

Davidson Farms at Shoal Creek

Community Design Guidelines

AUGUST 2019

1. Design Review

The Design Guidelines for Davidson Farms at Shoal Creek (Davidson Farms) have been created in order to ensure that all residential improvements preserve the natural beauty and context of the site area and to maintain a unified design theme throughout. These Design Guidelines shall be used by all persons who are involved in any new construction, additions or alterations to existing buildings or landscaped areas. In addition, these Design Guidelines shall be administered and enforced by the Design Review Committee (DRC) in accordance with the procedures set forth in this document and the Declaration.

This document has been adopted by the DRC and may be amended from time to time by the DRC at their sole discretion. Prior approvals, variances, exemptions and modifications made by the DRC shall not necessarily be made in any future submittal. The DRC shall review each submittal on a case-by-case basis and its decision to allow or disallow variances from the published guidelines shall be at the sole discretion of the DRC.

Neither the DRC nor YDO, LLC (Developer) shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the DRC pursuant to these guidelines.

The DRC has the responsibility to administer these design standards and review all applications for new construction. Review and approval of any application is made on the basis of aesthetic considerations only and the DRC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements.

The City's approval process is completely separate from Davidson Farms. It is incumbent that all governmental requirements and approvals, including permits and inspections, are satisfied and secured.

2. CONSTRUCTION

2.01 Construction Time Frames

Construction must begin on all homes within two (2) months from the date of closing of a lot. Construction must be completed on any new home, remodel or addition within twelve (12) months of the start of construction.

No residence or other exterior structure shall stand with its exterior in any unfinished condition for longer than 90 days. Continuous progress must be maintained on all construction through completion and final acceptance unless the DRC has been notified of extraordinary circumstances and grants the builder an extension of time for construction.

2.02 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and standards shall be observed at all times.

2.03 Erosion Control and Revegetation Plan

All silt fences shall be installed and maintained as per Missouri Dept. of Natural Resources (MDNR) and KCMO standard requirements.

2.04 Debris and Trash Removal

All trash and debris on the construction sites shall be stored on site in a manner that keeps sites safe to the public, prevents damage to adjacent properties, and does not cause a health risk. Construction debris and trash shall be removed in a timely manner from the building site to a location offsite. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site or be stored in contained bins. Builders are prohibited from dumping, burying, or burning trash anywhere in or around Davidson Farms. Approved trash dumpsters are permitted as long as they are located only on the site itself.

Any clean-up costs incurred by the Developer or DRC in enforcing these requirements will be billed to the property owner.

Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed by the builder from public or private roads, open spaces, and driveways, or other portions of Davidson Farms neighborhood.

2.05 Sanitary Facilities

Each home construction site shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself and shall be cleaned, emptied and otherwise maintained on a weekly basis.

2.06 Dust

The property owner shall be responsible for controlling dust from the construction site and adjacent right of way and easements and obtaining all necessary permits.

2.07 Excavation Materials

Excess excavation materials must be hauled away from any/or all Davidson Farms neighborhoods unless expressly approved, *in writing*, by the Developer. Builders are not to store any excess excavation materials on adjacent lots.

2.08 Street Repair and Property Damage

Damage and scarring to other property, including, but not limited to, open space, roads, driveways, and/or other improvements will not be permitted. Property owners will be held responsible for the acts of their contractors, subcontractors, employees or agents. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the property owner.

Upon completion of construction, each property owner shall clean his or her construction site and repair all property which was damaged during construction including, but not limited to, restoring grades, replacing landscaping, and repairing streets, bridges, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. The DRC or its designated representative will inspect the site with the property owner to assess any damage following completion of construction activities. **THIS INCLUDES REPLACEMENT OF BROKEN SIDEWALKS AND REPLACEMENT OF STREET TREES EITHER REMOVED OR HAVING HAD THEIR ROOT STRUCTURE SUFFICIENTLY DAMAGED TO THE POINT THAT THE TREE CANNOT REASONABLY BE EXPECTED TO SURVIVE.** It is the responsibility of the builder/homeowner to notify the DRC within three (3) days of completion of construction activities to set-up an inspection.

