

EAGLESGATE COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE

Eaglesgate Development Guidelines

Section 1: General

This document provides guidance for homeowners, contractors, and sub-contractors for new homes, construction sites, and residential projects. These standards and requirements are designed to help interpret and implement requirements of the *Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Eaglesgate, L.L.C.*

Article VIII of the Covenants creates the Design Review Committee and directs it to promote and preserve the value and unique appeal of Eaglesgate. These Guidelines have been adopted by the Eaglesgate Design Review Committee, according to Sections 8.05(b), 8.06, and 15.06 of the Covenants.

The DRC must approve the plans for all construction projects on any residential or common grounds in the community before work may commence. [Section 8.07] Failure to submit plans for DRC approval could cause action by the Association under Section 8.12 and Article XV. Construction request forms are posted on the Eaglesgate Web site.

In its review of new home construction plans, the Committee's primary goal is to encourage and assure quality in development and design, paying particular attention to how well the building is in harmony with the community's general architectural style. The DRC considers the site plan, floor plan, exterior appearance, building materials, landscape plans, and construction standards, as well as the lot's location, orientation, topography, and use rules.

The DRC will not review home construction requests that involve changes in the current Eaglesgate lot map unless they are accompanied by written approval of the ECA Board. Those changes may include, but are not limited to, re-plats, mergers, combinations, or divisions of lot, and/or the changing of lot boundaries. [Sections 7.02, 10.02]

The Committee also approves all homeowner-initiated projects that impact on the appearance of homes and lots to assure that they comply with the Covenants and these Guidelines. Residential project plans and designs are approved on a case-by-case basis. [Sections 8.01, 8.07, 8.08, 15.05]

The DRC has final determination and approval of all matters relevant to construction projects in order to ensure the quality, value, and architectural integrity of Eaglesgate. [Sections 8.01, 8.06, 8.09] Questions or suggestions for changes or additions should be directed to the Design Review Committee at eaglesgatedrc@gmail.com.

Section 2: New Home Construction

To meet responsibilities directed by Article VIII of the Covenants, the DRC reviews and approves or denies all construction requests, inspects and monitors ongoing

projects, enforces standards and requirements, and must consent to any changes in lot use. The DRC may grant extensions of time for completion of projects or exceptions to requirements on a one-time basis without creating a precedent for subsequent projects. [Sections 8.08, 10.11]

2.01 Construction request submissions

Procedures for submitting plans for commencing, erecting, placing, or moving structures on Eaglesgate lots are detailed in Section 8.07 of the Covenants. These actions cannot be taken until plans have been submitted to the Design Review Committee, reviewed, and approved in writing. These Guidelines reduce the process to one step instead of two and condenses and simplifies those procedures for builders, contractors, and residents.

(a) Plans may be submitted by emailing to drceaglesgate@gmail.com. Or they may be mailed to Eaglesgate DRC Chairman, Club Management Services, Suite A, 1717 East Republic Road, Springfield, MO 65804. Mail submissions will require more time for scanning, copying, and distribution to Committee members.

(b) Submissions must include a completed and signed construction request form (see Documents on the Eaglesgate Community Association's Web site, www.eaglesgateca.com).

(c) These plans, as a minimum, must include the following:
Location and orientation of structure on property (site plan)
Detailed floor plans for each floor
Front, rear, and side elevations (to provide the Committee with sufficient detail, no more than two elevations per page are allowed)
Samples of exterior materials, or photos, or online links to such material

2.02 Design guidance for Eaglesgate homes

The Covenants require that the DRC provide "residential design standards" for builders and homeowners. [Section 8.06(b)] The developer's original design approach called for European style homes. This style is very adaptable and provides designs that may include rustic country cottages, stately manors, or chateaus with towers and turrets.

Generally, this style includes exterior details that are common to the French, English cottage, Spanish, and Mediterranean architectural traditions. European houses usually have steep roofs, often with complicated rooflines and subtly flared curves at the eaves. The windows are tall and often feature shutters.

