

# Lake Ridge Meadows Homeowners Association

1129 NE Kenwood Dr. • Lee's Summit, MO 64064 • [www.lakeridgemeanows.org](http://www.lakeridgemeanows.org)

Architectural Review Applications must be submitted 2 weeks prior to beginning work. The Architectural Review Board (ARB) is made up of volunteers so ample time is needed for the application process. If the ARB turns the applicant down, the applicant has the right to appeal to the Board of Directors. If the ARB approves the application, the work must begin within 90 days of approval or a new application must be submitted.

## **HOME EXTERIOR GUIDELINE**

### **GENERAL MAINTENANCE**

Home exterior walls must be kept in good repair and maintain an acceptable appearance. Rotting wood and peeling paint are unacceptable. Home exterior paint touch ups and wood or siding replacement that are less than 100 square feet will not require an ARB application.

### **PAINT COLORS**

The paint color(s) must be from the approved list. The approved paint color list is available on our website or you may request one from our management company, CAM, by calling 913-362-6996 ext. 215. Applicants must submit an ARB application for approval prior to painting the home, even if you are repainting, using the same color.

<b>Main Body of Home (Siding/Stucco)</b>	Must be a color from the approved list. Must be painted a solid color with no patterns or designs. All visible foundations should be painted the same color as the main body of the home. No black, bright or otherwise intense or ostentatious colors are allowed.
<b>Trim Colors</b>	Must be a color from the approved list and be at least 2 shades lighter or darker than the siding/stucco color.
<b>Garage Doors</b>	Must be painted the same color as the siding/stucco, trim or shutter color.
<b>Front Doors</b>	May be painted an approved contrasting color.
<b>Shutters</b>	Must be a color from the approved list.
<b>Sidelights</b>	May be painted the same color as the siding/stucco or front door color. The trim around the sidelights must be painted the same color as the house trim.
<b>Header Boards &amp; Kick Plates</b>	Header boards and kick plates are the trim board above and under the door. Must be painted the same color as the siding/stucco or trim.

Homes currently painted in non-approved colors must be repainted in the approved colors and style the next time the house is painted.

### **VINYL SIDING**

Permanent vinyl siding must be approved by the Architectural Review Board for construction and color (The same paint color rules from above are applicable to vinyl siding). Vinyl siding is recommended to have a minimum nominal thickness of .046 inches with conventional

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installation of vinyl siding over expanded polystyrene or extruded polypropylene foam, or .044 inches with factory laminated form-fitting expanded polystyrene or extruded polypropylene foam backing.

Applicants must submit a siding sample, with color selection, to the ARB for approval prior to siding the home. The color must be from the approved paint color list which is available on our website or you may request one from our management company, CAM, by calling 913-362-6996 ext. 215.

## **FENCING GUIDELINES**

No fence shall exceed 6 feet in height (per city ordinance). No fences may be forward of the rear corner of the house. Exceptions may be considered by the Architectural Review Board when the fence line intercepts with an existing permanent obstacle or when deemed more aesthetic to join to a neighbor's preexisting fence line. Approved fences must be constructed of cedar, treated lumber, vinyl, or wrought iron and may be picket, shadow box, or privacy / blockade in design. Fence colors must be approved by the ARB.

A fence shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface (per city ordinance).

Corner lots must maintain a 25 foot sight triangle, per city ordinance. Fences along the side yard of a corner lot must be at least 6 feet from the sidewalk. If there is no sidewalk, the fence must be at least 16 feet from the curb. Where safety is a concern, the ARB committee may require modifications for fences in the side yard. This may include requiring a 4 foot fence or requiring the distance from the sidewalk or curb be greater than 6 feet or 16 feet, respectively.

Although not required, it is recommended that you have a registered surveyor establish property lines if the original survey corner stakes are not evident. If your fence is erected inside your property line, you are still responsible for the ongoing maintenance of your property outside of the fence.

Talk to your neighbor about possibly sharing a common fence exactly on the property line, or tying into an existing fence, provided it is on the property line.

## **TEMPORARY POOL GUIDELINES**

Above ground pools are prohibited by the DCCR's. The only exceptions would be childrens' pools not to exceed 4-5 feet in diameter and 1 foot in depth. These pools may be temporarily used during the summer inside a fenced lot as long as city safety codes are followed.

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## **WINDOW GUIDELINES**

Window replacements need to be approved by the Architectural Review Board. Vinyl windows must be white or off-white in color.

## **HOT TUB GUIDELINES**

Hot tubs are allowed in back yards only and must be within 4 feet of the rear of the house. The yard must have a privacy fence or the hot tub must have privacy screening around the tub. The hot tub must not be in view from the street. Per city ordinance, if there is no latching fence around the hot tub, the hot tub must have a latching protective cover and must be on and latched at all times when the hot tub is not in use.

## **HARDSCAPING GUIDELINES**

Patio extensions, driveway extensions, pergolas, fire pit designs, waterscape designs, and landscaping involving natural stone, pavers, brick, tile, concrete or any similar hard materials must be submitted to the ARB Committee for approval. An application and sketch showing the landscape design, drawn to proportion and showing the house and property lines, should be submitted. The drawing should also include placement of plants/trees/shrubs, if any.

## **ROOFING GUIDELINES**

Roofing must be compatible with approved style and color of neighboring homes to maintain a consistent character in Lake Ridge Meadows. Roofing material is to be of asphalt composition only, with a minimum warranty of 30 years. Shingle style may be laminate/architectural (Timberline).

Wood, slate, tile, steel, or other composite material roofs are not allowed.

Color should be consistent with approved neighboring roofs. White, silver, red, black, or dark gray colors roofs are not permitted. Shingle color must have the appearance of Weathered Wood. Applicant must submit a color sample of shingles to the ARB for approval prior to roofing the home.

## **SATELLITE DISHES**

While the FCC regulates satellite dishes not exceeding 1 meter (39") in diameter, an ARB Application must still be submitted before installing any satellite dish in order to ensure compliance with the DCCRs and the FCC. It is recommended that the satellite dish be attached to the house and be placed in an inconspicuous place.