

***Fountain Hills
Homes Association
Architectural Review
Handbook***



(Revised March 2018)

Community Proudly Managed By:



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***Completed request forms may be sent via email to modifications.csc@fsresidential.com
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MO 64153, Attn: Jennifer Bishop***

Introduction

The Fountain Hills Homes Association has an architectural review process. This process is one of the primary tools by which the Association seeks to preserve, promote and enhance the guidelines of your Covenants. This, in turn, protects and increases your property value.

The guidelines for this process have been established and are outlined in the Declaration of Restrictions of the Community.

It is relatively simple to get a copy of the Declaration of Restrictions on all of the lots in Fountain Hills by going to the Clay & Platte County, Missouri Court House. The Declarations are also available on the community website.

The architectural review process is overseen by a committee called the Architectural Review Committee (“ARC”).

It is important to remember that these covenants are enforceable in a court of law because the covenants are part of the contract to purchase land in Fountain Hills. However, the covenants are enforceable only if certain conditions are met, such as: proper procedures for their enforcement are followed, the proper parties to the covenant are involved; the covenant is applied fairly, consistently, and in good faith, and the covenant is enforced in a timely manner as to give the parties involved notice and options for further action.

This manual is designed to help you and the Community Association know what these covenants are and what procedures are to be followed in their enforcement and application.

Legal Authority for the Architectural Review Committee:

In order to maintain a consistent and higher-quality atmosphere in Fountain Hills, the developer placed certain restrictions on the land. When each of the homeowners in Fountain Hills purchases a home, there are certain restrictive covenants attached to the land. The restrictive covenants are attached to the land, so to speak, as they do not terminate or move with the homeowners when the home is subsequently sold to another.

These restrictive covenants are basically contractual promises to use the land and home in a manner that will benefit all of the homes in the subdivision. The benefit is the consistency and quality of the homes, which is designed to maintain a certain atmosphere and increase property values in Fountain Hills. With the same covenants attached to each and every lot in Fountain Hills, the goals of quality and value can be more easily achieved.

Purpose of the Architectural Review Committee (“ARC”):

The ARC shall regulate the external design, appearance and location of the properties and of improvements therein in such a manner as:

- ✓ To promote those qualities in the environment that bring value to the properties; and
- ✓ To foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.

Objectives of Architectural Review:

- ✓ Make all members of the association aware that successful architectural review is a benefit, not a burden.
- ✓ To create and preserve an attractive design for the community.
- ✓ Protect Homeowners against property value losses due to non-compliance of standards established in the “Declarations of Restrictions”.
- ✓ Clarify the Associations governing documents.
- ✓ Inform homeowners of exactly what is required of them.
- ✓ Establish a workable system for the architectural review process.
- ✓ To treat all applicants fairly, consistently and in a timely manner.
- ✓ Approve or disprove with reasons homeowner’s applications for any changes in the exterior of their property.
- ✓ If needed, inspect the approved work to make sure it confirms with the approved proposal.
- ✓ Inspection and review of the community to make sure all standards in the “Declarations of Restrictions” are followed.
- ✓ Take corrective action against a homeowner who is in non-compliance of standards established in the “Declarations of Restrictions.”

Overview of what must receive approval:

The following items, but not limited to, must have ARC approval prior to commencing the work:

- ✓ Fences*
- ✓ Exterior painting, doors & garage doors and trim
- ✓ Replacing Garage Doors
- ✓ Siding
- ✓ Swimming pools or hot tubs
- ✓ Roofing
- ✓ Satellite dishes
- ✓ Decks, room additions, patio covers
- ✓ Gazebos
- ✓ Landscaping
- ✓ Driveways
- ✓ Sport Courts
- ✓ Solar Panels

When in doubt of any external improvements, fill out and submit an Architectural Modification Form.

