

# GRAND MERE DESIGN STANDARDS BOOKLET

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## INTRODUCTION

In a continuing effort to ensure the high quality of design and construction at Grand Mere, this Design Standards Booklet has been updated effective July 17, 2009. Understanding, observing, and complying with these standards will assure the quality development that is expected in the Grand Mere tradition.

The purpose of the Booklet is to set forth and explain certain standards pertaining to the development of the single-family home community within Grand Mere. The Developer believes that careful planning and enforcement of design and development standards will ensure orderly, attractive, and lasting development, all of which will preserve and enhance the value of property.

The Design Standards provide for the review and approval of site and building plans and specifications by the Design Review Committee (DRC) of the Grand Mere Single-Family Residence Community Association. The DRC's interest in reviewing site and building designs is to ensure that a high quality of compatible development is consistently achieved.

The overall impact of a home design involves issues of taste and judgment, which cannot be completely reduced to measurable standards of size, setback, roof pitch, etc. A home, which meets all the statistical criteria, may be unacceptable in the judgment of the DRC.

In addition, the DRC is charged with the responsibility of exercising judgment as opposed to simply enforcing rules. Thus, in certain cases the general guidelines may be modified or waived by the DRC to recognize the special circumstances of a given situation. Such exceptions or waivers in no way diminish the enforceability of the guidelines in other unrelated situations. In all cases, however, the DRC will do its best to balance the long-term interests of the overall development with the specific objectives of the individual homeowner.

The Declarations of the entire Residential District of Grand Mere ("Master Declaration") and of the Single-Family Community ("Community Declaration") deal with a variety of subjects, including building type, quality, and other development standards, all presented in binding legal format. These Design Standards amplify and further develop these requirements into easily understandable terms to facilitate the design and review process for property owners, architects, and builders alike.

Articles XI and XII of the Master Declaration and Articles VII and VIII of the Community Declaration provide the legal basis for reviewing and accepting new building proposals at the Grand Mere Single-Family Residence Community ("Community"). These provisions were established recognizing that the concept of architectural control has a long and successful history in helping to preserve the value and character of residential communities.

These Design Standards outline useful information, which will be helpful in the design and construction of single-family homes at Grand Mere and will explain the architectural review process. Because the design, approval, and construction of a home require a substantial investment of time, capital, and emotional involvement, the material contained in this booklet should be carefully studied before design work is started.



## **1. ADMINISTRATION**

### **1.1 Design Review Committee**

The Design Review Committee (DRC) is the reviewing body established to assure conformity of plans with the desired aesthetics, maintenance, facility operation, community acceptance, and overall economics of the Community. It is the responsibility and purpose of the DRC to review and approve plans for site and architectural improvements based on the provisions of the Community Declaration and these Design Standards.

The DRC is composed of professionals well informed as to intent and standards of the Grand Mere Development. The DRC consists of at least three members (initially selected by the Developer) who review all single-family residences. The Developer may delegate the authority to appoint members of the DRC to the Community Association members.

### **1.2 Review Process**

Signed approval of final plans by the DRC is required prior to the undertaking of the construction, modification, or installation of any site improvements, including landscaping. However, approval is not required for replacement of dead or damaged landscape materials with the same material. Such approval simply means that the proposed plans meet Grand Mere's aesthetic and functional requirements. **GENERALLY, APPROVALS AND/OR PERMITS FROM THE CITY OF MANHATTAN ARE ALSO REQUIRED PRIOR TO COMMENCING ANY TYPE OF CONSTRUCTION.** Submission of plans to the City should not be made until DRC approval of the project has been secured.

The City's approval process is completely separate from Grand Mere's DRC review and focuses on many construction and safety issues not addressed by the DRC. The City also requires periodic inspections of the home during construction, and the inspectors can require changes from the City-approved plans. It is incumbent on the builder to satisfy all governmental requirements and to secure all required approvals, permits, and inspections. The remainder of this document refers only to Grand Mere's DRC process as opposed to the governmental review process.

A deposit of \$2000 will be required at the time final plans are submitted for a new home. All but \$500 will be returned to the party who submitted the deposit at the same time the Compliance Approval is provided, as described later in this document. The \$500 retained by Grand Mere will be applied to plan review and administrative costs associated with the construction project.