2.09 Prohibited Activities

The following activities are prohibited at Davidson Farms by all parties affiliated with a home's construction:

- Changing oil on any vehicle or equipment on the site itself.
- Allowing concrete suppliers and contractors to clean their equipment other than on the Owners lot itself.
- Carrying or discharging any type of firearms on the property.
- Consumption of alcoholic beverages on the construction site.
- Consumption of controlled substances on the construction site.
- Using disposal methods other than those approved by the DRC.
- Careless disposition of cigarettes and other flammable material. It is recommended that at least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Radios or other audio equipment that can be heard outside the construction site.

2.10 Pets

No pets, particularly dogs, may be brought onto the property or construction site. In the event of any violation hereof, the DRC shall contact the city to impound the pet, and shall have the right to refuse to permit such builder or subcontractor to continue work on the property or take such other action as permitted by law, these guidelines, or the Declarations.

2.11 Noise Control

All construction sites must also be in compliance with Kansas City's noise ordinance. Be sure to refer to the ordinance to ensure compliance.

Noise related construction activities may not start prior to 7:00 AM on weekdays and 8:00 AM on Saturdays and must cease by 7:00 PM or dusk, whichever comes first. Noise related construction activities are prohibited on Federal Holidays if within 500 feet of an occupied residence.

Quiet construction activities which do not involve the use of heavy equipment, machinery, or compressors may occur as needed. Work occurring within an enclosed building (roof and siding are installed) may also occur as needed.

3. THE HOUSE – GENERAL GUIDELINES

Square Footage

TIER I LOTS

- 2 story – 2200 square feet minimum, with at least 1000 square feet on the main level.

- 1 ½ story – 2500 square feet minimum, with at least 1500 square feet on the main level.
- Reverse 1 ½ story – 2500 square feet minimum, with at least 1500 square feet on the main level.
- Ranch – 1600 square feet minimum on the main level.

TIER II LOTS

- 2 story – 2400 square feet minimum, with at least 1200 square feet on the main level.
- 1 ½ story – 2700 square feet minimum, with at least 1600 square feet on the main level.
- Reverse 1 ½ story – 2700 square feet minimum, with at least 1600 square feet on the main level.
- Ranch – 1800 square feet minimum on the main level.

TIER III LOTS

- 2 story – 2800 square feet minimum, with at least 1400 square feet on the main level.
- 1 ½ story – 3000 square feet minimum, with at least 1800 square feet on the main level.
- Reverse 1 ½ story – 3000 square feet minimum, with at least 1800 square feet on the main level.
- Ranch – 2000 square feet minimum on the main level.

Exterior Materials

- High quality exterior materials must wrap the front elevation and *strongly* encouraged to return the corners on the side elevations. For high visibility lots, high quality exterior materials similar to the front elevation may be required by the DRC to wrap visible side and/or rear elevations. “High quality” exterior material is determined at the subjective discretion of the DRC, but expressly excludes sheet goods or “speed lap” siding.

TIER I & TIER II LOTS

- Front Elevation must use materials such as:
 - Brick
 - Stone (Simulated or Natural)
 - Lap (Natural or Engineered Wood, or Cementitious)
 - Board & Batton
 - Wood Shingles
 - Stucco
 - Other material approved by the DRC