Review Criteria

1. **HARMONY WITH OVERALL COMMUNITY DESIGN OR CONTEXTUAL RELATIONSHIP:** The contextual relationship pertains to the characteristics of any existing structures, the neighborhood, and the individual site. What may be acceptable in one instance may not be in another, depending on location.
2. **LOCATION AND IMPACT ON NEIGHBORS:** The proposed alteration or improvement should relate favorably to the planning, landscape, topography and existing character of the neighborhood. The primary concerns are preservation of access, sunlight, ventilation, view and drainage, as well as impact on the privacy and normal use of neighborhood privacy. In reviewing the impact on neighbors, the ARC must balance the property rights and expectations of a property owner with the expectations of the neighbors. There is not always a perfect solution but the ARC will consider all aspects before making its decision.
3. **WORKMANSHIP:** The quality of work should be equal to or better than originally used in the neighborhood. If past practices are no longer acceptable, current and better practices must be followed.
4. **REQUIREMENT:** No building, fence, wall, residence, structure, or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained or improved, nor may the exterior appearance be altered in any way without the prior written approval of the ARC regarding: (a) the harmony of its exterior design and location in relation to (b) the character of the exterior materials and (c) the quality of the exterior workmanship.
5. **PROCEDURES:** In the event the ARC fails to approve or disapprove in writing an application within fifteen (15) days after the plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an ARC decision to the Board of Directors for the Association in writing within seven (7) days after the date the Architectural Committee renders its decision and notifies the applicant. Any decision rendered by the Board on appeal shall be final and conclusively binding on all parties.
6. **APPLICABILITY TO HOMEOWNER:** The provisions of the Declaration of Restrictions section shall be applicable to the homeowner only with respect to lots that are improved with buildings that are or have been occupied.

How to Obtain ARC Approval:

The ARC has developed a Change Request Form (“CRF”) to assist the community with the review and approval process. A CRF has been included in the handbook. Additional copies can be downloaded from the community website or by contacting the management company.

General Information for the Fountain Hills Homes Association

The following are some of the specific items detailed in the Declaration of Restrictions:

- ✓ No detached building without ACC approval
- ✓ Exterior clothes hanging devices shall not be permitted.
- ✓ All vegetable gardens shall be located in the back yard.
- ✓ All equipment, garbage cans, service yards, woodpiles, refuse containers, or storage piles and household projects shall be screened by adequate planting or fencing so as to conceal them from view of neighboring lots, streets, parks and public areas.
- ✓ Tree removal and planting must have ACC approval.
- ✓ No above ground swimming pools shall be permitted. In ground pools must be approved by ACC.
- ✓ All hot tubs shall be kept clean and maintained in operable condition. All hot tubs shall be fenced or otherwise adequately screened.
- ✓ Dog runs are not allowed.
- ✓ Must remained closed at all times except when necessary for entry or exit.
- ✓ No seasonal lights shall be installed on a unit before November 15 and shall be removed no later than January 15 of the following year.
- ✓ No unlicensed vehicle, vehicle with expired tags, campers, vans, pickup trucks, boats, boat trailers, recreational vehicles, commercial vehicles and other types of non-passenger vehicles, equipment implements or accessories may be kept on any lot unless the same are fully enclosed within the garage located on such lot.
- ✓ No 18 wheel vehicles or other similar large van or flatbed type vehicles may be parked on any public or private street, front yard, or driveway except to deliver or pick up items.
- ✓ No junk vehicle or other vehicle on which current registration plates are not displayed. Nor shall the repair or extraordinary maintenance of automobiles be carried on any lot unless within a garage.
- ✓ No vehicles, trailers, implements or apparatus may be driven or parked in any common area or on any easement.
- ✓ No artificial flowers, trees, etc. permitted.
- ✓ No sheds, barns, detached garages, or other storage facility allowed.