A deposit of \$1000 will be required at the time plans for additions and exterior modifications affecting the architectural character of the premises are submitted. All but \$150 will be returned to the party who submitted the deposit at the same time the Compliance Approval is provided, as described later in this document. The \$150 retained by Grand Mere will be applied to plan review and administrative costs associated with the construction project.



To help ensure compliance with design guidelines and to attempt to maximize coordination with the DRC, the following process has been developed:

- Preliminary Residential Design Meeting
- Preliminary Architecture and Landscape Plan Review
- Final Construction Drawing and Landscape Plan Review
- Compliance Reviews

**1.2.1 Preliminary Residential Design Meeting.** Before design work starts, a preliminary design meeting will be held with the chair of the DRC to review the Grand Mere building, landscape, and site design process. At that meeting, the DRC process will be explained and a timetable will be developed for the design and construction of the home. If the builder and/or architect have been selected, they should also attend, especially if they do not regularly work on Grand Mere homes.

**1.2.2 Preliminary Architecture and Landscape Plan Review.** Once the architect and client have agreed upon a home design, three (3) copies of the plans must be submitted to the DRC for review. Although the plans need not be completely detailed construction documents, they must clearly portray what will be built and how it will be positioned on the lot.

These plans will be reviewed to ensure the following:

- The home is in compliance with Grand Mere's design standards.
- Architectural treatments are pleasant and appropriate to the neighborhood.
- The home is compatible with adjacent homes and is well situated on the lot.
- Drainage issues have been adequately addressed and the proposed elevation for the foundation has a good relationship with the street.
- The proposed building materials are acceptable.
- The proposed landscaping is in compliance with Grand Mere's design standards.

Grand Mere homes are not limited to a single type of architecture—to the contrary, a diversity of architectural styles is contemplated and welcomed so long as the quality of architecture is good, and the home presents a pleasant appearance. All four elevations must be addressed.

The preliminary plans must include the following:

1. An accurate site plan reflecting floor elevations based on existing road grades at property corners and proposed contours (one-foot intervals); easements (public as well as private such as fence, and landscape); all existing trees of at least a four-inch caliper; storm drainage outlets; and the proposed placement of the home, driveways, sidewalks, pool, patio, deck, retaining walls, etc. The concept for site drainage and berming should also be clearly indicated.
2. Floor plans of each floor showing all windows, doors, cased openings, cabinets, shelves, bath fixtures, stairs, etc. All rooms should be labeled and square footage of living areas for each floor indicated.

3. All elevations should be drawn to scale and floor lines, windows, doors, chimneys, retaining walls, steps, railings, decks, patios, etc. should be shown. Roof pitches and overall dimensions should also be reflected. These elevations must accurately depict the look of the home in sufficient detail to demonstrate the proportions and alignment of all its elements. Building material types should also be specified.
4. A general landscape plan should be drawn to scale and incorporate the accurate site plan elements including drainage and proposed berms. The landscape plan should show tree massing, areas for lawn, and the native transition area location and size.

**THE DRC WILL NOT REVIEW PRELIMINARY PLANS THAT DO NOT CONTAIN ALL OF THE ABOVE ITEMS.**

**1.2.3 Final Construction Drawing and Landscape Plan Review.** Once the DRC has approved the preliminary plans, final plans should be prepared. These should be construction documents of professional quality and must be completed in sufficient detail to fully explain the intent of the structural and architectural designs, as well as the materials and finishes involved. Three (3) copies of final drawings at an architectural scale are required. Enclosed in this booklet is Appendix B, "Application for Construction Approval", which outlines the required information that must be included with this DRC submittal.

The review of the final plans will be more comprehensive and will focus on smaller details affecting the appearance of the home. All exterior colors should be specified when the final plans are reviewed; however, if final color selections have not been made, the DRC may still approve the final plans **SUBJECT TO SUBMISSION OF COLOR SELECTIONS FOR APPROVAL PRIOR TO THE INSTALLATION OF ANY FINISHED MATERIALS.**

All proposed construction systems shall be in accordance with the requirements of state and local codes, and appropriately designed for local climatic conditions.

Landscaping will be reviewed for its overall appropriateness, as well as for its sense of cohesiveness and thoughtful composition for the community. ***Landscape Plans are considered a critical part of the final plans and shall be submitted to the DRC for review at the same time as final construction drawings are submitted.*** For details of what is required, see "landscaping" in Section 2, General Residential Design Standards.

