

## **HOA Minutes 10-2-21**

Following a morning workday, on October 2<sup>nd</sup>, members of the HOA had a picnic and a short meeting to discuss the current ARC standards as a follow up from the Summer 2021 meeting, specifically to address ARC Standards for Reverse 1 ½ story homes due to a pending submission and another lot pending sale. Due to increased lot sales and new owners wanting to start on home designs, it was determined to hold the meeting rather than wait until our annual HOA meeting in 2022 to address.

The meeting was called to order by our President, Joel Smith at 12:51. Those in attendance included Terry and Stephanie Bradshaw, Kirk and Julie Berggren, Tim and Eve Kalkman, Joel and Allison Smith, Betty and Alan Hansen, Diana Watt, Scott and Debbie King, Nick and Ferol Thielen. Scott King explained the issues the board has been discussing regarding existing ARC standards.

The proxy votes which had been sent out brought up lots of suggestions. Alan Hansen moved to table Items 1 and 2 from the proxy vote and focus the dialogue on the variances to pending submission of reverse 1 ½ story homes. Kirk Berggren seconded, and the motion carried. These items (items 1 and 2 from the proxy) will be addressed again at our annual meeting this next summer.

Joel moved to vote on item #3 regarding ownership of 2<sup>nd</sup> lots and building requirement where it was recommended the owners of two adjacent lots will be held to construction standards of building within two years. Current owners will be grandfathered-in and this will only apply once the land/house is sold in the future. Kirk seconded the motion, the proxy votes were turned into Ferol and counted.

Result: The yes votes passed 10-4.

The requirement for ARC standards for reverse 1 ½ stories was discussed. Initially there was a recommendation to go 2000 square feet on the main floor and a total of 3200 square foot finished with a bedroom and full bath on the below main floor. Joel moved and Debbie King seconded the motion that a reverse and a half story will require 3500 sq ft of total living space. The motion passed. Julie Berggren moved the meeting adjourn, Tim Kalkman seconded, and the meeting concluded at 1:55 pm.

Attached are summaries for design standards prepared by Scott King,

### **NEIGHBORHOOD NEWS**

A big thank you to all our lumberjacks that trimmed and removed trees along Arbor View. The VIEW is much better now and praises to all the people who helped set up and feed our crew. Also, Mabel Johnson will be recognized for her Coast Guard service with a drive-by parade on Saturday October 30th at 11:00 am. She will be on the Thielen drive (or porch in case of inclement weather). The parade will include classic cars, motorcycles and volunteers all part of the Veteran's Centenarian Project. It should take around 30 minutes. All neighbors are welcome to join us if you'd like. In case you haven't had the pleasure of meeting Mabel, this would be a good time as she is an amazing young lady.

A quick reminder that the \$300 special road assessment is due on or before October 31<sup>st</sup> payable to Moonlight Ranch HOA and sent to Angela Tyler, 11910 S Arbor View Lane, Olathe, KS 66061.



**MOONLIGHT RANCH ARCHITECTURAL REVIEW COMMITTEE DESIGN STANDARDS**  
**Updated on August 22, 2016**

The intent of the Design Standards is to establish a high level of aesthetics and quality to the visual elements within the neighborhood. These Standards help Moonlight Ranch Homes Association to maintain and even increase property values.

The Architectural Review Committee (ARC) is comprised of one or more of the Board of Directors (BOD) along with resident representatives who volunteer their time to help implement the Design Standards through a review process. Although the ARC evaluates each request for building standards and other home improvements and repairs individually, lot owners who follow these standards will have the highest probability of approval.

1. Notwithstanding compliance with the provisions of the Declaration of Restrictions as stated in Vol. 1454, page 160 – 169 and the above criteria, no residence or exterior structure may be erected upon or moved onto any lot, without the submission of a complete Construction Application & Agreement and submission of Compliance Deposit or without prior written approval of the BOD.
2. Minimum Floor Area: No residence shall be constructed upon any Lot unless it has a total finished floor area, excluding finished attics, basements or garages, of at least 3000 square feet above grade. Single story, story and a half, two stories or reverse story and half are allowed.
3. Exterior walls of all residences and all appurtenances thereto shall be of stucco, stucco board, brick, stone, smart siding, James Hardie board or equivalent thereto approved by the ARC.
4. Roof material must meet a 50-year lifetime warranty and be in conformity with existing residents.
5. All driveways shall be concrete, patterned concrete, interlocking pavers, brick or other permanent stone finishes. Not allowed is gravel, asphalt or natural stone. No driveway shall be constructed, maintained, altered or permitted to exist on any lot if the driveway obstructs or impedes the flow of surface drainage in the area adjacent to the lot or in the street right of way or swale area adjoin or abutting to the lot.
6. All residences shall have at least a three (3) car, side entry garage. No carports are permitted. Garages are not to face any access road and should be placed on the side or behind the home.
7. Fencing: Prior to erecting a fence on any building plot, submission of plans for approval to the Board is required. Chain link, barbed wire and wood fencing are prohibited.
8. Swimming Pools: Any swimming pool to be constructed on any lot shall be subject to the requirements of Moonlight Ranch subdivision. Plans must be submitted and approved by the Board. Pool requirements include, but are not limited to the following: (1) Swimming pool location and configuration must appear on the site plan. (2) Composition to be of material thoroughly tested and accepted by the pool construction industry. (3) Any lighting of a pool or other recreational area shall be designed so as to buffer the surrounding residences from the lighting. (4) Above ground pools are prohibited.

