

Bristol Park Home Association, Inc. Architectural Guidelines

Introduction

The “Architectural Guidelines” set forth many of the covenants and restrictions (“C&Rs”) applicable to property within the Bristol Park Home Association (BPHA) tracts. The C&Rs require that plans be approved by the Architectural Review Committee (“ARC”) **prior to the start of any construction or modification**. Start of construction means demolition, grading or building, whichever occurs first. The C&Rs direct the BPHA to “interpret and enforce all C&Rs” and state that the BPHA’s “interpretation is final and conclusive.”

If you are planning to install a fence or other accessory structure, re-roof, add solar panels or landscape your property, an application and worksheet must be filed with the BPHA and approval must be received prior to the start of construction. All projects require a final site visit and approval at completion of the project.

To further assist you, we are providing the guidelines as they appear in the C&Rs with further interpretations and clarifications in **bold** type. Additionally, the following issues sometimes generate confusion and are addressed here:

1. Conformity is required to current BPHA architectural standards guidelines.
2. Existing nonconforming improvements do not constitute a basis for granting approval of any new nonconforming improvements.
3. No application is required for an interior renovation which does not add square footage.
4. A survey is required to be submitted with the plans for any project that increases a building’s height or footprint.

Architectural Guidelines

1. Height Limitation. Any residence erected on any of said Lots shall not be more than two (2) levels in heights, above ground in the front.

2. Minimum Floor Area:

Bristol Highlands – for a 1-story residence – 1,500 square feet. For a 1-1/2 or 2-story residence – 1,600 square feet.

Bristol Manor – for a 1-story residence – 1,650 square feet. For a 1-1/2 or 2-story residence – 1,900 square feet.

Estates of Bristol Park – for a 1-story residence – 1,750 square feet. For a 1-1/2 or 2-story residence – 2,100 square feet.

All floor areas shall be determined exclusive of any porches, garages, attics and basement areas, whether finished or unfinished, except that walk-out basements, if finished with full length windows shall count on a 2 square foot of basement equals 1 square foot of floor area. The Developer, in its discretion, may allow limited variances from the foregoing square footage requirements, but said variances can not exceed ten percent of the foregoing minimum floor area.

3. Approval of Plans and Post-Construction Changes:
 - a. No residence or Exterior Structure may be erected upon any Lot unless and until the building plans, specifications, exterior color scheme, materials, location, elevation, grade and landscaping thereof

have been submitted to and approved in writing by the Developer, or in the case of Exterior Structures as provided in Section 8 below, the Architectural Committee. Nor shall any change or alteration in such building plans, specifications, exterior color scheme, materials, location, elevation, grade and landscaping thereof be made until such change or alteration has been submitted to and approved in writing by the Approving Party. All building plans and plat plans shall be appropriate for the slope of the lot selected, making use of existing topography where feasible. For wooded lots, plans and plot plans will be designed to minimize the removal of existing trees.

- b. Following the completion of construction of any residence or Exterior Structures, no exterior colors or landscaping thereof or with respect thereto shall be changed and no exterior additions or alterations to any structure shall be made unless and until the changes have been submitted to and approved in writing by the Approving Party. All replacements of all or any portions of a structure because of age, casualty loss or other reason, including, without limitation, roofs and siding, shall be of the same material as the original structure unless the changes have been submitted to and approved in writing by the Approving Party.
4. Building Lines. No part of any residence shall be located on any Lot nearer to the front street or the side street than is the front building line or the side building line shown on the recorded plat. However, a residence or part of any residence may be located on any Lot nearer than the said building line shown upon said plat with the written consent of the Developer.
5. Commencement and Completion of Construction. Unless the following time periods are expressly extended by the Developer in writing, construction of the residential building on a Lot shall be commenced within six months following the date of delivery of a warranty deed from the Developer to the purchaser of such Lot and shall be completed within six months after such commencement, except that Builder owned 'speculative' homes may be left incomplete as to interior features customarily selected by the homeowner, e.g. floorcovering, light fixtures, wallpaper, appliances, ceramic, and interior paint and stain. In the event such construction is not commenced within such six month period (or extension thereof), the Developer shall have, prior to commencement of construction, the right to repurchase such Lot from such purchaser at its original sale price. No Owner of a Lot in violation of this construction commencement provision shall be entitled to reimbursement for taxes, interest or other expenses paid or incurred by or for such Owner.
6. Roofing Materials. Roofs with a pitch of three inches or more per foot shall be covered with materials at least equal to 25 year Heritage/Timberline style or equivalent. On new construction, the Approving Party may approve materials superior to the minimum set forth above. Flat roofs, or roofs with a pitch of less than three inches per foot, must be submitted to the Architectural Committee for approval of the material to be used.