Such homes typically include keystones, quoins, pediments, copper-top bays, repeated arches, wrought-iron balconies, window boxes, columns, and spires. The exterior is usually brick, stone, or stucco, or a combination of such materials.

2.03 Minimum square footage

(a) The minimum square footage requirements for enclosed living areas in new homes will be as follows.

Lots 29-87 (Phase I)	
Lots 2 and 18-70 (Phase II)	
Single-level residences	2,000

One-and-one-half story residences	2,300 (2,000 first floor)
Two-story residences	2,500 (2,000 first floor)

Lot 88 (Phase I)

Lots 1 and 3-17 (Phase II)

Lot 1-7 (Phase III)

Single-level residences	3,100
One-and-one-half-story residences	3,400 (3,000 first floor)
Two-story residences	3,800 (3,300 first floor)

Lots 1-4 (Re-plat of Lots 25-28 of Phase I)

Lots 1-18 (Re-plat of Lots 1-24 of Phase I)

Single-level residences	1,500
Two-story residences	2,200 (1,500 first floor)

Lots 74-84 (Phase IV re-plat of Phase II)

Lots 97-98 (Phase IV re-plat of Phase II)

Single-level residences	2,000
One-and-one-half-story residences	2,300 (2,000 first floor)
Two-story residences	2,500 (2,000 first floor)

Lots 101 and 103 (Re-plat of Phase IV)

Single-level residences	1,500
One-and-one-half-story residences	2,000 (1,800 first floor)
Two-story residences	2,200 (1,800 first floor)

Lot 102 (Re-plat of Phase IV)

Single-level residences	1,700
One-and-one-half-story residences	2,200 (2,000 first floor)
Two-story residences	2,500 (2,200 first floor)

- (b) “Enclosed living areas” is defined as areas of the home that are finished and enclosed for all-year occupancy, based on outside measurements of the home. These areas may include basements, garages, porches, or attics. [Section 11.05(b)(ii)]
- (c) The ECA Board or DRC may establish alternative requirements for selected lots, based on the location, size, shape, and/or orientation of those lots. [Section 11.05(b)]
- (d) The DRC may permit lower square footage requirements, taking into consideration the use of adjoining lots, but on a consistent basis. [Section 11.05(b)(ii and iii)]

2.04 Exterior materials

- (a) Brick, stone, stone-cladding, two- or three-step stucco, and/or combinations of these materials are approved exterior material for houses. These materials

must remain consistent in color, quality, and application on all elevations of the building. The DRC reserves the right to approve the percentage of such material used. [Section 11.05(g)]

- (b) Wood siding, wood paneling, Masonite stucco, Masonite horizontal lap siding (painted), plate glass, cedar, and redwood are not permitted for primary exterior material. These materials may be considered for accent or feature points on exteriors. If Masonite stucco is used for accent, it must be pre-finished and guaranteed against peeling and buckling for at least 10 years.
- (c) None of the following materials is allowed for exteriors: Masonite board and batt, lava rock, exposed concrete block, simulated brick, or wood for exterior walls. Shop grade and seconds of any of the approved or unapproved materials are not allowed. [Section 11.05(g)]
- (d) Other material may be allowed for exterior accents, such as shutters and dormers, but such material may not cover more than 10% of the exterior. Cedar is allowed. Cement or fiber board products (such as HardiePlank) or engineered wood may be considered on a case-by-case basis. Vinyl is not allowed for exterior accents. Section 11.05(g)]

2.05 Roofs

- (a) Tile or composition (asphalt or fiber-glass) may be used. Shingles must be dimensional design (also known as architectural or laminated design) and must have a minimum 30-year warranty life. Samples or color photos must be made available to the DRC during the review process.
- (b) Three-tab shingles, slate, and wood shake shingles (cedar, redwood, or other) are not allowed. [Sections 10.14 and 11.05(g)]
- (c) To maintain the unique overall appearance of Eaglesgate, no solar panels, solar shingles, or other types of solar collectors are allowed on roofs or elsewhere on lots.
- (d) A new home's roofline must reflect the same general style approach as others in the neighborhood, especially those adjacent to the new home. The pitch of the roof must be 9/12 or greater.
- (e) Roof height must be compatible with the roofs of the nearest homes.

