

Garrett Ranch

Spring Hill, Kansas

18330 W. 195th Street

BUILDING REQUIREMENTS SUMMARY

Approved by Developer as of August 1, 2026

ARCHITECTURAL COMMITTEE (“ARC”) PLAN APPROVAL

Prior to construction, the following must be submitted and approved by Developer and/or ARC:

- Complete ¼” scale engineered plans (electronic or paper) to include front elevation, floor plan design, construction material specifications, dimensions, and property address.
- Plot plan with home placement and grading (engineering required by Developer).

Prior to groundbreaking, the following must be submitted and approved by Developer and/or ARC:

- Exterior décor palette and general landscaping plan (minimum community requirement of \$2,500.00, excluding street trees, fully sodded lot, and irrigation systems).

MINIMUM FINISHED SQUARE FOOTAGE

No residence shall be constructed unless it has a total finished floor area (excluding finished garages) of at least:

- Ranch (on slab): 1,800 sq. ft. main floor
- Ranch (with foundation): 1,650 sq. ft. main floor
- Reverse ½: 1,500 sq. ft. on the main floor and 2,500 sq. ft. total
- Two Story or One & ½ Story: 2,500 sq. ft. total above grade

BUILDING MATERIAL REQUIREMENTS

Exterior Elevations

- Front elevations and return walls: Hand applied masonry stucco; LP Smart Siding/Trim; or brick, natural stone, or ARC approved manufactured stone.
- Side and back elevations shall be LP Smart Siding/Trim quality or better.
- Front elevation masonry material shall be no more than 12” off finished grade.

- Exposed exterior foundations and walls shall be painted the same color as the residence.
- 9' foundation walls minimum on specs and models.
- All exterior components, including porches, decks, or lanais, must be painted or stained.
- Trim paint is required on all four sides of the home.
- Stone and brick must return 2' from front elevation.

Fireplaces & Chimneys

- Foundations are required under all fireplaces; chimneys on exterior walls may not be cantilevered.
- Chimneys must match exterior siding.
- Fireplace flues shall be capped with a standard metal cap or color-conforming rain cap.

Roofs, Gutters & Downspouts

- 30-year composition roof or greater (e.g., Tamko 30-year).
- Approved roof color is Weathered Wood; metal clad, vinyl, vinyl clad, or fiberglass are permitted.

Windows

- Window color must be the same on all four sides.
- Divided lights must match window frame color and be consistent on the front elevation.
- Shutters must be constructed of wood or LP (no plastic).
- All foundation egress window wells must be poured concrete.

DECKS

- Decks must be constructed of cedar or composite decking and approved by ARC.
- Deck handrails to be cedar or black wrought iron; all spindles shall be black iron rail.
- All exposed cedar shall be painted or stained the body/trim color or an ARC-approved complimentary color.

GARAGES & DRIVEWAYS

- Minimum 3-car garage required (2-car permitted only if 3-car will not fit on lot).
- Minimum 8" tall overhead garage doors with architectural trim pattern or modern doors with windows (as approved by ARC).
- Driveways must be narrowed to a maximum of 24' at the right of way.

FENCING

- All fencing must be approved in advance by the ARC.
- Fencing must follow the perimeter and connect to the rear corners of the home. Only black wrought iron, powder-coated steel, or aluminum is allowed (smooth top, double channel style).
- Standard height is 4 feet above grade unless otherwise approved by the ARC.

LANDSCAPING

Minimums & Requirements

- Minimum of \$2,500 in exterior landscaping materials required (excludes site prep, mulch-only beds, drainage, etc.).

- A fully sodded lot and irrigation system covering all sod and landscape beds are required.
- Street trees: minimum of two 2.5" caliper hardwood species in front right-of-way (per Master Street Tree Plan).
- Yard trees: minimum of one 2" caliper shade tree in the front yard and one 2.5" caliper shade tree in the backyard.
- Retaining wall material must be natural stone (limestone, cottonwood, or ARC-approved equivalent).

MISCELLANEOUS

- Exterior lighting must be white (clear); landscape lighting requires advance approval.
- Pre-stub for radon vented through the roof is required.
- Mailboxes are neighborhood gang box units provided by the developer.

The Building Requirements presented in this document are a summary of certain design requirements contained in the Garrett Ranch Declarations of Restrictions.

NOTE: These updated and approved building requirements shall be part of the sale contract and override the previously recorded Covenants & Restrictions.