

GRAND MERE DESIGN STANDARDS SUMMARY

The following are general guidelines (do's and don'ts) applicable to the design and construction of homes in Grand Mere. They are meant to supplement and not replace any original design guidelines that are published for the Grand Mere Property Residential District Master Association, or for any individual Community Association that published its own design standards. What follows represents minimum standards, and applies to any new home construction in Grand Mere. The full set of Declarations, including the entire text of the standards can be found at www.grandmereks.com, on the HOA tab.

Some Community's have more stringent standards, and anyone intending to build a new home in Grand Mere should familiarize themselves with any applicable rules. Community Association standards can also be found at the same web site noted above, under the specific tab related to the Community. Communities with specific standards that may vary from those of the Master Association are:

- The Heartland
- Muirfield
- Vanesta
- The Highlands
- The Enclave
- Grand Luxe
- Grand Estates
- Legacy Ridge
- Congressional

The application process for constructing a home in Grand Mere can take one of two paths. The first path is applicable if the lot in question is in a Community for which the plan review and approval is done by the Design Review Committee (DRC) of the Master Association. The second path is applicable if the lot in question is in a Community for which the plan review and approval has been delegated to a third party. Lots regulated by the DRC include those in the following Communities:

- The Heartland
- Muirfield
- Vanesta
- Congressional
- Merion
- The Reserve
- Turnberry
- Olympic
- Interlachen
- Baltusrol

The contact person for these Communities is Annette Lauppe, annette@advancedpropmanagement.com, 785-477-1068.

Lots regulated by the individual Communities include those in the following:

- The Highlands, contact person Brett Ballou, bballou@schultzconst.com, 785-556-1877
- Grand Estates, contact person Larry Thierer, thierer@yanoo.com, 785-341-1913
- Grand Luxe, contact person Larry Thierer, thierer@yanoo.com, 785-341-1913
- Legacy Ridge, contact person Larry Thierer, thierer@yanoo.com, 785-341-1913
- The Enclave, contact person Kail Katzenmeir, kailk@capstone3d.com, 785-341-6091

MASTER ASSOCIATION DRC REQUIREMENTS

Submittals must include a set of drawings containing a site plan, floor plans, exterior elevation views of all sides of the house, and a landscape plan. The package must be submitted electronically via email. If the general contractor has not previously been approved as builder in Grand Mere, a completed application form must also be submitted. In addition a \$2000 deposit is required, with the check made out to the Grand Mere Master HOA. Once the home is completed \$1800 will be returned to whoever paid the original deposit.

To facilitate the review and approval process, owners, designers, and builders should adhere to the following:

DO

1. Discuss the process with, and ask questions of the DRC prior to drawing or purchasing plans.
2. Use a general contractor.
3. Provide complete and clearly drawn plans.
4. Make deck and porch support columns a minimum of 12 inches, either in diameter or each side if rectangular.
5. Keep elevation views to a maximum of 3 different siding materials.
6. Terminate or change materials at inside corners.
7. Size shutters to fit windows.
8. Align and size windows to complement each other from one floor to another.
9. Provide color selections or a “family” of intended colors.
10. Trim all windows.
11. Provide a minimum of 4 trees, preferably 2 in the front and 2 in the back, having a diameter of at least 2 ½ inch caliper; irrigation system for turf and landscape; and landscape beds around the entire house.
12. If a TV dish is used, install it as ground-mounted in a landscape bed. Do not attach it to the structure.
13. Follow the attached mailbox standards.

DON'T

1. Apply more than 3 siding materials to any given elevation.
2. Use fake or imitation stone, with the one exception being Centurion Stone.
3. Construct cantilevered bump-outs (other than bay windows) that don't extend to grade, e.g. for fireplace vents.

Mailboxes shall meet the specifications of one of the following three types:

Type One - Mailbox Column:

- i. Maximum height: 58"
- ii. Maximum width: 24"
- iii. Faced with brick, stone, or stucco

Type Two - Mailbox Column and light fixture on top of column

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- i. Maximum height 78", including light fixture
- ii. Maximum width: 24"
- iii. Faced with brick, stone, or stucco

Type Three – Grand Mere Mailbox and Post

- i. Standard as provided in the Grand Ridge Townhomes
- ii. Maximum height: 56"
- iii. Can be ordered from Custom Home Accessories, Inc. 916-635-0231

Type One



Type Two



Type Three