9. Construction of the residential building shall commence within two (2) years of the purchase of the lot and must be completed within one (1) year of the start of construction or a lien equal to twice the current HOA annual assessment fee will be placed upon the property at the owner's expense and filed each year the building is not completed with 10% interest applied.

10. Adjacent lots may not be combined, however, owners of two adjacent lots will only be required to build on one lot. The second lot shall not be held to a building timeframe. HOA annual lot assessment fees will apply to each lot.

11. After completion of residence and an occupancy permit submitted, all disturbed soil shall be seeded or covered with sod within three (3) months of appropriate weather.

12. Any "shed" added to the residence on a property is limited to 200 sqft in size. The "shed" must be portable upon delivery. It must be attached to the back of the home and match in color, siding, shingle and trim per the Design Standards herein. Plans for a "shed" must be submitted to the Board for final approval.

13. Any detached "addition" to the property is limited in size to 1/4 that of the total residence above grade finished square footage. For a 3000 sqft home, the maximum detached "addition" would be limited to 750 sqft. The "addition" must match in color, siding, shingle and trim per the Design Standards herein. Placement of the addition will be to the back of the property and limited by current County regulations and setbacks. It will not impede site lines within the development. The addition will require submission of a Construction Application & Agreement and will require a non-refundable Compliance fee of \$1000. Plans for an "addition" must be submitted to the Board for final approval.

**MOONLIGHT RANCH ARCHITECTURAL REVIEW COMMITTEE DESIGN STANDARDS**  
**Updated on October 4, 2021**

The intent of the Design Standards is to establish a high level of aesthetics and quality to the visual elements within the neighborhood. These Standards help Moonlight Ranch Homes Association maintain and even increase property values.

The Architectural Review Committee (ARC) is comprised of one or more of the Board of Directors (BOD) along with resident representatives who volunteer their time to help implement the Design Standards through a review process. Although the ARC evaluates each request for building standards and other home improvements and repairs individually, lot owners who follow these standards will have the highest probability of approval.

1. Notwithstanding compliance with the provisions of the Declaration of Restrictions as stated in Vol. 1454, page 160 – 169 and the above criteria, no residence or exterior structure may be erected upon or moved onto any lot, without the submission of a complete Construction Application & Agreement and submission of Compliance Deposit or without prior written approval of the BOD.

2. Minimum Floor Area: No residence shall be constructed upon any Lot unless it has a total finished floor area, excluding finished attics, basements or garages, of at least

a. **3000 square feet** above grade for single story, story and a half and two stories.

b. **3500 square feet** for a reverse story and a half.

3. Exterior walls of all residences and all appurtenances thereto shall be of stucco, stucco board, brick, stone, smart siding, James Hardie board or equivalent thereto approved by the ARC.

4. Roof material must meet a 50-year lifetime warranty and be in conformity with existing residents.

5. All driveways shall be **concrete**, patterned concrete, interlocking pavers, brick or other permanent stone finishes. Not allowed is gravel, asphalt or natural stone. No driveway shall be constructed, maintained, altered or permitted to exist on any lot if the driveway obstructs or impedes the flow of surface drainage in the area adjacent to the lot or in the street right of way or swale area adjoin or abutting to the lot.

6. All residences shall have at least a **three (3) car garage**. The BOD recommends side entry but will allow up to a maximum of three front entry, no four front facing garages, but good with a combination of front and side if meets minimum three total. No carports are permitted. Garages are not to face any access road and should be placed on the side or behind the home.

7. Fencing: Prior to erecting a fence on any building plot, submission of plans for approval to the Board is required. Chain link, barbed wire and wood fencing are prohibited.

8. Swimming Pools: Any swimming pool to be constructed on any lot shall be subject to the requirements of Moonlight Ranch subdivision. Plans must be submitted and approved by the Board. The addition will require the submission of a construction application and agreement and will require a non-refundable compliance fee of \$1000. Pool requirements include, but are not limited to the following: (1) Swimming pool location and configuration must appear on the site plan. (2) Composition

to be of material accepted by the pool construction industry. (3) Any lighting of a pool or other recreational area shall be designed so as to buffer the surrounding residences from the lighting. (4) Above ground pools are prohibited.

9. Construction of the residential building **shall commence within two (2) years of the purchase of the lot and must be completed within one (1) year of the start of construction** or a lien equal to twice the current HOA annual assessment fee will be placed upon the property at the owner's expense and filed each year the building is not completed with 10% interest applied.

10. Adjacent lots may **not be combined**, and both lots shall be held to a building timeframe. HOA annual lot assessment fees will apply to each lot. Those HOA members with adjacent lots purchased before October 2021 will not be required to build on both lots, however this grandfather exemption clause is not transferrable.

11. After completion of residence and an occupancy permit submitted, all disturbed soil shall be seeded or covered with sod within three (3) months of appropriate weather.

12. Any "shed" added to the residence on a property is limited to **200 sq ft in size**. The "shed" must be portable upon delivery. It must match in color, siding, shingles and trim per the Design Standards herein and needs to be behind the house out of sight lines from the front and not obstructing any views of neighboring properties. Plans for a "shed" must be submitted to the Board for final approval.

13. Any detached "addition" to the property is limited in size to 1/4 that of the total residence above grade finished square footage. For a 3000 sqft home, the maximum detached "addition" would be **limited to 750 sq ft**. The "addition" must match in color, siding, shingles and trim per the Design Standards herein. Placement of the addition will be to the back of the property and limited by current County regulations and setbacks. It will not impede site lines within the development. The addition will require submission of a Construction Application & Agreement and will require a **non-refundable Compliance fee of \$1000**. Plans for an "addition" must be submitted to the Board for final approval.