2.06 Exterior features

- (a) **WINDOWS:** In addition to exterior appearance, windows will be evaluated on performance and dimensional standards. Among performance standards: structurally stable material, not susceptible to rot or decay, energy efficiency, and stainable finish. Among dimensional criteria: size and proportionality of frames, sills, sashes, and other elements of the window structure.
 - (i) Window frames must be wood and may be clad in aluminum or vinyl. Composition materials are permissible, as long as they are stainable and have elements comparable in appearance and proportions to wood models. Interior window material should be wood; composition such as stainable fiberglass may be considered.
 - (ii) Main or featured windows on the front of a home must be a minimum of 60 inches in height. This does not apply to accent or

other windows on the front of the house. Windows on the sides or rear may be double hung or casement.

(iii) All-vinyl windows are not allowed, nor are vinyl shutters.

(b) **DOORS:** Solid wood is preferred for entry doors. Metal and fiberglass may be considered for entry doors or rear and side doors on a case-by-case basis. John Deere and similar outside doors must be painted or stained to match or coordinate with the house exterior.

(c) **GARAGES:** Garages must be attached to homes, contain a minimum of two and a maximum of four bays, and cannot be converted to living space. Garage doors should be either wood or metal-clad insulated doors. [Section 11.05(e).]

(d) **HARDSCAPE:** Concrete must be used for driveways, sidewalks, and decorative curbing. Stamping, staining, or other adornments to the concrete must be approved by the DRC.

(e) **RETAINING WALLS:** Materials allowed for retaining walls may include bricks, natural stone, concrete, or certain other masonry units manufactured specifically for residential purposes and must be compatible with home exterior.

(f) **MAILBOXES:** Mailboxes must match that on the house exterior and conform to appearance and dimensions, **See Figure 1.**

(g) **HOUSE NUMBERS:** Address numbering must be on metal or stone plaques affixed to, or integrated into, mailboxes or curbs near driveway entrances. Address plaques also may be placed above garage doors when garages face the street. Painting or stenciling addresses on curbs is not allowed.

(h) **DRIVEWAYS:** Double exit driveways must be approved by Greene County planning and zoning department and approval provided with home construction request or plan submissions for DRC review.

Section 3: Lawn and Garden

3.01 Landscaping

(a) Landscaping for new or existing homes should be designed and maintained to contribute to the over-all visual appeal of the community.

(b) Builders must install sod in the front, side, and back yards before occupancy of new owners. Sod must be fine-leaved, turf-type tall fescues, ryes, and blue grasses. Some areas may be left natural, or seeded with native grasses, with the DRC's approval. [Section 10.3]

(c) Builders must plant a minimum of two trees and four shrubs before occupancy by owners. The trees must be eight feet or more in height. Depending on lot size and shape and other landscape features, the DRC may adjust the requirements for trees and shrubs based on the individual lot. [Section 10.3] Contractors must take measures to protect existing trees on the lot from construction activities. [Section 13.01(f)]

(d) DRC approval must be obtained by builders wishing to remove trees four inches or more in diameter when clearing a lot for construction. Residents wishing to remove trees four inches or more in diameter from their property must secure DRC approval. [Sections 10.03, 13.01(f)]

- (e) All new homes must have irrigation systems installed before they are occupied. The systems must cover the front, sides, and back yards of residences. Builders are responsible for making sure sprinkler heads and lines remain within the property lines and do not overlap neighboring systems.
- (f) Replacement irrigation systems or first-time installation for existing homes must be approved by the DRC. Contractors and homeowner are responsible for making sure sprinkler heads and lines remain within the property lines and do not overlap neighboring systems.
- (g) Irrigation systems must be run periodically during hot/dry weather. [Section 10.01]
- (h) Larger landscaping projects require DRC approval.
- (i) Small vegetable gardens are allowed in the back yard without DRC approval.

