

STEEPLECHASE ARCHITECTURAL REVIEW COMMITTEE DESIGN STANDARDS

Revised 2020

The intent of the Design Standards is to establish a high level of aesthetics and quality to the visual elements within the neighborhood. These Standards help Steeplechase maintain and even increase property values. The Architectural Review Committee (ARC) is comprised of representative Steeplechase residents who volunteer their time to help implement the Design Standards through a rigorous review process. Although the ARC evaluates each request for landscaping and other home improvements and repairs individually, residents that follow these standards will have the highest probability of approval.

Please allow up to two weeks for ARC approval and use the neighborhood website to submit requests. (www.eneighbors.com)

HOME EXTERIOR PAINT COLORS

The ARC will ensure, through its approval process, that home exterior paint colors maintain the conformity and harmony of Steeplechase. No home will be allowed to detract from others or cause a distraction to the neighborhood. Painting a house before obtaining ARC approval carries great risk. If the ARC does not approve the colors, the Board may require, at homeowner's cost, the home to be repainted an approved color. The Board may also levy fines/liens for noncompliant ARC violations.

- **All exterior paint colors – for the body, trim, and accent (if used) – must be approved prior to commencing painting. This includes repainting of the existing color.** There are no pre-approved palettes; each request will be evaluated individually. Colors should not be distracting or peculiar, and should blend well with other exterior materials such as stone and brickwork.
- Home trim must be painted a second, complementary color to the main house color. Unless otherwise approved, home trim consists of trim around all door and windows, rooflines, and corner pieces - front, sides and back of house. Accents such as shutters and front doors may be painted a third, complementary color. Garage doors must be painted the body or trim color of the home. Any exception to garage door color must be pre-approved by the ARC on a case-by-case basis. They will look for cohesiveness to the color theme and the home's architectural features.
- The ARC may approve a 4th exterior accent color at its discretion if the color conforms to the DS and is a complementary color within the same color scheme/palette as the other exterior colors, and conforms to the scheme of the neighborhood.
- All requests for color changes should include samples of the main house color, trim color, and door/shutter color (and the 4th color, if used.) A sample of each of these colors **MUST** be painted on the house in a minimum of one foot by one foot, per color, in an area visible from the street. (The side of the house is acceptable - as long as it is easily accessible.)
- If a homeowner needs assistance with color selection the ARC or Board can be contacted through the website.
- The foundation around the home must be painted the color of the body of the home and not allowed to chip or peel to the point of being noticeable through the landscaping from the street view.

GARAGE DOORS

- The ARC may approve, in its discretion, "carriage" garage doors that are either painted to match the exterior of the home, or wood-stained a color approved by the ARC.
- All new garage doors need ARC approval.
- Other than wood-stained carriage doors, all garage doors must be painted to match the trim or body color of the house. All garage doors must be the same color. Any color other than the body or trim color of the house must have prior ARC approval. Special paint/stain techniques approved by the ARC, must be maintained and repainted if fading occurs.

DECKS, PERGOLAS, TRELLISES or other WOOD STRUCTURES

- Decks, pergolas or other wood structures must be stained with any wood tone stain or painted to match the home's trim or body color. All deck stains must be approved by the ARC due to the wide variety of stain colors available. If you paint your deck the body or trim color of your home, you do not need ARC approval.
- Decks, pergolas and other wood structures should not be allowed to weather to a gray look or be in worn or peeling condition. They should be kept in a "like new" condition.
- Decks, pergolas, trellises or other wood structures of new construction need submission of plans for ARC approval prior to building.
- Area under decks must be kept clean, neat and weed free. Storage of any items under deck is not allowed unless properly enclosed with ARC approved materials. (Lattice is not an approved material.)
- Sheds and doghouses are not allowed anywhere on property.

FENCES

- ARC approval for fence construction is needed. This will be determined on a case-by-case basis. Factors considered will include neighboring fences already existing. No wood fences will be allowed around the perimeter of the subdivision to keep a uniformed look. Iron fences will be allowed next to wood fences if approved by the ARC. Wood fencing will not be allowed next to existing iron fences.
- Allowable materials are four foot high wrought iron, powder coated steel/aluminum and rough sawn cedar wood.
- The approved design for the wrought iron/metal fence has a horizontal rail near the bottom and two rails on top and black in color. Currently it is called "Montage."
- The only acceptable finishes for wood fences are a clear protectant or, in the case of worn wood, the lightest shade of cedar stain. Any other stain colors require ARC approval prior to staining. Fences should not be allowed to weather to a gray look, nor should they be painted.
- Wood fences will be natural cedar, 4 feet high (measured from the ground to the top horizontal rail.) The style is open slat picture frame picket or modified picture frame fence with Berkley style posts. Picket spacing is 2 inches.
- All fences should be maintained in like-new condition.
- All homeowners requesting to replace an existing fence or install a new fence must demonstrate the fence is within their property lines and not encroaching upon common areas or a neighbor's property. If such a fence is later determined to encroach upon the common area or a neighbor's property, it must immediately be corrected to conform to these design standards, at the homeowner's expense.
- All fences must extend to the property line or to adjoining fence if present. The ARC will consider approval for exceptions for easements on a case-by-case basis. No partial fences or dog runs allowed.

