

Lake Ridge Meadows Homeowners Association

Lee's Summit, MO 64064 • www.lakeridgemeadows.org

DESIGN GUIDELINES

Architectural Review Applications must be submitted 30 days prior to requested work beginning. The Architectural Review Committee (ARC) is made up of volunteers, so ample time is needed for the application process. If the ARC turns down the applicant, the applicant has the right to appeal to the Board of Directors. If the ARC approves the application, the work must begin within 90 days of approval or a new application must be submitted. Work may commence immediately upon approval of an application. Applications may be downloaded from the website, LakeridgeMeadows.org

HOME EXTERIOR GUIDELINES

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 is less than 100 square feet will not require an ARC application.

EXTERIOR PAINT COLORS

Neutral, earth-tone colors are encouraged so that structures blend with the natural setting of the Neighborhood. Bright primary colors shall not be permitted. Exterior colors and color combinations that, in the opinion of the ARC, are inharmonious shall not be permitted. All trim shall be consistently painted the same color on all sides of a Residence. 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 913-738-9600 ext. 225 or by emailing Cassie at Cassiedurham@camkc.com.

Main Body of Home (Siding/Stucco)	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.
Trim Colors	Must be a color from the approved list and be at least 2 shades lighter or darker than the siding/stucco color.
Garage Doors	Must be painted the same color as the siding/stucco, trim or shutter color.
Front Doors	May be painted an approved contrasting color.
Shutters	Must be a color from the approved list.
Sidelights	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.
Header Boards & Kick Plates	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.

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Each owner must submit an application showing the color of exterior walls, shutters, doors, trim, etc. to the ARC, and applications must be approved prior to beginning painting. Owners may paint a small portion of the proposed color on the side of the home to make sure the color on the home accurately reflects the sample.

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 ARC 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 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 ARC 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.

SHED, POOL HOUSE AND GAZEBO GUIDELINES

Any additional structure, including sheds, pool houses, gazebos or other ornamental structures must be approved by the ARC and must comply with City codes. In addition, sheds must be built upon a concrete pad, in an architectural style which is complementary to the residence, built from like material to the residence, and painted the same color as the residence. Roofing material must match that of the residence. Sheds must be less than 120 sq. feet. Front, side and rear setbacks must be in accordance with the most current Lee's Summit City Codes and Ordinances. Furthermore, no tools, ladders or other instruments are to be stored against, on or outside the shed.

DECK GUIDELINES

Building or replacing a deck must be approved by the ARC. Cedar, Pressure Treated Lumber or Composite materials are all approved materials. Decks must comply with the most current Lee's Summit City Codes and Ordinances. Deck stain/paint colors must be approved by the ARC.

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FENCING GUIDELINES

No fencing material shall be used or approved without an ARC application. No fence shall exceed six (6) feet in height (per city ordinance). Approved fences must be constructed of cedar, treated lumber, vinyl, or wrought iron and may be picket, shadow box, or privacy / blockade in design. Chain link fences are not allowed. Fence stains must be approved by the ARC. No fence may be installed forward of the rear of any residence.

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 six (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 ARC may require modifications for fences in the side yard. This may include requiring a four (4) foot fence or requiring the distance from the sidewalk or curb be greater than six (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 children's pools not to exceed four (4) to five (5) feet in diameter and one (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.

WINDOW GUIDELINES

Window replacements must be approved by the ARC. Vinyl windows must be white or off-white in color.

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HOT TUB GUIDELINES

Hot tubs are allowed in back yards only and must be within four (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 ARC 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

All roofing shall be limited to architectural laminate shingles with the appearance of a neutral gray (weathered wood gray). Roofing material is to be of asphalt composition only, with a minimum warranty of 30 years. Wood, slate, tile, steel, or other composite material roofs are not allowed. An application must be submitted for all roofing installation/repair unless repair is less than 100 square feet.

SATELLITE DISH GUIDELINES

While the FCC regulates satellite dishes not exceeding one (1) meter (39") in diameter, an ARC 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.

SOLAR PANEL GUIDELINES

Installing solar panels requires a city permit and must comply with the most current Lee's Summit City Codes, and an ARC application must be submitted. Solar panels must be installed on the back side of the roof.