Any roof products that may come into general usage after the date hereof, or if mandated by a governing body, or if approved by the then majority of homeowners then residing in a subdivision of Bristol Park, shall be acceptable if approved by the Architectural Committee.

7. Exterior Materials and Colors. **Exterior materials and paint colors shall be consistent with other homes in Bristol Park as otherwise set forth in this document. All exterior painting that includes a change from existing colors requires approval from the architectural committee. Homeowners should provide the desired paint color and the location where the paint will be applied in their application. It is strongly encouraged that paint swatches be included with the application. Primary and trim paint colors shall be neutral in nature.**

8. Exterior Structures

- a. No Exterior Structure shall be erected upon any Lot except (i) with and pursuant to the advance written approval of the Architectural Committee, and (ii) in compliance with the additional specific restrictions set forth in subsection (b) below; provided, however, that the approval of the Architectural Committee shall not be required for any deck, gazebo or similar Exterior Structure that has been specifically approved by the Developer as part of the residential construction plans approved by the Developer and has been built in accordance with such approved plans.
- b. (i) All residential fences and privacy screens (other than those installed by the Developer) shall be consistent with the standard designs, heights and materials to be selected by the Architectural Committee. **All fences shall be constructed with the finished side out.** No metal (other than wrought iron), chain link or similar fence shall be permitted. No fence shall extend toward the front of the residence beyond the rear corners of the residence, except as recommended by the Developer for safety or aesthetics. No fence shall exceed six (6) feet in height.

(ii) All basketball goals shall be approved in writing by the 'Approving Party' as to location, design and materials. Approval will be granted for a location behind the rear building line and is not anticipated to be granted for any basketball goals attached to the front of the residence or free standing in a 'front-entry' driveway. Backboards shall be clear or painted a neutral color and poles shall be a neutral color. The Developer is committed to provide a paved basketball court with a permanent, high-quality goal with safety padding at the pool-tennis parking area.

(iii) All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.

(iv) No above-ground swimming pools shall be permitted. All pools shall be fenced. All pools and hot tubs shall be kept clean and maintained in operable condition. **No 'stealth' or other semi-in-ground pool shall be permitted. Approval for in-ground pools will be granted on a case-by-case basis. Pools and spas must be located in the rear yard and at least 5' from the property lines (measured from the outside of the pool or spa). Fencing shall be as required by the City of Kansas City. The location of pool and spa equipment must be shown on plans submitted for approval. In selecting and locating such equipment, consideration shall be given to the effect on neighboring properties of noise the equipment produces, and appropriate shielding or sound reduction methods must be used.**

(v) All outside doghouses and other animal shelters shall be located in the back yard, shall be up against or within ten feet of the residence, shall be painted the same color as the residence and shall have roofs that are compatible with the residence. Dog runs with concrete or paved surface and enclosed with wire or chain link type fence will not be allowed, except as approved by the Developer.

(vi) **Sheds shall have a maximum floor size of 200 s.f. and have a maximum height of 12 feet. Sheds shall be constructed out of wood (metal or plastic sheds shall not be permitted) and shall have similar exterior materials as the primary residence. Exterior of shed shall be painted a similar color to the primary residence. Sheds shall be roofed with similar material and color to the primary residence. Only one shed per property shall be permitted.**

9. **Antennas and Satellite Dishes:** Ideally, dishes should be installed at the rear of a home, outside of public view. If reception is not available when the dish is at the back of the home, the homeowner must reach out to the ARC and propose an acceptable location.

10. **Solar Panels**

- a. All plans must be preapproved by the Architectural Review Committee prior to installation.
 - b. Solar panels shall only be installed on the rear of the primary residence and may not be visible from the street. Any proposed solar panels that are visible from the street shall be approved on a case-by-case basis by the Architectural Review Committee.
 - c. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
 - d. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
 - e. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
 - f. All painted surfaces will be kept in good repair.
11. **Landscaping.** Committee approval is not required for most landscaping projects as long as the existing landscaping scheme is maintained.