**1.2.4 Compliance Reviews.** A representative of the DRC may review the progress of construction from time to time to make sure construction is proceeding as set forth in the approved plans. In any event, the builder should notify the DRC when final grading is to be performed so that the grading can be inspected to ensure all grading problems are solved before sod, landscaping, and irrigation are installed.



Upon completion of construction, installation of all landscaping, and receipt of the Occupancy Permit from the City, the homeowner shall request Compliance Approval from the DRC, and the return of the deposit. Once compliance is documented, the DRC will issue the final approval and return \$1500 of the deposit.

### **1.3 DRC Communication and Waiver**

The DRC will generally review submissions within 15 business days of receipt. If plans are approved, written notification will be promptly provided along with any changes being recommended or required by the DRC.

If the DRC rejects the application or requires significant changes to the design as a precondition for approval, a DRC representative will schedule a conference to personally communicate these modifications to the homeowner and architect. As indicated, generally the DRC will offer specific suggestions to correct the design problems they find; however, the DRC can reject an application based on the professional judgment of its members without citing specifics, for the following reasons:

1. Insufficient information to adequately evaluate the design or design intent.
2. Poor overall design elements.
3. Incompatible design elements.
4. Inappropriate design concept or design treatment.
5. A design found to have an adverse effect on the character of the Community or its residents.

The DRC will not normally comment on or reject a custom-designed home because of its interior elements, except in cases where those features affect the exterior appearance. Observations of the DRC which could improve the home's function will be passed on to the applicant for consideration. The DRC or Grand Mere Development may, however, reject the design of speculative houses because of interior design features when, in their judgment, the livability of the submitted design does not meet the standards expected of speculative houses in the Community.

**In order to meet special situations, which may not be foreseen, it may be desirable from time to time for the DRC to allow variances from certain requirements. Any variance granted relates only to the specific situation and should not be considered precedent setting. Each decision will be made with the welfare of the overall development and current master plan in mind.**

### **1.4 Public Approvals**

All pertinent requirements of public agencies must be followed in the development of this property, and all plans must be approved by the appropriate departments of the City of Manhattan. Each buyer must verify code requirements at the time of purchase, and each builder must comply with code requirements during construction. Based on local zoning and subdivision regulations, the Community development criteria may be more restrictive in land use, site development



standards, landscape requirements, or other matters. In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern.

### 1.5 **Exculpation**

The approval of plans and specifications by the DRC shall not be construed as approval of the engineering decisions or compliance with zoning and building ordinances. By approving plans and specifications, neither the DRC nor any member thereof assumes any liability or responsibility therefore or for any defect in any structure constructed from such plans and specifications.

### 1.6 **Subsequent Modifications**

Occasionally, it is desirous to make changes affecting the exterior elevation of the home or the design of decks, patios, landscaping etc. during construction. These changes cannot be made without first securing DRC approval. Depending on the nature and extent of such changes, revised plans may be required.

Even after the home has been finished and occupied for a period of time, DRC approval is still required prior to undertaking any changes or additional construction affecting the exterior of the home. This would include additions to the house, adding or changing decks, pools, gazebos, outside lighting, cabanas, driveways, walks, fences, retaining walls, flag poles, basketball goals, landscaping etc. It would also include any grading changes that affect drainage. ***No outdoor sculpture or lawn ornamentation may be added at any time without specific DRC approval.***

## 2. GENERAL RESIDENTIAL DESIGN STANDARDS

### 2.1 **Site Design Standards**

The exceptional feature of Grand Mere's environment will be its sense of cohesiveness. All home sites, although different in style, will appear compatible and comfortable with their natural surroundings as well as with each other. The streets will be more than a collection of individual houses; they will be green neighborhoods with a sense of thoughtful composition about them. The following design and use standards will direct the development along those lines. The result will be a high-quality living environment for all homeowners, which will also serve as a unified backdrop for the Colbert Hills Golf Course.

