

Melrose Reserve

133rd & Melrose
Overland Park, KS

DESIGN & CONSTRUCTION GUIDELINES

All building plans for Melrose Reserve shall be approved by the Melrose Reserve Architectural Committee (MRAC) and the City of Overland Park.

- 1) Minimum Building Sizes:
 - * Ranch: 1,500 Finished Square Feet on 1st floor with no less than 2300 total.
 - * Reverse 1.5 Story 1,500 Finished Square Feet on 1st floor with no less than 2,300 total.
- 2) Exterior building materials shall be approved by the MRAC. Stucco, Stone, Brick, faux stone may be approved by the MRAC; batt & board, T-111, and other composite siding will specifically not be approved. All front elevations shall include a substantial amount of natural stone, faux stone or brick unless, in Developer's sole determination, the architectural design is of a true "Tuscan" style with extensive Tuscan moldings or other approved architectural style.
- 3) Roofs shall be tile, slate, or 30 year premium asphalt or other such material approved by the MRAC.
- 4) Windows shall be insulated, thermal-pane type only.
- 5) Each residence shall include at least \$5,000 in landscaping in the front yard alone (not including sod or sprinkler systems) in addition to at least one (1) hard wood shade tree in the front yard. Of the \$5,000, \$4,700 shall be spent on bushes, shrubs, flowers and mulch in the front yard, the remaining \$300 will be given to Developer for landscaping of the utility boxes in a congruent and conforming manner. All trees shall be at least 2.0 inches in diameter.
- 6) Each lot shall be fully sodded except for those treed areas designated on the site plan, and approved by the MRAC, to be left in a groomed, natural forest

condition. No tree over four (4) inches in diameter shall be removed without written approval from the MRAC. All sodded areas shall be sprinkled.

- 7) Each garage shall be a minimum of a three (3) car garage.
- 8) When a transition is made in exterior building materials (ex: from stone to stucco), such transition shall occur at an "inside" and never at an "outside", exterior corner. All transitions will be at the sole discretion of the MRAC.
- 9) 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.
- 10) Garage doors shall be paneled or shall have applied trim packages approved by the MRAC, and shall be painted to match the residence. Glass windows or panels in garage doors shall not be permitted.
- 11) Exterior trim shall be approved by the MRAC. Detailed window and door trim, etc., shall be required on all four elevations.
- 12) All fence plans shall be approved by the MRAC and the City of Overland Park prior to installation. All fences shall be decorative iron painted black with minimum picket spacing of 3 inches and in a specific style approved by the MRAC. Fence height shall be four (4) feet unless required by the City of Overland Park to be taller around a pool or spa. Fencing located forward of the "rear corners" of a houses side elevation, as determined solely by the MRAC, shall not be permitted.
- 13) All deck plans shall be approved by the MRAC and the City of Overland Park prior to installation. Wood decks may include CCA floor joists but all flooring, rims, support beams, and posts, etc., shall be finished in cedar or redwood. All deck exteriors (skirt, fascia, posts, etc.) shall be painted to match the residence or stained.
- 14) All site preparation, including but not limited to, tree removal, excavation, grading, rock excavation/removal, hauling, and piling, etc., shall be the sole expense of the Builder/Buyer. All trees and rock, etc., shall be removed immediately and shall not be spoiled within Melrose Reserve. All excess dirt shall be spoiled within Melrose Reserve as directed by the Developer; no dirt shall be removed from Melrose Reserve.

- 15) All retaining walls shall be approved by the MRAC prior to installation.
- 16) All recreational or play structures and all dog houses shall be approved by the MRAC prior to installation. The MRAC in its sole discretion shall require specific landscape screening of any such structure as a condition of its installation.
- 17) All basketball goals shall be permanently installed, free standing, and not attached to any building, and shall be approved by the MRAC prior to installation. All backboards shall be transparent or white and all poles shall be black or green.
- 18) 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.
- 19) The MRAC shall have final approval of all plans in Melrose Reserve and expressly reserves the right to make whatever requirements it deems necessary for the exterior elevation of each home in Melrose Reserve.
- 20) 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, two (2) copies, signed by an architect or engineer, shall be submitted to the MRAC 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 MRAC will not review Final Plans that do not include all of these items):
 - * 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.
 - * Final Drainage Plan (must conform to master grading/drainage plans).
 - * Final Construction Stake-out.
 - * Conformance Deposit (\$2,000.00 per lot).

- 21) No later than 45 days before the installation thereof, samples of the following shall be submitted to the MRAC 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).
- 22) No later than 45 days before the installation thereof, two (2) sets of the following Final Plans shall be submitted to the MRAC for review:
- * Final Landscape Plan (min = \$2,000 in landscaping PLUS 1 yard tree).
 - * Final Irrigation Plan.
 - * Final Fencing Plan.
- 23) Items specifically prohibited:
- * Wood and natural cedar shake roofing material.
 - * Batt & board, T-111, composite siding.
 - * Exterior automobile repair.
 - * Exterior sheds, barns, and detached garages.
 - * Exterior storage of boats, campers, trailers, and recreational vehicles, etc.
 - * Chain link, wood, plastic, vinyl, or similar material, fences.
 - * 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 MRAC.
 - * Movable basketball goals.
 - * Exposed metal fireplace flues. All fireplace flues shall be capped with black or color-conforming, low profile, metal cap.
- 24) Refer to the Melrose Reserve Declaration of Restrictions and Melrose Reserve Homes Association Declaration for other specific requirements and restrictions.

- 25) The MRAC reserves the right, but is not obligated, to inspect construction for conformance to the MRAC 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 \$2,000 Conformance Deposit. Upon final completion of construction, the Builder shall submit both a letter to the MRAC certifying Builders full completion of the construction in compliance with the MRAC approved Final Plans, the Melrose Reserve Declaration of Restrictions, and these Final Plan Approval Comments, along with a copy of the Final Certificate of Occupancy. Upon receipt of these two (2) items, the MRAC shall return the Conformance Deposit less any fines levied or costs incurred as a result of the Builder not conforming to the MRAC approved final Plans.
- 26) Builder/Owner agrees to incorporate all comments noted in the MRAC Plan Review report and all marks and changes noted during the MRAC Plan Review on the plans and site plan without exception.

BUILDER


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BUYER

Date

DEVELOPER

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JSRE, LLC

Date