

QUAIL CROSSING DESIGN STANDARDS

The following design standards have been established and may be changed periodically pursuant to 8.2 of the Declaration without the necessity of filing a formal amendment to the Declaration. Accordingly, inquiry should be made of the Design Committee or the Board to determine current policy guidelines regarding any design matter not addressed in the Declaration or below.

Roofs. In accordance with the Declaration, roofs must be “weathered wood” in color and composite heritage type shingles. Impact resistant composite shingles in “weathered wood” may also be acceptable. All roof changes must receive prior approval of the Design Committee or Board.

Sheds. In accordance with the Declaration, sheds are not allowed on lake lots. Sheds on other lots should be wooden, gabled roofed, and consist of the same roof material and paint colors of the residence, with foundations constructed in accordance with the Declaration. The Board has sole discretion in approving or disapproving the square footage, height, and location of sheds on lots. Sheds should not be disproportionately larger in square footage or height relative to the lot and to the majority of other properly approved sheds in the neighborhood.

Exterior Color Schemes. All exterior color schemes shall be in earth tone colors and at all times subject to the prior approval of the Design Committee or Board.

The color of exterior paint and materials should be subdued to blend with the colors of the natural landscape. Earth tones, generally muted, are recommended, although occasional accent colors used judiciously and with restraint may be permitted. Colors shall be harmonious and compatible with colors of other homes in the neighborhood. Earth tones are considered neutral colors; a warm and natural color scheme that draws from a color palette of browns, tans, grays, blues, and greens. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees, and rocks. Black, purple, orange, red, pink, and certain intensities of blue are considered non-earth tone colors.

Other Design Standards.

1. There shall be no rock yards and all yard areas, exclusive of improvements, shall be at least seventy percent (70%) grass.
2. There shall be no underground or geodesic dome homes.
3. Materials and plans for any retaining walls must be previously approved in writing by the Design Committee.
4. All basketball goals shall be either white or glass. No “home-made” basketball backboards or supports shall be permitted. All basketball goals and supports shall be first approved by the Design Committee.

5. No playground, exercise or recreational equipment will be allowed on lake lots except wooden swing set play centers. All wooden swing sets must be approved. All recreation and play equipment shall be located in the rear of any lot except for basketball goals. All playground equipment installed on any "Lake Lot" must be previously approved by the Design Committee.
6. There shall be no above ground swimming pools. Only underground pools are allowed and must be placed in the rear of the Lot without encroaching on utility easements. Requires prior Design Committee review and approval. Adequate screening, security and maintenance shall be provided. Fencing around swimming pools shall be wrought iron or other material approved by the Design Committee. Swimming pool construction shall meet Kansas State Board of Health Standards.
7. All dog runs must be in the rear yard on the back of the home and must be screened from the view of neighboring homes with fencing or other appropriate materials approved by the Design Committee. No dogs shall be continually or regularly chained or staked in any front or side yard. Invisible fences should not be relied upon as the sole method to contain pets. Dogs must be leashed when outside the residence site.
8. In no event shall any chain link or woven wire fence of any type be permitted.
9. All vegetable gardens shall be in the back yards only and shall be screened from sight from adjoining Lots.
10. Fescue is the approved grass type. Effective January 2015, no other grass types shall be planted and/or seeded unless such plans and specifications have been submitted in advance and approved in writing by the Design Committee.
11. All exterior wood surfaces on homes must be painted or stained and sealed.
12. All construction must be completed within one (1) year from commencement thereof.
13. Lawns shall be mowed on a regular basis and at a height not to exceed five inches (5").
14. No Christmas lights or decorations shall be lighted before Thanksgiving and shall be taken down no later than March 15th of the following year.
15. All flagpoles and the type of flag that may be flown must be first approved by the Design Committee.
16. No window shall contain any reflective material such as aluminum foil.
17. All firewood stacks in excess of two (2) ricks shall be screened from view from neighboring Lots.
18. Any temporary covering of a swimming pool, patio, or otherwise shall be deemed a structure that is subject hereto.
19. All forms of sculpture and "yard art" must be first approved by the Design Committee.

20. All forms of grills, smokers, or other such devices must be located in the rear of any Lot or stored out of sight when not in use.
21. Home siding material should consist of wood plank, engineered wood, wood fiberboard (LP Smart Side), fiber cement board (James Hardie), or brick. Vinyl siding is not an approved material.
22. No plastic, metal, or concrete block storage building shall be erected or placed on any Lot.
23. If you live on the lake, it is your responsibility to trim your side of the sidewalk and along your fence, and to trim any of your trees and bushes that enter into the walking path on the sidewalk.