The landscape plan shall include the following:

1. Existing trees on the lot and along the street
2. Location of sidewalks, driveway, streets, and curbs
3. Existing easements
4. Evergreen screening for the air-conditioning units and exterior utility meters
5. Proposed contours for grading, swales, and berms
6. Limit of irrigation and drain locations
7. Plant material type and proposed installation size
  - (a) Height and spread



- (b) Container type and size (3 gallon minimum)
- 8. Exterior lighting, location, fixture type, light color, and material
- 9. Proposed monuments and lawn ornamentation
- 10. Walls and planters, size, material types, facing
- 11. Location of pool, pool fencing, and pool landscape. Pool drains and/or pumping shall be drained to the street, not toward the golf course.
- 12. Decks, arbors, gazebos, cabanas, fences—design, size, materials, color, and location
- 13. Location and types of all ground cover material (hardwood mulch is preferred, rock mulch is acceptable—describe location and type of mulch on plan)

**2.1.1 Landscaping Planting.** Considerable effort has been expended in careful planning, conservation, and enhancement of the natural environment of the Community. It is of utmost importance that existing specimen trees be preserved to reinforce this planning.

Mature stands of trees give the environment an established feeling, and new plantings must complement the existing landscape. The individual streetscapes should be planted so they appear to be continuous green “parks”—grand in scale in the same manner that the native landscape is grand. New tree plantings (in either lawn or ground covers) are considered to be of tremendous importance, and the utmost effort should be made to provide and locate trees that are substantial in size (a minimum of 2 ½ “ caliper) when planted to create enframement, scale, and a mature character for the new homes when planted. Additional plantings near the home’s entry should also be substantial in scale and natural in form for a visual impact for visitors and the neighborhood as seen from the street. Plantings along the golf course as well as plantings for home sites shall supplement and reinforce the natural prairie character of the Grand Mere site and help tie the homes to the ground.

Native Landscape Zone. All native plantings will be non-irrigated areas. They will consist of undisturbed areas as well as areas to be revegetated. Areas to be revegetated will be landscaped with native plant material selected from the recommended plant list (see Appendix D). They should include a mix of plant material including native grasses, native forbs, and adapted perennial grasses. Native landscape zones should be maintained in larger areas. Smaller areas of native plant material have a tendency to look unmaintained.

Transition Zone. The transition zone is the region found between native plantings and the formal irrigated landscape zone. Transition zones are included in the overall landscape scheme to create a connection between the irrigated and non-irrigated landscape treatments. This zone will incorporate plant material from both the irrigated and native landscape zones with a mix of perennial grasses, native grasses, and perennial plantings selected from



the recommended plant list. Trees and shrubs from the recommended plant list can be incorporated into this zone where buffer or screening should occur.

Lawns and Planting Beds. All areas of the lot outside of the Native Landscape Zone and the Transition Zone must be sodded, landscaped and irrigated except for certain natural areas, or when matching adjacent conditions, where terrain and trees make this impractical, or where the natural prairie is to be maintained. Planting beds which encompass the entire foundation are strongly encouraged. This will protect the house surface from edging tools and will reduce discoloration, water/irrigation infiltration, and general maintenance.

Saving Trees. The general approach to landscape design in the Community shall employ two basic considerations: (a) landscape conservation and (b) uniformity in design application. Owners shall make note of the variety and quantity of vegetation, which already exists at the site. All trees 4" or larger must be saved and protected unless they fall in the envelope of the house, driveway, patio, pool, or other planned improvements. Permission is required from the DRC before removing any tree 4" or more in caliper. Appropriate construction procedures should be followed to protect and preserve desirable trees, shrubs, and other landscaping which may exist on the construction site or on adjacent or nearby sites. Those trees identified to be saved by the DRC during preliminary planning shall be protected from construction damage by barricades or fencing. Stockpiling of any building materials, excavating, filling or any ground disturbances shall not be allowed within the drip line of existing trees which are to remain. When it is absolutely necessary to substantially alter the existing grade at a native tree, appropriate preservation methods must be employed. Good examples of mature vegetation should, whenever practical, be saved to give the design an established feeling.

Required Trees. It is required of each lot to have a minimum of seven (7) or eight (8) shade trees, of at least 2½" caliper. The number depends on the particular lot as noted below. Except on certain cul-de-sac lots with extremely small front yards, four of these trees must be in the front yards. At least three trees shall be in the back yard. Houses on two lots or more will require more landscaping. Evergreen trees in the front yard shall be in **strategic** locations for year-round appeal. Lots 1-14, 28-49, and 52-54 require a minimum of seven trees. Lots 15-27, 50, and 51 require at least eight trees.