Fences:

- ✓ No fence, wall, hedge, or shrub planting which obstructs sight lines at elevators between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street boundary lines or in the case of a rounded property corner, from the intersection of the street boundary lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street boundary line with the edge of a driveway or alley pavement.
- ✓ All fencing shall be constructed of wood unless otherwise approved by ACC
- ✓ No chain link fence shall be erected unless approved by ACC
- ✓ All fences shall be constructed with the finished side out
- ✓ No fence shall extend toward the front of the unit beyond the rear corners of the unit
- ✓ No fence, wall or hedge shall be erected or maintained on any Lot which shall exceed six feet in height.
- ✓ Complete and submit to the Architectural Review Committee the "Architectural Change Request Form".

Satellite Dishes:

- ✓ No owner may erect or maintain a satellite dish or similar apparatus having a diameter in excess of 30 inches.
- ✓ No owner may erect or maintain an antenna or solar collector panel unless such apparatus is erected and maintained in such a way that it is fully screened from public view from a point in the center of the public right-of-way directly in front of the lot and in the case of a corner lot, also fully screened from public view from a point in the center of the public right-of-way directly to the side of the unit erected on such lot. Must submit 3 locations as determined by installer for approval.

Roof Replacement:

- ✓ Composition shingles, slate, clay or concrete tiles
- ✓ Composition shingle roofs may be comparable in color to weather wood shingles and comparable in surface textural appearance to wood shingles.
- ✓ Colors for slate, clay or concrete tile roofs shall be approved by ACC

Painting:

- ✓ Prior to painting and/or repainting the exterior of your home, you must complete and submit to the Architectural Review Committee the "Architectural Change Request Form". ACC will approve/deny the request.

Plot Plans for the Fountain Hills Homes Association

A Plot Plan must be submitted with your Change Request Form if you are requesting any of the following:

- ✓ Outbuilding(s)
- ✓ Landscaping
- ✓ Fence
- ✓ Hot Tub
- ✓ Gazebo
- ✓ Swimming Pool
- ✓ Deck
- ✓ Driveway

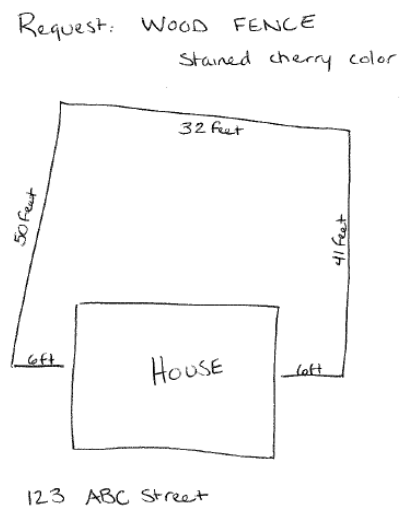
Below are two SAMPLE Plot Plans. Homeowners are asked to create their own Plot Plans to be submitted to the ARC.

Using Google Map & Marking Areas:



Install wood fence, stained in cherry
4 feet tall

Hand Drawn Map & Marking Areas:



Fountain Hills HOA
Community Restrictions

Animals	No animals, livestock or poultry of any kind shall be raised bred or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. Animals are not permitted to roam the property and must be controlled on a leash or other means if they are not on a lot.
Antennas and Solar Collectors	No owner may erect or maintain an antenna or solar collector panel unless such apparatus is erected and maintained in such a way that it is fully screened from public view from a point in the center of the public right-of-way directly in front of the lot and in the case of a corner lot, also fully screened from public view from a point in the center of the public right-of-way directly to the side of the unit erected on such lot.
Basketball Goals	All backboards shall be in good condition. All poles shall be painted black or dark green. There shall be only one basketball goal per lot. Basketball goals must remain on homeowner's personal property and cannot be placed in the common area or on the public street and/or sidewalk.
Clothesline	Exterior clothes hanging devices shall not be permitted.
Detached Building	No detached building shall be erected, placed or constructed upon any lot without the prior consent of the board. No shed, barn, detached garage or other storage facility shall be erected upon, moved onto, or maintained on lot. Outbuildings or Exterior Structures, whether temporary or permanent, used for accessory, playhouse, animal shelter, storage or other purposes shall be approved by the committee.
Dog Runs	Dog runs are not allowed.
Doghouses	All outside doghouses or animal shelters shall be located in the back yard, shall be up against or within two feet of the unit, shall be painted the same color of the unit and shall have roofs that are compatible with the unit, unless otherwise approved by ACC.
Exterior Changes	No unit shall be erected, altered, placed or permitted to remain on any lot, other than one detached single-family primary dwelling, including a private swimming pool and other recreational structures, all of which must be approved in advance by the committee. The approval for the construction or alteration of any unit or exterior structure, including fences, shall be obtained from the committee pursuant to the terms of the declaration. In addition, no Unit, Exterior Structure, building, structure, fence, wall or improvements shall be erected or maintained on any lot unless same has been approved by the committee.
Exterior Maintenance	Each owner shall keep each lot in good order and repair and free of debris, including but not limited to the seeding, watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. Painting must have prior approved by committee.

