

**ARCHITECTURAL REQUEST FORM  
FOREST VIEW HOMES ASSOCIATION**

To be submitted to the Forest View Homes Association, c/o FirstService Residential, 11125 NW Ambassador Dr., Kansas City, Missouri 64153 or Fax to (816) 454-0661 or email Candy Stagner: [Candy.Stagner@fsresidential.com](mailto:Candy.Stagner@fsresidential.com) Direct: 816-414-5300 [www.fsresidential.com](http://www.fsresidential.com)

Pursuant to the Declaration of Restrictions of Forest View subdivision, I hereby request approval by the Architectural Control Committee of the Forest View Homes Association for the following alteration or construction on our Forest View property:

Address of Property: \_\_\_\_\_

Type of Construction, Project Description and Project Dimensions: \_\_\_\_\_

Shortest Distance Between Addition or New Construction Project and Nearest Lot Line (Note: It is the homeowners responsibility to check with the city of Olathe regarding setback requirements with regard to property boundaries):

The Following Material Will Be Used in Connection with this Construction Project (please specifically describe the materials to be used).

**I am attaching a copy of my construction plans and specifications and a plan showing the location of the addition or construction project on my lot. I realize it is my responsibility to apply for and obtain a building permit** and that this application does not constitute a request for a building permit. I realize that the Declaration of Restrictions of Forest View provides that no building may be erected, placed or altered on any lot until construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee of the Forest View Homes Association. I have reviewed both the **Protective Covenants** and the **Architectural Guidelines** of Forest View to be aware of restrictions of design and material for my project. I request approval of this project at this time by the Architectural Control Committee.

\_\_\_\_\_  
Homeowner (PLEASE PRINT) DATE: \_\_\_\_\_

\_\_\_\_\_  
Homeowner Signature

**Please include the following:**

- Plot Plan showing location of project
- If fence or deck, photo or drawing of side view

Telephone No. (Home) \_\_\_\_\_

Telephone No. (Work) \_\_\_\_\_

Current Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

- **You will receive a written response from the ARC Committee regarding their decision on your request. Please expect at least a 7-day review period for all requests. Some requests may take longer to review. You will be notified by mail if this is the case regarding your specific request.**

**APPROVAL OF ARCHITECTURAL CONTROL COMMITTEE**

Pursuant to the Declaration of Restrictions of Forest View Homes Association, the Architectural Control Committee hereby approves the above project. The Architectural Control Committee has not and does not express any opinion regarding the strength, engineering design or safety of said construction project. A building permit should be obtained from the city of Olathe, and it is the homeowner's responsibility to see to it that the project is in compliance with all building codes, zoning ordinances and other laws and regulations.

- Approved as submitted by homeowner.
- Approved as noted below.

ARCHITECTURAL CONTROL COMMITTEE

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Failure to meet these conditions revokes approval for this project.

\_\_\_\_\_  
\_\_\_\_\_

**Forest View Homeowners Association  
Architectural Control Committee**

**Guidelines/Standard Conditions for ACC Approvals**

**Fences**

No fencing shall be permitted upon any of the lots unless such fencing shall be wrought iron (or equivalent) and built with methods and materials which harmonize with external design of buildings in Forest View.

All such fences must be approved in writing by the ACC.

No fence shall exceed 48" in height unless specifically approved for a greater height by the ACC.

The location of fences shall follow the property lines unless otherwise approved in advance by the ACC. Utilities are not to be boxed out whenever possible.

Fences shall be connected at or near the rear of the home

**Basketball goals.**

All basketball goals shall be permanently installed, free-standing on poles, and shall not be portable or attached to any residence or building.

Poles, nets, hardware, backboards and braces shall be kept in good condition, and backboards shall be of a transparent or clear material.

In addition, as a condition of receiving approval, a goal must be located at least 7' from any sidewalk, city street or adjoining property line.

**Patios**

Patios should be either concrete, stamped concrete, brick, natural stone, or combinations thereof, subject to the approval of the ACC, or other materials as approved by the ACC

The color and appearance should complement and be compatible with the house structure and neighborhood.

Patios should be placed beyond the back corners of a home, and ordinarily not extend laterally wider than the width of the home.

Patios are to be placed a minimum of 7' from property lines.

**Decks**

Decks are to be constructed primarily of cedar wood, or high quality durable composite materials, for the frame and flooring, with posts of cedar or suitable alternative high quality durable material. Railings should be either cedar, wrought iron or suitable durable equivalent.

The appearance should complement and be compatible with the house structure and neighborhood.

Decks should be placed beyond the back corners of a home, and ordinarily not extend laterally wider than the width of the home.

Decks are to be placed a minimum of 7' from property lines.

**Pergolas**

Pergolas are to be constructed primarily of wood, following the same requirements of natural materials as for decks, except for using, where appropriate, the same basic materials (siding, trim and roof) as the house structure, with an appearance consistent with that of the main house structure.

**Sunrooms (if permitted by restrictions and covenants)**

Sunrooms must be constructed entirely behind the house and not extend beyond side of house

Sunrooms are to be constructed using, where appropriate, the same basic materials (siding, trim and roof) as the house structure, with an appearance consistent with that of the main house structure.

**Roofing**

*[Subject to committee discretion and approval]*

Composition shingles must have minimum of 40-year manufacturer warranty

**Playsets**

Playsets are to be constructed primarily of wood.

Wooden playsets cannot exceed 350 total square feet (length x width) unless otherwise approved by the ACC.

Playsets must be placed beyond the back corners of a home.

Playsets are to be placed a minimum of 7' from property lines.

### **Playhouses**

Permanent playhouses are to be constructed primarily of wood, with the same basic materials as the house structure, with an appearance consistent with that of the main house structure.

Playhouses must be placed beyond the back corners of a home.

Playhouses cannot exceed 100 total square feet (length x width) unless otherwise approved by the ACC.

Playhouses are to be placed a minimum of 7' from property lines.

Playhouses must be placed so as to minimize visibility from the street(s).

Homeowner must agree to only use the structure as a play house and never use the play house for storage

Playhouses are to be kept well-maintained.

Plastic playhouses and structures cannot exceed 70 total square feet, must be movable, must be stored out of site in the winter, and will be approved for up to a 2-year period.

### **Trampolines**

Trampolines are to be placed beyond the rear corners of the home

Trampolines are to be kept clean and well maintained

Owner must maintain in good condition either grass or mulch under the trampoline

Trampolines must also comply with any city ordinances or code

Any approval for a trampoline will be limited to a period of two years at a time

### **Fire Pits / Outdoor Kitchens**

*[Subject to committee discretion and approval]*

### **Pools**

*[Subject to committee discretion and approval]*

### **Hot tubs**

Hot tubs/spas are to be located on deck or patio, behind house and not extending beyond side of house. Upon request, the homeowner may be asked to satisfy the Architectural Control Committee with respect to the need for and appropriateness of any screening, and as to the design of any proposal screening.

### **Exterior Painting (including siding, trim, doors)**

Exterior home colors are subject to the approval of the ACC prior to any exterior color change.

Samples must be provided to the ACC.

Pallet of colors as previously approved by Rodrock will be treated by Committee as approved colors (subject to approval as to combinations).

### **Driveways**

Only concrete driveways will be approved.

Stamped or stained concrete will be considered, subject to the Committee's approval

### **Siding**

*[Subject to committee discretion and approval]*

No vinyl siding will be approved

### **Landscaping/Sculptures/Fountains/Waterfalls**

*[Subject to committee discretion and approval]*