- Side & Rear Elevations may be "Smart Paneling" or similar Approved materials

TIER III LOTS

- Front, Side & Rear Elevations must use materials such as:
 - Brick
 - Stone (Simulated or Natural)
 - Lap (Natural or Engineered Wood, or Cementitious)
 - Board & Batton
 - Wood Shingles
 - Stucco
 - Other material approved by the DRC
 - Use of materials shall be consistent with the style of the architecture.
 - No Sheet Materials, such as Smart Paneling, Allowed
- **Paint**
 - At least three paint colors must be incorporated into the finish of exterior materials. Stained wood accents may count towards one of the three colors
 - Trim colors are required on front and side elevations abutting public streets, and are strongly encouraged on side and rear elevations adjacent to common property
 - High quality paint equal to Sherwin Williams SuperPaint or better is required
- **Foundation Walls**
 - 12" maximum of exposed concrete wall on front elevation.
 - 18" maximum of exposed concrete wall allowed on sides and rear elevation unless adequately screened by landscaping materials.
 - Must be cleaned, primed and painted
 - No exposed damp-proofing or waterproofing allowed
- **Roofs**
 - 30-year architectural grade asphalt or composite shingle (Tamko, GAF, Owens-Corning or similar; three-tab shingles are expressly prohibited)
 - Slate
 - Tile
 - Synthetic slate
 - Concrete tile

- Standing seam metal (minimum 20-year color fade warranty)
 - Ridge vents are strongly encouraged. Standard roof vents shall not be placed on roof elevations which face a street.
 - Color to be approved by DRC
- **Windows**
 - Windows shall be wood, aluminum, fiber glass, quality vinyl, vinyl-clad, or metal clad
 - Casement, single or double hung, or vent awning; with vertical orientation is encouraged. Side sliding windows may not be used on front elevations without express acknowledgement and consent of the DRC.
 - No reflective or mirror finished glass is allowed
- **Shutters**
 - Wood, fiber cement, vinyl (40 year warranty, minimum) or composite
 - Painted or stained
 - Must be sized to match the window opening
- **Entry Doors**
 - Wood – painted or stained
 - Composite wood – painted or stained
 - Steel
 - Fiberglass
 - A home's front door is encouraged to face the street to assist in establishing a pedestrian connection between the sidewalk and the home's entrance
- **Garages**
 - All residences shall have at least a three-car garage, unless otherwise approved by the DRC
 - Carports are prohibited
 - Side entry garages are strongly encouraged in the Tier III Lots
- **Garage Doors**
 - Garage doors with deep trim, decorative panels, windows, and/or other architectural embellishments to provide shadow lines and depth are strongly encouraged.
 - Steel garage doors with patterns that provide shadow lines and compliment the architectural style of the home are permitted.
 - No flush panel doors are permitted without the express approval from the DRC.

- **Driveways**
 - Driveway approaches shall not exceed 22 feet in width per Kansas City Missouri Zoning Regulations.
 - Drives materials must be concrete, patterned concrete, interlocking pavers or brick.

- **Decks**
 - Structure may be treated dimensional lumber so long as the posts and columns are construction from 6x6 treated material.
 - Wood spindles and balusters are prohibited.
 - Cedar and Composite material are acceptable and encouraged
 - Elevated decks (higher than 24 inches at the highest point above grade) require guardrails. Guardrail height shall be between 36 inches and 42 inches, or in accordance with current Kansas City, Missouri (KCMO) Uniform Building Code. Areas below elevated decks shall be a low/no-maintenance landscaping (e.g. weed mat and rock/mulch) approved by the DRC.
 - No vinyl allowed

4. SITE STANDARDS

4.01 Sidewalks

All sidewalk and trails in front of completed homes shall be maintained by the Home Owner. Typical sidewalks in Davidson Farms must be 5' in width and constructed to KCMO City Standards. Sidewalks for lots immediately adjacent to designated trail system must be 8' in width and constructed to KCMO City Standards

4.02 Mailboxes

Mailboxes as designated by the DRC shall be purchased and installed by each owner.

4.03 Exterior Lighting

All exterior building, landscape or accent lighting must be approved by the DRC prior to installation. Outdoor lighting shall be directed so as to avoid glare and excessive spillage on the adjacent property and fronting streets. Light fixture enclosures should be selected or designed to conceal the light source and direct

it downward. All specialty lighting for patios, swimming pools, sport courts/tennis facilities and any other outdoor areas must be approved by the DRC.