Exterior Maintenance	Each Owner shall keep each lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.
Garage Doors	Must remained closed at all times except when necessary for entry or exit.
Garage Doors	All garage doors shall remain closed at all times except when necessary for entry or exit.
Garage Sales	No garage sales, sample sales, or similar activities shall be held within the property without consent of the Association.
Garbage	No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All refuse containers shall be screened or kept in a garage within the unit.
Gardens	All vegetable gardens shall be located in the back yard.
Hot Tubs	All hot tubs shall be kept clean and maintained in operable condition. All hot tubs shall be fenced or otherwise adequately screened.
Landscaping	Each lot shall be fully sodded. Landscaping shall be continuously maintained in accordance with the ACC guidelines. Each Owner shall keep each lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.
Leasing Homes	Any lease agreement between the lot owner and the lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Declaration, and the organizational documents, bylaws, rules and regulations of the association and that failure to comply with the terms shall be a default under the lease. All leases shall be in writing and shall have attached to them the rules and regulations of the association. No rental agreement shall be for a period of less than 6 months unless part of an earnest money purchase contract agreement. No 'FOR LEASE' signs shall be permitted within the property. A copy of the lease agreement must be provided to the management company along with all renter contact information within 24 hours of the signing of the lease agreement and within 48 hours prior to the tenant taking occupancy of the home.
Lights - Holiday	No seasonal lights shall be installed on a unit before November 15 and shall be removed no later than January 15 of the following year.
Location of Improvements	No building shall be located on any lot nearer to the front line or nearer to the adjacent side lot lines than the minimum building setback lines shown on the recorded plat and must be approved by the ACC.
Nuisances	No noxious, obnoxious or offensive activity shall be carried on upon any lot, or any part of the property, nor shall anything be done thereupon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way

	unreasonably interfere with the quiet enjoyment of each of the owners of such owner's respective dwelling unit, or which shall be deemed to have been a factor that would create an increase in a neighboring lot owner's homeowner's insurance costs.
Oil and Mining	No oil or mining of any kind shall be permitted
Painting	Each Owner shall keep each lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. Painting and colors must be approved by committee.
Parking	No vehicles, trailers, implements or apparatus may be driven or parked in any common area or on any easement.
Playset	Recommended to be 10-15' away from property lines. Wood materials recommended. No metal structures. Prefer neutral color with respect to tarps, slide, etc. Standard size no more than 12' height by 18' length.
Residential Use	The lots shall be used for residential purposes exclusively, and no building shall be erected, altered, placed or permitted to remain on any such lot other than one used as a single family dwelling, except that a professional office may be maintained in a dwelling, and provided that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance or regulation. As used in this article, the term professional office shall mean rooms used for office purposes by a member of any recognized profession, including doctors, dentists, lawyers, architects and the like, but not including medical or dental clinics or a law office with multiple attorneys.
Roof	Roofing materials may include composition shingles, slate, clay or concrete tiles. Composition shingles and comparable in surface textural appearances to wood shingles. Color for slate, clay or concrete tile roofs shall be approved individually the committee.
Satellite Dish	No owner may erect or maintain a satellite dish or similar apparatus having a diameter in excess of 30 inches.
Signs	No sign or emblem of any kind may be kept or placed upon any lot or mounted, painted or attached to any unit, fence or other improvement visible from public view except for one For Sale sign, not to exceed 2'x3' in size. No political or leasing signs.
Swimming Pools	No above ground swimming pools shall be permitted. In ground pools must be approved by ACC.
Temporary Structure	No structures of a temporary character, including, without limiting the generally thereof, any trailer, tent, shack, garage, barn, motor home or mobile home or other outbuilding, shall be used on any lot at any time as a residence, either temporarily or permanently.
Tree Removal	Must have ACC approval.
Vehicle	No unlicensed vehicle, vehicle with expired tags, campers, vans, pickup trucks, boats, boat trailers, recreational vehicles, commercial vehicles and other types of non-passenger vehicles, equipment implements or accessories may be kept on any

