

## THE VILLAS AT DARDENNE O'FALLON, MISSOURI

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### GUIDELINES FOR ARCHITECTURAL OR LANDSCAPE IMPROVEMENTS

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#### Sprinkler System:

1. To prevent damage to the sprinkler systems, landscaping or construction projects may not begin without first having the Property Manager locate and mark the sprinkler heads.
2. If the Landscape or Construction Improvement interferes with the operation of the irrigation system, the homeowner shall redirect or reroute the irrigation system at homeowner's expense and should be coordinated through the Property Manager. Irrigation heads will not be allowed to remain in planting beds.

#### Landscaping Improvements:

1. No ground cover, perennials or annuals may be planted by homeowners unless in flower pots or containers.
2. Changes to the overall landscape design, (such as adding trees or flower beds), requires an application for landscape improvement. **The application shall be submitted and approved by the Prairie Villas Board of Directors before work can begin.** The application must include an official copy of your plot plan; a full description of the proposed improvement including the type of stone, mulch and trees or shrubs you plan to install and a detailed drawing showing all the dimensions of the landscape improvement. **In submitting an application, the homeowner assumes full responsibility for the maintenance, upkeep, replacement or removal of the improvement. All landscaping in the rear of the villas around patio or deck is the responsibility of the homeowner.**
3. To ensure that the rights of all residents are respected, landscape improvements may not extend beyond the limit of the villa footprint filing the application.
4. Each application for a Landscape Improvement will include a **Two Hundred Fifty Dollar (\$250.00) deposit** (payable to G+P Management LLC). The deposit is **refundable** provided the job-site is cleaned up after completion. Otherwise, the deposit will reimburse the Association for any costs incurred to clean-up or remedy contractor (owner) negligence.

#### Acceptable Materials for Landscape Improvements:

1. No application is required to substitute red or burgundy lava rock, or river rock (1" dia. max. but not pea size), or mulch. The owner will be responsible for disposal of displaced mulch.
2. If you choose to use either lava or river rock, it must be contained with a perimeter edging to reduce the possibility of damage to surrounding property when lawn care maintenance is performed.
3. Small stone edging (bullet edging) are not a suitable material for tree ring perimeters due to their weight. They are easily moved or uplifted by tree roots.

**Architectural Improvements:** Architectural changes, (for example decks, sunrooms), may not be made without:

1. **Prior approval by the Prairie Villas Board of Directors.**
2. Appropriate Building Permits issued by the City of O'Fallon
3. Each application for an Architectural Improvement will include a **Two Hundred Fifty Dollar (\$250.00) deposit** (payable to G+P Management LLC). The deposit is

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### Procedures for submitting applications:

1. Submit all applications to the Property Manager including a deposit of **Two Hundred Fifty (\$250.00)** for the improvement.
2. The Property Manager will record the date received and deliver the application to the Architectural Review Committee.
3. The Committee will make a recommendation to the *Board of Directors* to approve or deny the application.
4. The *Board of Directors* may approve or deny the application in writing. If the application is denied, the letter will state the reasons so the resident may revise plans for the project and resubmit.
5. **If application is made prior to receipt of building permits, the board may grant preliminary approval. Once permits have been obtained, copies must be submitted to the Board before final approval will be granted.**
6. Construction may not begin until:
  - a) The *Board of Directors* has issued **final approval** in writing.
  - b) Construction permits have been issued by the City of O'Fallon, (if applicable).

According to our Covenants, Conditions and Restrictions, if no response has been received within 30 days the application shall be deemed approved.

7. Decisions by the *Board of Directors* are final. However, that does not preclude a resident from submitting a new application based on a revised plan. It is not the purpose of the Architectural Review Committee or the *Board of Directors* to discourage improvements, but to ensure they benefit the whole community.
8. The deposit is **refundable** provided the job-site is cleaned up after completion. Otherwise, the deposit will reimburse the Association for any costs incurred to clean-up or remedy contractor (owner) negligence.

### Exterior Architectural Improvements:

1. The use of Engineered Plastic (Composite) Lumber is acceptable for deck applications only. Use for exposed spindles and handrails will be considered on a case-by-case basis subject to material samples. **The use of composite lumber for these applications should be so noted in your application.**
2. Prefabricated Sunrooms, such as Patriot®, Rustique®, etc., will not be approved. They do not conform to the style of architecture and construction in this community.

### Use of Professional Contractors:

**Construction signage is not permitted on the property at any time.**

1. If a resident chooses to employ a professional contractor, that contractor must be licensed, insured and bonded (for the homeowner's protection).
2. Residents electing to do the work themselves assume the liability for accident or injury; must still obtain any required building permits; perform the work in accordance with pertinent building codes; and have the work pass final inspections.

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Construction is encouraged to take place during weekday daylight hours (8:00 AM to 5:00 PM). Construction debris must be cleaned up nightly.

3. **Holiday, evening or weekend construction is discouraged**, but may be authorized by the *Board of Directors* on a case-by-case basis if it expedites completion of the project. **The need for extended construction hours as described above must be so noted in your application.**

**FAILURE TO NOTIFY THE BOARD OF DIRECTORS OF HOLIDAY, EVENING (after 5:00 pm) OR WEEKEND CONSTRUCTION IS CAUSE FOR FORFEITURE OF THE DEPOSIT!**

4. Prolonged parking of construction trailers or equipment is prohibited. Approval for limited overnight parking may be obtained from the *Board of Directors* if it significantly expedites completion of the project **and should be so noted in your application.**
5. **Upon completion of construction**, all scrap and unused materials must be immediately cleared from the property. If the association has to clean up, it will result in forfeiture of the deposit.
6. The Homeowner assumes all responsibility for any damage to any common elements and/or injury that may occur as a result of the alteration and shall minimize interference and inconvenience to others.