Section 3.02 Exterior decorations

- (a) Substantial statuary, urns, plant containers, porch furnishings, and other outdoor decorations made of wood, concrete, metal, cast stone, ceramic, or composites such as resin may be displayed at the front of any Eaglesgate residence. Such objects three feet or more in height and/or width must be approved by the DRC. Objects in colors other than neutral or natural, or that are not compatible with the residence exterior, must be approved by the DRC.
- (b) Lawn ornaments, sculptures, or other items made of plastic or similar material shall not be displayed on the front porch or front area of any residence. That includes artificial trees, shrubbery, and fake rocks, including fake transformer covers. Dead, wilted, or dying potted plants should not be displayed at the front of residences and must be removed from public view. When empty, and not in use, pots and urns should be stored out of public view.
- (c) Residents who display items viewable from the street (including signs) that are lewd, crude, threatening, or otherwise objectionable will be required to remove them.
- (d) Residents shall not place statuary or similar items on common grounds or the ponds, nor shall they place any plants or aquatic life, including fish, in the ponds.
- (e) Outdoor furniture and other items that are in need of repair or not in use or should not be stored permanently on patios, decks, or other outside areas.
- (f) Any lighting that intrudes into neighboring homes or private areas is not allowed. Laser, strobe, or other lighting is not allowed. Regular exterior lights should be of standard and uniform color.
- (g) Holiday lighting and decorations by residents are encouraged and are not subject to the above limitations. After a reasonable period following the holidays, lights should be turned off and outside decorations removed.

Section 4: Construction Site Requirements

4.01 Construction activity

- (a) Work on a lot may not begin until plans have been approved in writing by the DRC. [Section 8.07, 13.01(b)]

(b) Construction must begin within 60 days of recording of the lot purchase, unless a waiver is obtained from the DRC. [Section 13.01(a)]

(c) Construction must be completed within twelve months, unless an extension is obtained from the DRC. [Section 10.06, 13.01(b)]

(d) Outside construction work must be between 7 a.m. and 7 p.m.; no outside work is allowed on Sundays or holidays. [Section 13.01(j)]

(e) Project lots, adjacent lots, and common grounds damaged by construction activity must be restored to their original state as soon as possible. [Section 13.01(c) and (m)]

4.02 Erosion control

(a) To prevent damage to neighboring properties, common grounds, streets, and sidewalks, contractors must take firm measures to prevent water and silt run-off before ground is disturbed at a new construction site. Water quality and appearance in Eaglesgate's three ponds are particularly in jeopardy from run-off.

(b) Where the grade is not too steep, silt logs, straw bales, or other run-off barriers may be acceptable. Silt fences with silt logs are required where grades are steep and near spillways, common grounds, and ponds. All erosion barriers must be inspected and maintained by builders, especially after rains, and monitored by DRC. The DRC will follow Greene County and state Department of Resources guidance in its review of such measures. [Sections 10.16 and 13.01(g)]

4.03 Trash and debris

(a) To protect the safety of residents and workers as well as neighborhood appearance, construction sites must be kept as free as possible of trash and debris. Contractors must obtain permission from the owners of adjacent lots to place excavation materials there temporarily. Excess excavation materials must be removed from construction sites and neighboring lots as soon as possible. [Section 13.01(k)]

(b) Dumpsters for trash and debris must be installed at work sites at the beginning of construction activity. Accumulation of trash or scrap material is not allowed for extended periods of time during construction projects. [Section 10.11]

(c) Burning of trash or any other material on construction sites in Eaglesgate is not allowed. [Section 10.11]

(d) Residents and others may not bring trash from outside the neighborhood and put it out for trash pick-up in the sub-division. [Section 10.01 and 11.02]

(e) Concrete suppliers and contractors may not clean equipment or dump excess concrete or cleaning water on sidewalks or into streets. [Section 13.01(l)]

(f) Builders must take measures to minimize mud and gravel track-out onto neighborhood streets and sidewalks and clean up when necessary. [Section 13.01(m)]

4.04 Portable toilets

Portable toilets must be placed at construction sites as soon as work begins. These toilets must be serviced regularly. [Section 10.18]

4.05 Vehicle parking

Contractors, sub-contractors, employees, and vendors must park on only one side of the street at construction sites and not impede traffic flow, giving particular attention to assuring passage by emergency vehicles and postal, trash, and snow removal trucks. [Sec. 8.09(a)(ix)]

4.06 Noise

Loud music is not allowed at any construction site. [Section 13.01(d)]

Section 5: Home Improvements

5.01 Homeowner projects

All additions to or expansions of existing homes must be approved by the DRC. The construction standards for new homes in Section 4 of these Guidelines apply to all such projects.