	lot unless the same are fully enclosed within the garage located on such lot. Except in connection with construction activities, no automobiles, boats, trailers, campers, trucks, trailers, recreational vehicles, boats, buses, inoperative vehicles of any kind, rigs, or boat rigging and other large vehicles, including grounds maintenance equipment, may be parked or stored permanently or semi-permanently on any portion of the Common Areas, any public or private street right-of-way, or any portion of a lot except as provided herein. Parking of all such vehicles shall be in garages or screened enclosures approved by the Committee. For the purposes of these restrictions, the words "semi-permanent" shall be defined as remaining in the same location without movement for forty-eight (48) or more consecutive hours. No 18 wheel vehicles or other similar large van or flatbed type vehicles may be parked on any public or private street, front yard, or driveway except to deliver or pick up items. The board shall have the right to tow any vehicle at the owner's expense. No junk vehicle or other vehicle on which current registration plates are not displayed. Nor shall the repair or extraordinary maintenance of automobiles be carried on any lot unless within a garage.
Visual Screening	All equipment, garbage cans, service yards, woodpiles, refuse containers, or storage piles and household projects shall be screened by adequate planting or fencing so as to conceal them from view of neighboring lots, streets, parks and public areas.
Visual Screening	All equipment, garbage cans, service yards, woodpiles, refuse containers, or storage piles and household projects such as equipment repair and construction projects shall be screened by adequate planting or fencing so as to conceal them from the view of neighboring lots, streets, parks and public areas. Screening must be approved by the ACC. No exterior clotheslines shall be allowed on any lot.
Walls, Fence, Hedge	All walls, fences, planters and hedges shall be controlled strictly for compliance with the general intent and the specific requirements of the declaration and ACC guidelines. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevators between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street boundary lines or in the case of a rounded property corner, from the intersection of the street boundary lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street boundary line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. All fencing shall be constructed of wood unless otherwise approved by ACC. No chain link fence shall be erected unless approved by ACC. All fences shall be constructed with the finished side out. No fence shall extend toward the front of the unit beyond the rear corners of the unit. No fence, wall or hedge shall be erected or maintained on any Lot which shall exceed six feet in height.
Water	No water from any roof, downspout, basement, or garage drain or surface drain shall be placed in or connected to any sewer line unless permitted by governmental authorities having jurisdiction over the property.
Water Wells	The drilling, operating or maintaining of any water wells on any lot shall not be permitted.
Window Treatment	No aluminum foil, reflective film or similar treatment shall be placed on window or glass doors on any lot.

Fountain Hills Homeowners Association
Board of Directors Resolution
Exhibit A
















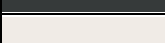
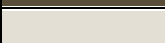


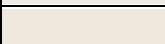







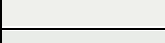


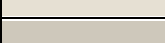





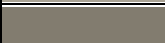
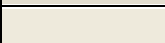



































Approved House Color List

Colors are only allowed in flat, satin, or low luster sheen.