Landscaping must include adequate evergreen screening of air-conditioning units, utility meters, garage doors, and play equipment wherever possible. Planting beds which encompass the entire foundation are strongly encouraged. All disturbed ground areas of a building site shall be sodded, covered with plants, or mulched with approved landscape materials (hardwood mulch is preferred). Rock mulch will be allowed in certain shrub



beds. Large empty unplanted areas will not be allowed. Landscape improvements, as approved by the DRC, shall be installed within 60 days of completion of the building during appropriate seasons and weather permitting. Cleared areas should be landscaped with trees, shrubs, and lawns designed to complement the architectural character of proposed buildings in form, location and scale. Use of mature plant material of the highest quality should be used to give the property a finished and established feeling.

Irrigation/Watering. An irrigation system shall be installed to maintain landscape areas on all building sites and along street frontages. Sodding is required for lawn areas. For natural areas, seeding is allowed during appropriate times of the year. All lawn areas shall be irrigated. A drip or bubbler system for shrub irrigation is strongly encouraged. Irrigation systems shall be installed so the trenching takes into account the root system (beneath the drip line) of existing trees to be saved. During construction, existing trees to be saved should be watered by hand. System drains (king drains) shall not extend beyond the property line onto adjacent lots or the golf course.

Maintenance. To ensure the overall quality of each neighborhood, the owners will maintain the exteriors of all structures on their lots, as well as lawns, hedges, plants and shrubs in a neat and trim condition at all times. Owners are required to use irrigation systems to water lawn and plant-materials to keep them in healthy condition. Dead trees and plant material shall be replaced within one (1) year.

Maintenance on Unbuilt Lots. In order to maintain the overall quality of the neighborhood, the Owner is responsible for the maintenance of any unbuilt lots per Article VI of the Grand Mere Single Family Residence Community Declaration and any applicable City standards.

**2.1.2 Landscape Construction.** The existing topography at Grand Mere is one of its best assets. The land rolls in a fashion that gives Grand Mere a character special to the Midwest landscape. Fills and cuts should be kept to a minimum. When cutting is necessary, the resultant wall or well should be integrated into the grade through the use of indigenous materials. Building elements must be well proportioned to their site, and site construction should not result in fragmentation of the continuous green landscape. The development at Grand Mere should appear as a whole, with harmony among all elements.

Easements. All easements must remain free of any obstructions that interfere with the purpose of the easement. For example, nothing can be placed within a drainage easement that interferes with the natural flow of runoff. No structures can be placed in utility easements; however, landscaping can be installed at the risk of the property owner. Utility companies having the right to use the easements are not required to replace improvements, such as landscape elements, that have been put within the



easements.

Utilities. All utilities will be underground.

Grading. It is encouraged that the grading of each site be undertaken in a sensitive fashion. The natural landforms should be preserved and enhanced; therefore, all new construction should work with the land. Finished grades must also be sensitive to the adjacent properties with particular regard to drainage and views. Property corners are natural points of release. Grading conditions that will not be allowed include the following:

- No fill over tree drip lines
- No artificially raised finished floor elevations
- No property line grade conditions that do not gracefully meet adjacent grades

Fencing/Walls. Fences are not encouraged because they fragment the landscape of the Community. Property line fencing is specifically discouraged, and no fencing will be allowed which has the effect of creating unmaintainable areas. All fencing and walls (including, without limitation, the composition and location thereof) shall be subject to the approval of the Design Review Committee on a case by case basis. Only black metal fences with metal posts, stone columns, or brick pillars are permitted. Fences shall be a minimum of four feet and a maximum of five feet tall, black painted metal, and open picket style only. Privacy screens of other materials may be permitted by the Design Review Committee around patios so long as the DRC determines that the materials and design are in harmony with the house, but in no instance shall such screens penetrate the building setback lines. Without limiting the generality of the foregoing, no chain link, wire, PVC, wood panel, or stockade fencing is permitted, and no opaque fencing is permitted anywhere on lots adjoining the Golf Course.

Fences along the golf course are subject to special setbacks (individual fence setbacks for each lot will be provided by the DRC) and must be black metal with an open style. Notwithstanding the above, more closed privacy fencing of other materials around pools, patios, and decks may be permitted on lots adjacent to the golf course so long as they are appropriately tied to the architectural vocabulary of the home and are behind the fence setback line.

