

**HICKORY VALLEY NEIGHBORHOOD
PROPERTY OWNERS ASSOCIATION
5051 S. National Avenue, Bldg. 5-100
Springfield, MO 65810
Phone 417.889.4300**

BUILDING STANDARDS

I. Minimum square footage in living area

- A. One level – 1,700
- B. Two levels – 1,500 first floor, 2,000 total
- C. Three levels – 1,500 first floor, 2,000 total first and second floor, plus basement

II. Exterior

- A. 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.
- B. In keeping with Stenger Community standards, it is expected that most homes will be a masonry product including brick, stone, stucco, concrete siding (i.e. hardi-board/shake/plank) and/or a combination of these or similar products. Other products that might be considered for areas such as accent areas, cantilevered areas, bay windows, dormers, window boxes, areas above the garage door, and gable ends, are LP Smart Siding, redwood, or limited painted cedar trim.
- C. Exterior materials not approved
 - 1. Vinyl siding (lap or batten board)
 - 2. Masonite board
 - 3. Sawn cedar board or siding
- D. The finished floor and garage floor elevation of the main floor must be higher than the curb elevation.

III. Roof materials

- A. Cedar shake, slate, concrete tile, or composition roof (asphalt or fiber-glass). As to composition roofs:
 - 1. Shingles shall be of a laminated architecture design.
 - 2. Shingles shall carry a minimum of thirty-year manufacturer's warranty.

3. Three-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 five feet high. Windows may be casement or single hung design and need to be of good quality wood-clad, PVC, or vinyl construction.
- B. Driveways - concrete.
- C. Mailbox and house number - per standard design furnished with approval letter, or other design submitted by owner.
- D. Fences are to be 48" high, board on board "shadow-box" (finished on both sides), treated pine or #1 cedar six inch or eight inch pickets. Placement of fence must be approved.
- E. On the rear lot lines adjoining Hwy. YY (Division), a six-foot privacy fence is allowed, but must then transition back down to the 48" shadow-box fence along the side property lines.
- F. Landscaping - front yard and side yards to be sod; appropriate shrubbery and two one-inch caliper 8' to 10' trees in the front yard or one two-inch caliper 15'+ tree in the front yard. (Landscaping is to be completed upon substantial completion of the house). For additional requirements, see Article VIII Section 8, of the Covenants, Conditions and Restrictions.
- G. Any solar energy system shall not be visible from the street, such that any portion of the solar energy system is or would be visible to a person six feet tall, standing on the Street, as determined by the Architectural Committee, in its sole and absolute discretion. Additionally, the solar energy system must be of the design, quality and color such that it is harmonious with the surface on which it is being installed, as determined by the Architectural Committee, in its sole and absolute discretion.

V. Storage buildings or utility buildings are not permitted

VI. Separate building standards will be published for the future gated estate lots on the western portion of Hickory Valley.

The purpose of the 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 Hickory Valley to be one of Springfield's finest subdivisions now and for many years to come.

For questions, please contact Stu Stenger or Ed Alden at 417.889.4300.