4.04 Equipment

HVAC equipment, utility meters, satellite dishes, play equipment, etc. must not be visible from the street without appropriate screening or landscape.

4.05 Street Trees and Park Strips

The area between the curb and the sidewalk is used exclusively for street trees and grass.

No ornamentation, signage or other structures are to be placed in this grassed strip.

No individual lighting is allowed in the park strips.

Park strips are to be irrigated and maintained by the Home Owner.

The grass in the park strip cannot be replaced with other planting materials, mulch or rock.

At the time of construction of a new home, if two street trees (trees between the back of the curb and the sidewalk) do not exist, the owner must plant street trees per the KCMO approved street tree plan for Davidson Farms.

5. LANDSCAPING

5.01 Overall Grading & Drainage Requirements

The final drainage pattern of each lot should take the water from the lot to the street or along the back-property line, where it eventually drains to the street or into natural drainage, wet area creeks, or to engineered swales* per city code. If drainage occurs down the side of the lot near the property line, grading should be done so that the water does not run onto neighboring properties.

*Engineered swales which exist in platted drainage easements are **essential** to proper storm water drainage throughout the development. ABSOLUTELY NO PERMENANT CHANGE IN GRADE may be made within the engineered swales. All grading for individual lots must be in a manner that does not impede the design and functionality of these engineered swales. Owners will be responsible for maintaining design grades for engineered swales upon their lot. A copy of the KCMO approved As-Built drawings will be made available to Owner upon request.

5.02 Landscape Installation Timeline

All landscaping must be installed within 60 days of occupancy during April through September, and within 120 days of occupancy during October through March.

5.02 Minimal Tree & Planting Requirements

Landscaping plans shall promote attractive and vibrant curb appeal and be comprised of species and products that are appropriate for their surroundings. Enhanced and expanded landscaping is strongly encouraged.

At a minimum, landscaping allowances for the various tiered lots are as follows:

- Tier I - \$1750
- Tier II - \$3000
- Tier III – 1% of Final Sales/Contract Price of Residence

In addition to the above landscaping allowances, the front yard for all lots shall have at least one (1) specimen tree (excluding the city required street trees) that is either a 2" caliper deciduous tree or a 1 ½" caliper ornamental tree.

If the house is located on a corner lot, then one (1) additional 1½" caliper tree shall be installed on the side yard. As an alternative, two 6'-8' evergreens can be substituted.

All tree & plantings shall be subject to DRC approval for tree and planting types, size, and overall conformance with these Guidelines. No deviation from the requirements will be allowed unless the DRC approves in writing.

5.04 Native Tree Removal and Protection

Preservation of existing trees is encouraged. No Owner is allowed to remove any tree or planting within the approved Stream Buffer Zone for Davidson Farms.

5.05 Wall and Fence Requirements

Fences are not encouraged because they fragment the landscape of the community. All fencing shall be subject to the approval of the DRC on a case by case basis.

If approved by the DRC, all fencing will be Ameristar Montage Majestic 3-Rail Steel or Echelon Majestic 3-Rail Aluminum fencing.

5.06 Landscape Plan Requirements

A landscape professional must prepare all landscape plans, drawings and details. They must be submitted on the approved site plan for the home and show the location of all plantings, trees, planting beds, etc., in relation the house and confines of the lot.

Builders are allowed to use previously approved landscaping plans so long as they meet current community standards.

5.07 Irrigation

An automatic underground irrigation system is required for all residences; front, back and side yards, including park strips, and may not spray on to or across sidewalks or trails.

5.08 Retaining Walls

If a retaining wall is visible from the street it must meet the following:

- Natural stone
- Brick or modular (must be compatible with the style of the house)
- Concrete wall or block wall must be faced with approved masonry

5.09 Other

Such other landscape requirements as the DRC may require for special, atypical or extraordinary situations.