

**STONE MEADOW
PROPERTY OWNERS ASSOCIATION
5051 S. National Avenue, Bldg. 5-100
Springfield, MO 65810**

BUILDING STANDARDS

I. Minimum square footage in living area.

- A. One level -- 1,550
- B. Two level -- 1,500 1st floor, 2,000 total
- C. Three level -- 1,500 1st floor, 2,000 total 1st and 2nd floor; plus basement

II. Exterior

- A. In keeping with the top subdivisions in Springfield such as National Place, Quail Creek and Spring Creek, it is expected that most homes will be brick. Areas that are difficult to brick, such as cantilevered or boxed out areas, bay windows, dormers, kitchen window boxes, areas above the garage door, and gable ends, may be stucco, masonite hardboard, or vinyl siding.
- B. In addition, to develop a truly distinctive community, the Architectural Control Committee will encourage a variety of home designs, which will be approved on a case by case basis, with consideration given to design, exterior appearance, the use of appropriate materials, attention to detail, and commitment to quality.
- C. The finished floor elevation of the main floor must be higher than the curb elevation.
- D. Recommended exterior materials other than brick:
 - 1. Cedar or redwood – painted with color to be approved (no natural cedar or redwood)
 - 2. Stucco
 - a. Masonry stucco - 3 step or 2 step process
 - b. Exterior insulation system - use on styrofoam bead board only. Acceptable materials: drivit, R-wall, or approved equal.
 - c. Masonite stucco board is not approved.
 - 3. Masonite/Hardboard - shall be prefinished and guaranteed against peeling or buckling for at least 5 years, such as Masonite Colorlok or Super Side prefinished hardboard siding.
 - 4. Vinyl Siding - shall be minimum thickness of 42 mil, Pure PVC, must have a warranty for uniform fading, and a lifetime warranty to the original owner, such as Gold Bond.

NOTE: Shop grade and seconds are not approved.

III. Roof Materials.

- A. Cedar shake roof, tile, or composition roof (asphalt or fiber-glass).

As to Composition Roofs:

1. Shingles shall be of a laminated architecture design.
2. Shingles shall weigh no less than 250 lbs./square.
3. 3-tab shingles are not approved.

- B. Roof Pitch shall be 6/12 or greater.

IV. Additional exterior requirements

- A. Windows in the front of the home on the main level are to be a minimum of 5' in height. Other windows may be double hung or casement and high quality aluminum windows may also be permitted.
- B. Driveways - concrete.
- C. Mailbox and House Number - per standard design furnished with approval letter or other design submitted by owner.
- D. Fences - 48" in height, "Pinehill" finished on both sides, treated pine 6 or 8" pickets, placement of fence to be approved.
- E. Lots 1-4; 57-73, Phase I have a 10' natural buffer on the rear lot adjoining Weaver Road.
- F. Landscaping - front yard and side yards to be sod; appropriate shrubbery and two one inch caliper (8' - 10') trees in the front yard. (Landscaping is to be completed upon substantial completion of the house). In lieu of two 8'-10' trees in the front yard, one 2 inch caliper tree (12'-15').

V. Storage buildings or utility buildings are not permitted.

The purpose of these building standards is to assure a harmonious blend of style and quality throughout the subdivision. It is the desire of the Architectural Control Committee for Stone Meadow to be one of the City's finest subdivisions now and for many years to come.

For questions, please contact Stu Stenger or Ed Alden at 417.889-4300.