLUS 2 yard trees)
  - \* Final Irrigation Plan
  - \* Final Fencing Plan
- 21) Items specifically prohibited are found in Section 9 Buildings or Uses Other Than for Residential Purposes; Noxious Activities; Miscellaneous Use Restrictions.
- 22) Developer reserves the right, but is not obligated, to inspect construction for conformance to Developer 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 Conformance Deposit (noted in the Master Lot Sale Agreement). Upon final completion of construction, the Builder shall submit both a letter to Developer certifying Builders full completion of the construction in compliance with

Developer approved Final Plans, the Boulders at Falcon Lakes Declaration of Restrictions, and these Design and Construction Guidelines, along with a copy of the Final Certificate of Occupancy. Upon receipt of these two (2) items, Developer shall return the Conformance Deposit less any fines levied or costs incurred as a result of the Builder not conforming to Developer approved final Plans.

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

**Refer to the Boulders at Falcon Lakes Declaration of Restrictions dated 1/16/18 and Amendment dated 1/26/2018 for other specific requirements/restrictions and additional information.**

BUILDER

BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

DEVELOPER

\_\_\_\_\_  
Grata Development, LLC      Date