A = Accent

B = Base

T = Trim

SW	Description	Usage	Sample				
				7026	Griffin	AB	
6988	Bohemian Black	A		7027	Well-Bred Brown	A	
6989	Domino	A		7028	Incredible White	ABT	
6990	Caviar	A		7029	Agreeable Gray	ABT	
6258	Tricorn Black	A		7030	Anew Gray	ABT	
6991	Black Magic	A		7031	Mega Greige	ABT	
6992	Inkwell	A		7032	Warm Stone	AB	
6993	Black of Night	A		7033	Brainstorm Bronze	AB	
6994	Greenblack	A		7034	Status Bronze	A	
7000	Ibis White	ABT		7035	Aesthetic White	ABT	
7001	Marshmallow	ABT		7036	Accessible Beige	ABT	
7002	Downy	ABT		7037	Balanced Beige	ABT	
7003	Toque White	ABT		7038	Tony Taupe	ABT	
7004	Snowbound	ABT		7039	Virtual Taupe	AB	
7005	Pure White	ABT		7040	Smokehouse	AB	
7006	Extra White	ABT		7041	Van Dyke Brown	A	
7007	Ceiling Bright White	ABT		7042	Shaji White	ABT	
7008	Alabaster	ABT		7043	Worldly Gray	ABT	
7009	Pearly White	ABT		7044	Amazing Gray	ABT	
7010	White Duck	ABT		7045	Intellectual Gray	ABT	
7011	Natural Choice	ABT		7046	Anonymous	AB	
7012	Creamy	ABT		7047	Porpoise	AB	
6385	Dover White	ABT		7048	Urbane Bronze	A	
7013	Ivory Lace	ABT		7049	Nuance	ABT	
6119	Antique White	ABT		7050	Useful Gray	ABT	
7014	Eider White	ABT		7051	Analytical Gray	ABT	
7015	Repose Gray	ABT		7052	Gray Area	ABT	
7016	Mindful Gray	ABT		7053	Adaptive Shade	AB	
7017	Dorian Gray	ABT		7054	Suitable Brown	AB	
7018	Dovetail	AB		7055	Enduring Bronze	AB	
7019	Gauntlet Gray	AB		7056	Reserved White	AB	
7020	Black Fox	A		7057	Silver Strand	ABT	
7021	Simple White	ABT		7058	Magnetic Gray	AB	
7022	Alpaca	ABT		7059	Unusual Gray	AB	
7023	Requisite Gray	ABT		7060	Attitude Gray	AB	
7024	Functional Gray	ABT		7061	Night Owl	A	
7025	Backdrop	AB		7062	Rock Bottom	A	