PLAYSETS

- **The ARC must approve all play sets that are not portable.** Play sets include, but are not limited to, swing sets, jungle gyms, forts, play houses, slides, and sand boxes. “Portable,” items must not be attached to the property and must be brought indoors at night. Examples would be a volleyball net or inflatable slide that is put up for a weekend.
- The maximum height for playsets is 13 feet. The length and width of the playset should be reasonable for the size and shape of the lot. In general, a length of 20 feet and/or a width of 16 feet will be considered reasonable, but larger sets may be approved.
- For swing sets, jungle gyms, and forts, construction should be of redwood, cedar, or equivalent. Some components, such as roofs, slides, and swings, may be made of plastic or similar materials. Metal or plastic play sets will not be approved.
- Any covered portion of play sets should not be completely enclosed.
- Play sets should be placed behind the rear house line and directly behind the house to prevent them from being visible from the street. Exceptions may be granted in which backyard grading or other issues make placement behind the home unreasonable.
- Play sets should be at least 8 feet from the property lines. Exceptions will require written statements from affected neighbors.
- All playsets should be properly maintained. They are not to be allowed to weather gray and should have a clear protectant applied, or the lightest color cedar stain available. They are not to be painted. All original parts need to be maintained, or the play set removed.
- Portable basketball goals are discouraged – if present, must be kept in like new condition, upright and not weighted down with items on top of it. Goals can’t be mounted to home. Must be free standing, clear backboard, at or near top of driveway.
- Portable items should be limited to the back yard and no more than two out at the same time. Must be brought inside garage when not in use.

TRAMPOLINES

- Trampolines must be kept in “like new” repair. Placement should be in the back yard, out of view from the street with exception only to back yards opening to the street. ARC approval is not needed.

OUTDOORS ITEMS: SWINGS, BENCHES, PATIO FURNITURE, BARBEQUES, ETC.

- Swings, benches, patio furniture and barbeques maintained on patios or decks in back yards do not need ARC approval.
- If not placed on a patio or deck in the backyard, swings and benches must be approved by the ARC unless they are portable. To qualify as “portable,” the items must not be attached to the property and must be brought indoors every night.

LANDSCAPING

The Board encourages homeowners to expand landscaping, including trees and beds, as this enhances the beauty and value of the neighborhood.

- All new creation of landscaping areas in front, back, or side yards must be approved.
- Adding or replacing flowers, plants, or trees that will grow less than 6 feet tall in previously approved landscape areas does not require approval.
- Any new tree or plant that will grow to more than 6 feet tall at maturity must be approved, even if it is to be placed in a previously approved landscape area.
- A plot plan must accompany request with areas of planting/change labeled in place to be planted.

- Replacing a previously approved tree or shrub that has perished with a similar item does not require ARC approval.
- Trees should be placed at least seven feet from property lines. Trees must be limbed up at least 8 feet over sidewalks. Dead trees or dead tree limbs must be removed promptly.
- Landscaping pots of less than two feet in diameter, as long as the number is not excessive, do not require ARC approval. No more than four pots are allowed on any one side of the house visible from the street.
- Removing front landscaping/landscape beds is not allowed. All homes must maintain attractive high quality landscape beds along the front of the home and garage areas.
- Landscape edging must be high quality material such as brick, stone or other suitable edging. It must be kept in good repair. Low profile bed edging is allowed, as long as it is installed properly, stays in place and is not noticeable from the street.
- Landscape bed weed barriers should not be visible in a bed or a tree ring. Material used to ring a tree needs to be kept neat and attractive, dug in properly and adjusted as erosion/tree roots move them.
- All beds should be kept free of weeds and shrubs pruned.

SATELLITE DISHES AND ANTENNAS

- All satellite dishes and antennas must be approved by the ARC., This approval does not need to come prior to installation.
- Issues that will be considered when considering a request for a satellite dish or antenna are placement choices for adequate signals, cost to homeowners of various placements, and aesthetics. It is not the ARC's intention to prevent any homeowner from installing a satellite dish or to require a homeowner to incur unreasonable installation costs. However, the homeowner should choose a placement that screens the satellite dish from view from outside the homeowner's lot as much as possible.
- Preferred placement is attached to the rear back corner of the home, no more than six feet off the ground. Not allowed to be mounted to the property's fence.
- Satellite dishes must be permanently mounted, either on a post or to the house. Temporary placement on the ground will not be approved.

AWNINGS

- The ARC must approve all awnings.
- Retractable awnings must be retracted when not in use.
- Permanent awnings may be approved but must be made of high-quality materials.

RADON AND CABLES

- If a radon mitigation system is installed, preferably it will be placed on the inside of the house, with only a vent coming through the roof. If on the exterior of the house, the radon system must be placed in the back or on the side, wherever is least noticeable, never to be placed in the front of the house.
- Radon systems and any cables or wiring on the outside of the house, should be painted to blend into the house in the least conspicuous way possible.

