



WOODLAND SHORES

DESIGN & CONSTRUCTION GUIDELINES

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Woodland Shores Drive & Blackwell Parkway

Lee's Summit, Missouri

DESIGN AND CONSTRUCTION GUIDELINES

At Woodland Shores we desire to create a development having an image that is rustic with underlying sophistication, comfortable, relaxed, custom quality of some distinction but not snobby, timeless character and eclectic style.

General Exterior Character is intended to be – distinctive, informal, nature blending, more horizontal than typical area models; with a feeling that each house is grounded. These guidelines are aimed at a relaxed recreational community where density is deemphasized and park-like setting is emphasized.

The following guidelines are established to create and protect a distinctive community quality and character for the benefit of all Woodland Shores residences. Exceptions will be considered by the Design Review Committee when there are compensating factors and the spirit of the community character is upheld.

APPROVAL PROCESS

All building plans for Woodland Shores must be pre-approved by the Woodland Shores Design Review Committee (DRC) and the City of Lee's Summit.

- 1) The DRC shall have final approval of all plans in Woodland Shores and expressly reserves the right to make whatever requirements it deems necessary for the exterior elevation of each home in Woodland Shores.
- 2) Preliminary Design Submittals showing the intended design are encouraged for comment by the DRC prior to the completion of the Final Plans. Preliminary Design Submittals should be on 8 1/2 x 11 paper.
- 3) Once the Buyer and the Builder / Architect have agreed upon a design and have developed Plans that clearly depict what they intend to build and how it will be positioned on the lot, three (3) copies shall be submitted to the DRC 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 DRC will not review Final Plans that do not include all of these items):
 - Final Site Plan (with existing & proposed elevation and including tree survey four (4") inches & 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.
 - Compliance Deposit of \$3,000.00
- 4) As soon as possible but no later than 45 days before the installation thereof, samples of the following shall be submitted to the DRC for review and approval:
 - Roofing Material (if other than natural cedar shake or Grandmanor Stonegate Grey)
 - 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.)
- 5) As soon as possible but no later than 45 days before the installation thereof, three (3) sets of the following Final Plans shall be submitted to the DRC for review:
 - Final Landscape Plan
 - Final Fencing Plan
- 6) The DRC reserves the right, but is not obligated, to inspect construction for conformance to the DRC 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 \$3,000.00 Compliance Deposit. Upon completion of construction, the Builder shall submit both a letter to the DRC certifying Builder's full completion of the construction in compliance with the DRC Approved Final Plans, the Woodland Shores Declaration of Restrictions along with a copy of the Final Certificate of Occupancy. Upon receipt of all of these items, the DRC shall inspect the property and then return the Compliance Deposit less any fines levied or costs incurred as a result of the Builder not conforming to the DRC Approved Final Plans.
- 7) Builder / Owner agrees to incorporate all comments noted in the Preliminary Plan Review Report and all marks and changes noted during the Preliminary Plan Review on the Preliminary Plans and preliminary site plan without exception.

BUILDING REQUIREMENTS

Minimum Building Sizes:

Standard Lots: 1-31, 54, 55

- 1800 Sq.Ft. on 1st Floor of Ranch or Reverse 1 ½ Story.
- 2600 Sq.Ft 1 ½ Story (1800 Sq.Ft on 1st Floor)
- 2800 Sq.Ft 2 Story (1400 Sq.Ft on 1st Floor)

Estate Lots: 32A – 68A

- 2200 Sq.Ft. on 1st Floor of Ranch or Reverse 1 ½ Story.
- 3000 Sq.Ft 1 ½ Story (2000 Sq.Ft on 1st Floor)
- 3200 Sq.Ft 2 Story (1600 Sq.Ft on 1st Floor)

- 1) **Windows** shall be insulated, thermal-pane only.
- 2) **Roofs** shall be medium or heavier cedar shake, tile, slate, 40 Year Composition or other such material approved by the DRC. Asphalt Composition shingles shall not be permitted in the Estates except for Celotex Grand Manor Stonegate Grey.
- 3) **Exterior building materials** shall be approved by the DRC. Stucco, stone, brick and many premium wood sidings may be approved by the DRC; batt and board will specifically not be approved. T111 & woodsman siding are not allowed in the Estates.
- 4) **Deck** plans shall be approved by the DRC and the City of Lee's Summit 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. All decks shall be painted or stained to match the residence on all vertical surfaces. Deck posts shall be a minimum size of 6 x 6.