7063	Nebulous White	ABT		6071	Popular Gray	ABT	
7064	Passive	ABT		6072	Versatile Gray	ABT	
7065	Argos	ABT		6073	Perfect Greige	AB	
7066	Gray Matters	AB		6074	Spalding Gray	AB	
7067	Cityscape	AB		6075	Garret Gray	AB	
7068	Grizzle Gray	AB		6076	Turkish Coffee	A	
7069	Iron Ore	A		6091	Reliable White	ABT	
6000	Snowfall	ABT		6092	Lightweight Beige	ABT	
6001	Grayish	ABT		6093	Familiar Beige	AB	
6002	Essential Gray	ABT		6094	Sensational Sand	AB	
6003	Proper Gray	ABT		6095	Toast	AB	
6004	Mink	AB		6096	Jute Brown	A	
6005	Folkstone	AB		6097	Sturdy Brown	A	
6006	Black Bean	A		6098	Pacer White	ABT	
6007	Smart White	ABT		6099	Sand Dollar	ABT	
6008	Individual White	AB		6100	Practical Beige	ABT	
6009	Imagine	AB		6101	Sands of Time	AB	
6010	Flexible Gray	AB		6102	Portabella	AB	
6011	Chinchilla	AB		6103	Tea Chest	AB	
6012	Browse Brown	AB		6104	Kaffee	AB	
6013	Bitter Chocolate	A		7501	Threshold Taupe	ABT	
6035	Gauzy White	ABT		7502	Dry Dock	ABT	
6036	Angora	ABT		7503	Sticks & Stones	ABT	
6037	Temperate Taupe	AB		7504	Keystone Gray	ABT	
6038	Truly Taupe	AB		7505	Manor House	A	
6039	Poised Taupe	AB		7506	Loggia	ABT	
6040	Less Brown	AB		7507	Stone Lion	ABT	
6041	Otter	A		7508	Tavern Taupe	ABT	
6042	Hush White	ABT		7509	Tiki Hut	ABT	
6043	Unfussy Beige	ABT		7510	Chateau Brown	A	
6044	Doeskin	AB		7511	Bungalow Beige	ABT	
6045	Emerging Taupe	AB		7512	Pavilion Beige	ABT	
6046	Swing Brown	AB		7513	Sanderling	ABT	
6047	Hot Cocoa	A		7514	Foothills	ABT	
6048	Terra Brun	A		7515	Homestead Brown	A	
6063	Nice White	ABT		7516	Kestrel White	T	
6064	Reticence	ABT		7517	China Doll	T	
6065	Bona Fide Beige	ABT		7518	Beach House	BT	
6066	Sand Trap	AB		7519	Mexican Sand	BT	
6067	Mocha	AB		7520	Plantation Brown	A	
6068	Brevity Brown	A		7526	Maison Blanche	ABT	
6069	French Roast	A		7527	Nantucket Dune	ABT	
6070	Heron Plume	ABT		7528	Windsor Greige	ABT	

7529	Sand Beach	ABT		7574	Echelon Ecru	ABT	
7530	Barcelona Beige	ABT		7575	Chop Sticks	A	
7531	Canvas Tan	ABT		7631	City Loft	T	
7532	Urban Putty	T		7632	Modern Gray	T	
7533	Khaki Shade	ABT		7633	Taupe Tone	ABT	
7534	Outerbanks	ABT		7634	Pediment	T	
7535	Sandy Ridge	ABT		7635	Palisade	ABT	
7536	Bittersweet Stem	ABT		7636	Origami White	T	
7537	Irish Cream	T		7637	Oyster White	T	
7538	Tamarind	ABT		7638	Jogging Path	ABT	
7539	Cork Wedge	ABT		7639	Ethereal Wood	ABT	
7540	Artisan Tan	ABT		7640	Fawn Brindle	ABT	
7541	Grecian Ivory	T		7641	Collonade Gray	ABT	
7542	Naturel	ABT		7642	Pavestone	ABT	
7543	Avenue Tan	ABT		7643	Pussywillow	ABT	
7544	Fenland	ABT		7644	Gateway Gray	ABT	
7545	Pier	A		7645	Thunder Gray	A	
7546	Prairie Grass	ABT		7656	Rhinestone	T	
7547	Sandbar	T		7657	Tinsmith	ABT	
7548	Portico	ABT		7658	Gray Clouds	ABT	
7549	Studio Taupe	ABT		7659	Gris	ABT	
7550	Resort Tan	ABT		7660	Earl Grey	ABT	
7562	Roman Column	T		7666	Fleur De Sel	T	
7563	Restful White	T		7667	Zircon	ABT	
7564	Polar Bear	T		7668	March Wind	ABT	
7565	Oyster Bar	T		7669	Summit Gray	ABT	
7566	Westhighland White	ABT		7670	Gray Shingle	ABT	
7567	Natural Tan	ABT		7671	On The Rocks	T	
7568	Neutral Ground	ABT		7672	Knitting Needles	ABT	
7569	Stucco	ABT		7673	Pewter Cast	ABT	
7570	Egret White	T		7674	Peppercorn	A	
7571	Casa Blanca	T		7675	Sealskin	A	
7572	Lotus Pod	ABT					
7573	Eaglet Beige	ABT					

ALL requests must still be approved in writing prior to the commencement of work.