MAJOR IMPROVEMENTS

Major improvements, such as fences, patios, pools, outbuildings, and home additions are covered in detail in Article 7 of the Covenants. Projects need to be completed within 30 days of work starting. If project goes over 30 days, ARC must be contacted for approval of continuation.

- Major improvements require ARC approval. In many cases, Leawood City building permits are also required, and should be obtained prior to seeking ARC approval.
- Any screening of a patio requires ARC approval.

HOLIDAY LIGHTING

- Decorative holiday lighting is permitted to be illuminated no sooner than 30 days prior to a holiday and no later than 10 days after. Due to higher demand in the wintertime, holiday lighting and/or decorations (installed by either the homeowner or a hired lighting company), lighting may be installed (but not illuminated) no earlier than 60 days prior to a holiday.
- It must be taken down no later than 30 days after the holiday.
- Special exceptions for removal will be made in the event of harsh weather conditions under which safety would be an issue.
- The Architectural Committee may ask an owner to remove or modify a setup that is not aesthetically pleasing.

GARDENS

- Gardens are discouraged due to poor upkeep over time. Preference is that you limit vegetables to a few pots, (4 or less) or plant a few items in your existing landscaped beds behind your house.
- No vegetables shall be grown in front of the house.
- All gardens need ARC approval.
- Vegetables shall be placed as not to be seen from the street or properly screened from view with approved screening. It must be more than 7 feet from the boundary of your lot and preferably close to the backside of the home.
- Gardens may not be larger than 6'x6' or 36 sq. ft. and not taller than 12" from the ground to the top of framing. Framing material must be high quality and visually appealing in cedar (not to weather gray), composite or stone. Animal screening cannot exceed 12" from top of frame, must blend with the environment (green screening) and be removed after growing season each year (prior to November 1). Chicken wire is not allowed.
- Gardens must stay free of weeds in all seasons and immediately cleaned after the growing season but NLT November 1.
- Failure to comply will result in loss of privilege to have garden.
- Rain barrels and compost bins are not allowed.

TRASH CANS/CARTS

- Trash cans//carts will be stored inside garage at all times other than when at street for garbage pick up.
- Trash should not be put out before 6 pm the night before trash pick up day and taken in by the end of day on trash pick up day.
- If trash cart is in disrepair, homeowner should call trash company to replace it with a new one.
- Storing trash cans outside garage anywhere on property will result in fines issued.

SOLAR PANELS

- All solar projects must have prior ARC approval. Panels not allowed on front of home or where easily visible from the street view. All components to the panels must be stored inside the home. Panels must blend into the color of the existing roof. No panels allowed anywhere except rooftops.

DRIVEWAYS

- Concrete is currently the only approved driveway material
- Deteriorating or severely cracked/crumbling driveways need to be professionally repaired and re-poured.
- Skim coating to repair is not allowed.
- The ARC must approve any patch type repair. It is the ARC's preference that the entire pad between relief joints is replaced.
- Second choice, as a temporary repair, could be considered on a case-by-case basis. This would entail horizontal edge-to-edge replacement in no less than two-foot increments with an added relief joint to avoid patchwork appearance throughout driveway.
- If a second repair area is needed in section, that section must then be replaced in its entirety.

ROOFS

- See approved roofing materials list below or on E-Neighbors
- The list is subject to change from time to time.
- ARC approval needed for any material not on roofing list. Color approval is needed for slate, tile or any synthetic version of these.
- Muted brown tones (weathered wood, aged oak) or muted gray tones (antique slate, slate, or storm gray) are allowed. Patterned roofs of any kind that detract from the horizontal lines that were the original intent (shake) of the builder are not allowed.

Steeplechase Approved Roofing List

1. Cedar Shake
2. Slate - color must be approved by ARC prior to installation
 - a. DaVinci Roofscapes - synthetic slate - Bellaforte slate gray
3. Tile - color must be approved by ARC
 - a. DiBenedetto Elegante - modified concrete tile - in shake brown (any other color mix must be approved by ARC prior to installation)
4. Timberline Ultra HD in weathered wood or slate
5. GAF Camelot - aged oak, antique slate
6. Malarkey Legacy - weathered wood, storm grey
7. Certainteed Grand Manor - weathered wood
8. Certainteed Landmark Premium - weathered wood
9. Certainteed Landmark TL - weathered wood
10. Tamko Heritage Premium (50) - weathered wood
11. Decra Stone coated steel in Shake, Villa and Mediterranean styles, Pompeii ash, pinnacle gray, or weathered timber colors.
 - Owens Corning HP Weatherguard and GAF Armour Shield II are NOT approved by the city. (They are both impact resistant shingles.) They do not meet city code.
 - GAF's Grand Sequoia, Grand Canyon, Certainteed's Presidential, Tamko's Presidential, are NOT approved for this subdivision. The patterned nature of this roof with its diagonal line (zigzag) appearance would detract from the horizontal lines of surrounding roofs of Steeplechase. The ARC (and Board) is concerned that this strong diagonal pattern would change the overall architectural design of Steeplechase.