GENERAL REQUIREMENTS

- 1) **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 ground water is to be directed into the sanitary sewer system.
- 2) **Impervious Trench Checks** must be placed around the Sanitary Sewer Service line where it exits the foundation to prevent ground water from the house to flow around the sanitary sewer lines.
- 3) **Sewer Service** for the basement is not available on some lots. The plumbing must be hung from the basement ceiling and a grinder pump installed for the basement. See Engineering information for the specifics. It is suggested that the Builder do a field investigation prior to excavation on lots where it is close.
- 4) **Fence** plans shall be approved by the DRC prior to installation. Fences shall have the appearance of decorative iron painted black for the Estate Lots in a specific style approved by the DRC. Maximum fence height shall be five (5) feet unless required by the City of Lee's Summit. Wood fences are allowed in the Standard Lots.
- 5) **Recreational or play structures** and all dog houses shall be approved by the DRC prior to installation. The DRC in it's sole discretion may require specific landscape screening of any such structure as a condition of its installation.
- 6) **Basketball goals** shall be free standing and not attached to any building, and shall be approved by the DRC prior to installation. All backboards shall be transparent or white and all poles shall be black.
- 7) **Shoreline Preservation.** No vegetation may be removed within twenty-five (25) feet of the shoreline, without the approval of the DRC. No Sea Walls may be built. No structure may be built within fifty (50) feet of the shoreline except for a walkway and/or steps down to the homeowners dock. All walkways must be approved by the DRC.
- 8) **Boat Docks.** All Docks must be approved by the DRC and the County.
- 9) **Items Specifically Prohibited:**
 - Exterior Automobile repair
 - 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 and satellite dishes larger than 18 inches. Satellite dishes must be mounted on the house in a location specifically approved by the DRC.
- 10) **Pools and Tennis Courts** must be approved by the DRC.
- 11) **Exterior Lighting** shall be of a type that shines down and not out except for the low light level decorative fixtures that are mounted on or near the house and do not shine into neighboring property.
- 12) **Exterior On-Site Construction Activity.** Site shall be clean and free of blowing debris at all times.
- 13) **Appeal of DRC Decisions** can be made to the Homeowners Association Directors – but only if the Homeowners Association representative identifies there is a just cause.
- 14) **Heat Pumps** are required for all homes. Currently this qualifies for a discount on electric rates during certain months from Aquila.

- 15) **Refer** to the Woodland Shores Declaration of Restrictions and Woodland Shores Homes Association for other specific requirements and restrictions.

BUILDING FORM

- 1) **Roofs** shall be slightly steeper than the adjacent grade with a minimum slope of 6/12 panes with parallel eaves shall have the same slope. Roof forms shall be divided into subforms so as to avoid large unbroken planes. On wooded sites, roof ridges shall not project above the treetop horizon. Dormers are encouraged over skylights. Skylights must be of low profile and follow roof slope.
- 2) **Building Forms** shall follow the natural slope of the site with a maximum of twelve (12) inches exposed foundation walls.
- 3) **All four Elevations of a House** should express a similar character with similar materials and detailing.
- 4) **Exterior Trim** shall be approved by the DRC. Detailed window and door trim, etc. shall be required on all four elevations to match in the Estates.
- 5) **Material Changes** are recommended to express a mass not a wall face. When a transition is made in the exterior building materials (example: from stone to stucco or from brick to lap siding), such transition is suggested to occur at an “inside” rather than “outside” exterior corner.
- 6) **Chimneys** shall appear as a strong element in relationship to the size and character of the house and shall terminate in a cap that is specifically detailed to enhance the character of the house. All chimneys must be covered with masonry materials.
- 7) **Decks** shall be detailed in material and color and appear part of the primary structure.
- 8) **Garage doors** facing the street are to be avoided where possible, as well as long straight driveways. If garage doors front to street, special detailing will be required to integrate doors into the scale and character of the house.

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 trees shall be removed immediately and shall not be spoiled within Woodland Shores. All excess dirt shall be spoiled within Woodland Shores as directed by the Developer, no dirt shall be removed from Woodland Shores.
- 2) **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.
- 3) **Grading** should favor cut over fill.
- 4) **Retaining Walls** shall be integrated to the building or the landscaping and should not exceed five (5) feet in one vertical step and must be approved by the DRC.
- 5) **Trees** over four (4) inches in diameter shall not be removed without written approval from the DRC. Locate and configure structures to save as many specifically notable trees as possible. Save and protect all trees over twelve (12) inches in diameter.

LANDSCAPING REQUIREMENTS

- 1) **Landscaping** on each Standard Lot shall include at least \$2,000.00 in Landscaping in the front yard and \$5,000.00 in the front yard for the Estate Lots (not including sod, sprinkler systems or retaining walls). In addition at least one hardwood shade tree that is at least five (5) inches in diameter shall be installed unless there remains one after construction that was there naturally.
- 2) **Sod will be required on the entire lot** except for those treed areas designated on the site plan, and approved by the DRC, to be left in a groomed, natural forest condition. All sodded areas shall be sprinkled in the Estate Lots.
- 3) **Landscaping** shall be natural and informal in character, develop from the house out, and not define property edges.

COLOR REQUIREMENTS

- 1) **Colors** shall be blended. High contrasts and bright trim shall be avoided. All materials shall be medium to dark natural based color. A sample palette of acceptable colors is available from the DRC.