These Sherwin Williams paint colors have been approved the HOA Architectural Committee. Homeowners may request the same color made by another paint retailer by submitting the paint retailer name and paint color code. Any request must be first approved by the ARC.

Non-approved exterior house paint color or lack of paint will result in a \$5,000 fine.

**Fountain Hills Homes Association
Application and Review Form
Architectural & Landscape Improvement / Alteration**

CHANGE REQUEST FORM

All homeowners are asked to submit their Architectural Review Request Form by going to the website below to complete the form:

<https://form.jotform.com/210553780701046>

NOTE: If you are considering changes to your home, please submit this form to the ARC thirty (30) days **PRIOR** to installation.

If you are unable to submit the form through the website above, you may fill out the form below and mail, fax or email. Please understand that submitting the form below may cause a delay. The most efficient process is by submitted online at: <https://form.jotform.com/210553780701046>

IMPORTANT: Please provide as much detail as possible so that the Committee Members can understand your request fully and provide a prompt response. The Architectural Review Committee has not and does not express any opinion regarding the strength, engineering design or safety of said construction project. If a building permit is required, it must be obtained from your city of residence and submitted to the Architectural Review Committee along with the request for construction of your project. It is the homeowner's responsibility to see that the project is in compliance with all building codes, zoning ordinances and other laws and regulations.

Homeowners Name: _____

Address: _____

Phone: _____ Cell Phone: _____

Email Address: _____

Project Start Date _____

Project End Date _____

Note: Before submitting this request, please read your Covenants and Restrictions. This can save both time and expense. If the improvement is not addressed in the Covenants and Restrictions, the final decision will be based on type, size, style and location of requested improvement.
The Committee Members will review your request and provide a response within 30 days. If the form is incomplete or the committee requests additional information, this can extend the process time.

Type of change to be made: Please circle each item to be changed or added:

Roof	Siding	Swimming Pool
Painting Door(s)	Animal Shelter	Painting Trim
Hot Tub	Replacing Garage Doors	Windows
Landscaping	Composting	Decks
Painting Garage Door(s)	Gazebo	Driveway
Basketball Goal	Painting	Swing Set / Play Set
Exterior Doors	Antenna	Radon System
Sidewalk	Other _____	

***FENCE INSTALLATION REQUIREMENTS**

If you planning to install a new fence you need to supply your lot number _____

Fence Color: _____

_____ Fence Materials: _____

Description of the change to be made: Is photograph available? Yes No

Include size, height, and location on property:

Will there be any of the following items onsite during the project?

Dumpster ☐ Yes ☐ No

Overnight Const Vehicles ☐ Yes ☐ No

Port-A-Potty ☐ Yes ☐ No

Overnight Const Equip ☐ Yes ☐ No

Sample of materials, paint chips or sketch outlining change to be made is attached?

Yes: _____ No: _____ Paint Color Numbers: _____

The following information must be included with the request form:

1. Type of material used.
2. Actual drawing of modification with specifications/dimensions as it pertains to the property lot. (ie distance from property line, distance from home, etc)
3. A description, pictures, drawings and diagrams to support the request.

Under no circumstance does approval by the Homeowner's Association indicate full authorization. In addition, it may be necessary to obtain building permits and structural approval as required by the City of Kansas City and the Counties of Clay and Platte. All improvements are subject to local building regulation and restrictions of record. If the homeowner proceeds without all necessary approvals, Residents may be subject to legal proceedings as well as having to remove all unauthorized improvements.

Fountain Hills Area Homes Association, Inc.
Architectural Control
Agreement Form

It is my understanding that my neighbor_____

who lives at _____ is planning to install the following on their lot. (*check modification below*)

- ☐ Hot Tub
- ☐ Play Set
- ☐ Swimming Pool
- ☐ Fence

I live at _____ and have been informed of their plans and have no objection.

Signature

Date

Fountain Hills Area Homes Association, Inc.
Architectural Control
Agreement Form

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