- (a) Exterior materials will be the same, or compatible with, the material of the existing home. The roofline, pitch, and height will be comparable with the existing home and with adjacent homes.
- (b) The construction work or visual impact on immediate neighbors, common ground, ponds, streets, and the general community must be kept to a minimum.

5.02 Fences

Both wood and wrought iron fences are allowed [see (e) and (f) below]. All fence projects in Eaglesgate must be submitted to the DRC for approval before construction begins. The request must include a copy of the contract and a diagram showing fence and gate locations on the lot. When it is deemed necessary, the DRC should notify home and lot owners on both sides and rear that the fence request is being reviewed. [Section 10.08]

- (a) Fences must be four feet high, except that fences may be six feet high on the perimeter of the subdivision (only the portion on the perimeter) with DRC approval. All framework and supports posts must face into the yard where it is installed. All support posts must be set in concrete.
- (b) The DRC recommends that fences be flush with the rear of the house. No fence will be allowed if it extends forward from the back corner of the house more than 50% of the house depth.
- (c) No fence may be erected adjacent to an existing fence. Instead, it must be linked to existing fences. Fences cannot obstruct the view of motorists or cyclists. Installation of fences on corner lots will be considered on a case-by-case basis, depending on such issues as traffic safety and impact on neighbors and common ground uses.
- (d) The DRC may adjust these criteria on a lot-by-lot basis to protect community appearance and values. That would include allowing discretion on color of paint without establishing a precedent.
- (e) Wood fences must be constructed of oil-treated Southern Yellow Pine or cedar. The fences should be a shadowbox style (wood on wood), with pickets or planks on each side of at least two horizontal rails. Depending on the width of neighboring shadowbox fences, the pickets or planks should be 1 inch thick and

- 48 inches high with planks either 6 inches or 8 inches wide (actual dimensions as sold may vary slightly).
- (f) **Iron Fences** will have three rails in the extended picket style with Triad finials. The horizontal channel rail dimensions will be two-inch x 1-inch. Picket dimensions must be at least ¾-inch square and located four inches on center. Approved colors for iron fences are black and bronze. **Figure 3.**
 - (g) Wire and chain link fences are not allowed. [Section 10.08]

5.03 Decks

Decks, porches, and steps added to existing homes must be approved by the DRC. Cedar, redwood, or other suitable natural wood or composite decking may be used.

(a) Major timber supports smaller than 6" x 6" must be bricked to match house exterior or clad in the deck's composite material.

(b) Where a porch is above grade, matching lattice or other matching material must be installed to cover the void beneath the structure.

5.04 Pools

No above-ground pools are allowed in Eaglesgate. [Section 10.07] All in-ground pools plans must be approved by the DRC. Pool plans should generally conform to quality industry construction standards. They must be located in back yards, which must be fenced. [See Guidelines 2.05] The pool and deck must not take up more than two-thirds of the back yard area.

5.05 Patios

Concrete, brick, and pavers are allowed for patios. Size, location, and design compatibility with house are factors considered by the DRC in project reviews.

5.06 Playground equipment

(a) To foster a family-friendly atmosphere in Eaglesgate, outdoor recreation projects are allowed. They should reflect the prevailing style and appearance of the community and should be temporary rather than permanent installations.

(b) Playground equipment, such as swing sets and trampolines, do not require DRC approval but should be of good quality, maintained in good order, properly secured, and removed once they are no longer in use. Ideally, such equipment will be placed in fenced back yards and well within the residence's property lines.