Retaining walls shall be made of materials approved by the Design Review Committee. All retaining walls adjacent and visible to the golf course should be natural limestone. No bare (exposed) concrete taller than 12 inches will be allowed left untreated. Brick or stone finishes are encouraged. Stacked stone walls and interlocking wall systems will be allowed, except those adjacent to the golf course. Wall system's block style shall be the straight, split-faced unit, similar or equal to the Classic Straight Split face wall system by Keystone or the tumbled split face units similar or equal to Keystone Century Wall system. The color of the masonry walls shall be compatible to the house finish color. The proposed color and type of masonry wall shall be



submitted to the DRC for review as part of the final plan submittal. Plain gray blocks will not be acceptable.

Decks, Arbors, and Gazebos. All decks, arbors, and gazebos must be approved by the DRC. Preliminary plans must show the size, location, and materials composition of such improvements. Final plans must show the details of construction, including those for the decking, structure, railings, and stairs.

Where decks are close to the grade, appropriate termite and insect protection should be applied, and drainage should be maintained away from the home. All structural posts and beams must be treated material or naturally resistant to rot and insect infestation, and a skirt board should be utilized to screen the area below the deck. If the deck is well off the ground but is too low to walk under, the space under the deck shall be screened with lattice work, plantings, or other appropriate material.

All decks, arbors, and gazebos should be appropriately tied to the vocabulary of the home. This can be done by painting or staining vertical elements and/or railings to match the house trim or in some other manner approved by the DRC. Decks should conform to the style of house. Natural wood decks are acceptable. Stone piers, especially along the golf course, are encouraged. Tall spindly wood posts are not allowed.

Paved Surfaces. In an effort to create neighborhoods that are park-like in character, paved surfaces should be kept to a minimum. Large expanses of paving are not encouraged as they fragment the continuous greenbelt along the street. Circular drives are discouraged on lots with frontages of 125 feet or less. Hard surface areas shall not exceed 50% of the front yard area, as measured between the building setback and the street.

All paved surfaces shall be of a high quality finish such as brick, manufactured durable pavers, exposed aggregate, or other high-quality portland cement concrete permanent materials.

Turning aprons outside of garages should be at least 28 feet wide to provide for convenient entry and egress. In addition, it is recommended that there be four to five additional feet available for landscape screening. Thus, on the garage side, there should generally be a minimum 33 foot side yard.

Long, straight driveways should be avoided, especially if they will be adjacent to (and therefore clash with) a curved drive. Driveways shall be shown on site and landscape plans.

Mailboxes. Mailboxes shall be Grand Mere's standard.

1. All mailbox designs and locations must be approved by the Design Review Committee PRIOR to construction.
2. Mailboxes must be incorporated into the required landscape plan and



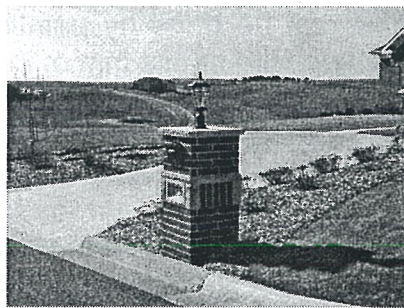
shown accurately, with dimensions to property line, to coordinate future driveway locations adjacent to the mailbox structure.

3. Three mailbox structures have been approved for Grand Mere:

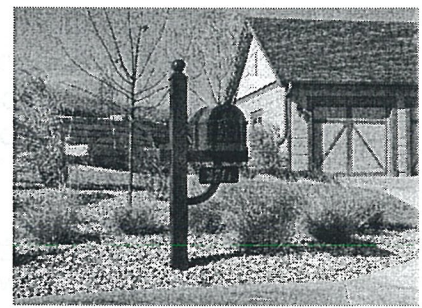
- a. Type One - Mailbox Column:
  - i. Maximum height: 58"
  - ii. Maximum width: 24"
- b. Type Two - Mailbox Column and light fixture on top of column:
  - i. Maximum height 78", including light fixture
  - ii. Maximum width: 24"
  - iii. Individual lamps may not exceed 15 watts when used in combination
  - iv. Three (3) bulbs per fixture maximum
  - v. Single bulb fixtures shall not exceed 45 watts
- c. Type Three – Grand Mere Mailbox and Post
  - i. Standard as provided in the Grand Ridge Townhomes
  - ii. Maximum height: 56"



Type One



Type Two



Type Three

Signage. No sign of any kind shall be displayed to the public view, or from any lot, or any Common Maintenance Areas, without approval of the Master Association, the applicable Community Association, or the Design Review Committee, except for the following temporary signs ("Permitted Signs"):

- a. Such signs as may be used by Developer or Grand Mere Realty in connection with the development and sale of lots in the Residential District
- b. Such signs as may be required by legal proceedings, or the prohibition of which is precluded by law
- c. Such signs as may be required for traffic control and regulation of Common Maintenance Areas
- d. Such signs advertising the lot as being for sale, except that:
  - i. The sign must be located only on the lot to be sold
  - ii. No real estate signs shall be placed in any Common Maintenance Area
  - iii. Only one real estate for sale sign shall be placed on each lot
- e. Signs promoting political candidates, but only 30 days before and 5 days after the day of election
- f. Builder signs - one per lot. Permitted Signs shall not exceed five



square feet in total area or be more than three feet in height.

The Developer or the Community Association has the right to remove any sign that violates these sign conditions and to remove signs erected on the right-of-way, common grounds, or on private property.

Ornamentation in Yards. Ornamentation, like signage, can become visual clutter in a neighborhood and destroy the feeling of the continuous green park. ***No outdoor sculpture or lawn ornamentation will be permitted without specific DRC approval.*** In addition, no address labels, advertising, logos, or other such markings shall be allowed on public street pavement or curbs and gutters.

Swimming Pools. No above-ground-level swimming pool may be installed on any lot. All swimming pools will be designed and engineered in compliance with applicable codes and are subject to DRC approval. Swimming pools along the golf course must incorporate drainage or pumping to the street during shut down or emptying, to protect the golf course from water/chlorine damage.

Basketball Goals. Basketball goals must be freestanding and positioned behind the front building line of the home. Basketball hoops/goals attached to the home or garage are prohibited. Generally, at least partial evergreen screening will be required behind the goal. All basketball goals must be approved by the DRC.

Antennas. Other than one (1) 18" satellite dish per unit, no external radio, television, or other antennas of any kind or nature (including, but not limited to "satellite dishes") or other devices for the reception or transmission of radio, microwave, television or other similar signals, shall be placed or maintained upon any lot without the prior approval of the Design Review Committee. The satellite dish location must be approved prior to installation by the DRC.

**2.1.3 Landscape Lighting.** The character of the Community has been developed in a very understated but elegant manner. This must hold true after dark as well as during daylight hours.

All outdoor lighting shall be clearly shown on the final plans. This must include lights mounted on mailboxes, columns, the house itself, driveway borders, within landscape beds, and all other locations.

All outdoor lighting shall be directed so as to avoid glare and excessive light spillage on adjacent property and fronting streets. Tennis court lighting is not allowed. No lighting of a patio, pool, or other recreation area will be installed without being designed so as to buffer surrounding residences, the prairie, or other Grand Mere buildings from excessive light. All lighting must have DRC approval prior to installation. No exterior light will be maintained on any lot which light is found to be objectionable by the DRC. Upon being given notice



by the DRC that any exterior light is objectionable, the owner of the lot on which the light is located will immediately remove the light or have it shielded in such a way that it is no longer objectionable.

Exterior lighting shall have enclosed sources of illumination and maintain light levels consistent with the recognized standards of the lighting industry. Accepted white color shall be in the color range of 2700–4500 degrees K. This includes incandescent light fixtures. Special colored lights in golden, yellow, blue, or reddish light sources are not. Holiday lights may be displayed from November 15 thru January 30 and must be taken down by January 30.

**2.1.4 Screening and HVAC.** The public views from the streets and golf course are to be protected and considered in all that is done. Screening must be compatible with the architecture of the home and planting concepts. No screening of a patio area may occur beyond the building setback of the residence unless approved by the DRC.

The following items should be appropriately screened from adjacent home sites and the golf course with landscape materials, permanent screening by provision of walls or solid fences, etc. and shall be located behind the front building line and as far from property lines as reasonably possible:

- Storage areas and trash containers
- All mechanical, electrical, and electronic equipment and meters
- Garages, driveways, and automotive aprons
- Basketball goals
- Areas under low decks
- Play structures
- Firewood

No window or wall air conditioning/heating units will be permitted. Heating, air conditioning, and plumbing vents shall not penetrate the roof on the front side of the home unless determined to be absolutely necessary by the DRC.