5.07 Flags

U.S. and state flags may be displayed on standards attached to the homes in the front on special occasions. With DRC approval, flag poles may be erected in the back yards of homes for more permanent displays. Such poles must be no more than 20 feet high, a minimum of 20 feet from property lines, made of metal and set in concrete. [Section 10.14] When illuminated, the lighting must comply with guidelines in Section 10.13.

5.08: Animal shelters

Doghouses must be within two feet of the house and be compatible in color and exterior materials. Dog runs and fences are not allowed. [Sections 10.07, 10.08, 10.10, Board directive dated March 1, 2012.]

5.09 Storage buildings

Permanent storage and utility buildings are not permitted on residential lots in Eaglesgate. No temporary buildings are allowed on residential lots, including “trailer, tent, garage, barn, or other building.” [Section 10.07]]

5.10 Storage containers

Portable On Demand Storage (PODS) and similar temporary containers must be approved by the DRC, be placed in the driveway of a home, and must be removed within 14 days. [Section 10.07]

Section 5.11 Posting of Signs

The following provisions set out the standards and requirements for the posting of signs within Eaglesgate, at entrances, on common grounds, on private property, or on easements, as authorized by Sections 3.01 and 10.9 of the Declaration of Covenants. Included in these provisions are all graphic means of communicating messages to the public posted in the neighborhood.

(a) **Open House** signs may be posted in the medians of Eaglesgate and Siler entrances and on the advertised properties. The signs can be posted no sooner than 2 p.m. on the Friday before the open house and must be picked up after the open house on Sunday afternoon. These signs may not be any larger than 24 inches by 30 inches and must be firmly anchored in the ground.

(b) **For Sale** signs may be placed on private lots for homes that have been placed on the market. Such signs must be no larger than 24 inches by 30 inches, securely anchored in the ground, properly maintained, and removed as soon as the sale is closed.

(c) Signs erected by builders at home construction sites must be approved in writing by the DRC before posting at project sites. All signs must be properly maintained and removed upon completion of the projects. Vendors contracted to do landscaping and other exterior projects at homes may post signs at that site only until completion of their projects. They also must be approved in writing by the DRC.

(d) Commercial business offering goods or services may not post signs in the Eaglesgate sub-division, either on common ground or private property.

(e) All signs posted in the community must be professionally designed and printed. No homemade or hand-lettered signs are allowed. Crude or offensive language or graphics are not allowed.

(f) Signs must be placed at least 3 feet in from the curb or sidewalk and not obstruct traffic or pose a safety hazard.

(g) Signs in violation of these guidelines or not picked up on time will be collected by the Association and discarded.

5.12 Other outdoor features

No permanently constructed stoves, grills, ovens, fireplaces, hot tubs, or similar structures may be erected outside the home on any lot without DRC approval. Gas-burning devices must meet minimum industry standards.

Tent covers for patios and other structures may be considered on a case-by-case basis. Deck, patio, and pool umbrellas and furniture do not require DRC approval but must be maintained and secured when necessary.

Among criteria the DRC may consider: size and scope of the projects, privacy, appearance, location at the rear of homes, proportionality to other features in the back yard, and compatibility with the home exterior and design. [Section 10.07]

Section 6: Property Maintenance

6.01 Lawn care

All homes are required to keep lawns watered, mowed, trimmed, and edged on a regular basis. [Section 10.01(a)] Driveways, sidewalks, and roads should be kept clean of any lawn trimmings. Animal waste should be removed and disposed of in a timely manner. [Section 10.13]

6.02 Landscaping

(a) Shrubs and trees shall be kept trimmed and any landscaping that is dead or diseased shall be removed in a timely manner. Flower and shrub beds should be kept free of weeds. [Section 10.03]

(b) No compost or yard waste is to be accumulated on the property at any time. [Section 10.11]

(c) Fences should be kept clean, stained, and in good repair at all times. It is recommended that fences should be maintained on both sides, not just the interior. This may require some coordination and cooperation between neighbors.

6.03 Home exteriors

All shutters, doors, trim, decks, and patios shall be kept in good repair and clean and stained or sealed as necessary. [Section 10.01(a)]

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