**2.1.5 Use Limitations.** Certain uses are forbidden in the Community. This list has been formulated to help maintain a quiet, residential quality and to minimize traffic volumes, noise, and visual intrusions. In addition, it will create safer neighborhoods.

No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, tent, shack, garage, barn, or other outbuilding will be used on any lot at any time as a residence either temporarily or permanently. No clothesline will be allowed on any lot.

Any driveway, public street, or parking area that may be in front of, adjacent to, or part of any lot may not be used as a habitual parking place for trucks, trailers, mobile homes, recreational vehicles, boats, or commercial vehicles except in specially designed areas approved by the DRC. The term “commercial vehicle” will include all automobiles, station wagons, trucks, and



vehicular equipment, which bear signs or have printed on the sides of same reference to any commercial undertaking or enterprise.

No noxious or offensive activity shall be carried on upon any site, nor shall anything be done which might cause embarrassment, discomfort, annoyance, or nuisance. Burning of leaves, trash, or construction materials shall not be allowed on any site at any time.

**2.1.6 Construction Requirements.** *Each builder must be approved by the DRC (See Appendix A).* During the period that a site and/or building are under construction, the following measures will be required to minimize disturbance to adjacent sites:

No lot is to be cleared or construction otherwise started without prior written approval of the plans for that lot by the DRC. Such approval will be provided on the form found in Appendix C. Before approval is given, the applicant must have submitted the forms found in Appendix A and B.

Additionally, no construction work, or site preparation, shall be performed on any lot prior to lot closing.

Construction staking shall be approved by the DRC prior to start.

There will be no trespassing across adjoining lots or common ground. No dumping of construction materials, waste, or trash shall occur in the Community. Regular trash removal must be provided.

All neighborhoods shall be maintained in a clean and orderly manner during construction. Erosion control shall be the responsibility of each lot owner. Silt fence, hay bales, or other means shall be used to prohibit soil from washing on to streets, the golf course, and adjacent properties, whether developed or not. Erosion protection shall be maintained, and in the event mud does escape from the construction site, it shall be removed and returned to the site within 2 days.

No loud music is allowed on any job site.

Building materials and construction equipment for any particular project shall be stored on the project site, and not in the street or on adjacent properties.

Sanitary facilities shall be provided on the project site by the owner or builder.

Owners will assume complete responsibility for the actions of their general contractor as well as those of their subcontractors. Any damage from construction activities to adjoining property, including, but not limited to, landscaping, building improvements, street curbs, signage, and utilities will be repaired by the owner or his contractor.



No construction work will begin before 7:00 a.m. or continue after 7:00 p.m. To alleviate the noise factor and preserve the tranquility of the area, exterior construction work on new homes (i.e., foundations, framing, siding or roofing) is not permitted on Sundays. Interior work in new homes and normal maintenance on existing structures is permitted on Sundays.

Deviation from the above requirements may be permitted with prior approval of the DRC.

## **2.2 Building Design Standards**

The Community will be comprised of homes built in varying styles. It is the control of a few subtle details that will create a sense of cohesiveness in the development. The creation of a "street wall" will unify the street; accordingly, to the extent practical, all homes should sit in the same basic relationship to the street. The sense of unity is particularly important from the point of view of the golfer, who will be viewing Grand Mere from a special vantage point. By regulating roof pitches, building colors, and building modulations, the homes blend into a total composition that has a comfortable feel and offers minimal impact on the golf experience. Requirements concerning screening and setbacks will reinforce the high level of quality that Grand Mere represents.

**2.2.1 Building Design.** The overall theme of Grand Mere is one of understated elegance and tastefulness. Each individual home, regardless of style, must represent these qualities as well. This can be achieved when each architectural statement is true to its style. The home must be of proper proportion with each of its components in relationship to the whole. Proportion and scale and uniformity at all four elevations are required. Houses should emphasize horizontal scale and form that is appropriate for the individual home site. Houses should be designed as a composition of additive forms; large structures and continuous unbroken building forms should be avoided. Building forms should blend with the existing natural contours of the site and be designed to nestle into existing terrain. Window and door types shall be allowed to be flexible and specific finishes will be reviewed by DRC. Window shutters are appropriate when sized to match window openings and mounted to appear functional. Details, such as cornices and fascias, must be of the particular style and appropriateness for the overall composition. Materials and colors shall be representative of the architectural style chosen for the home. Extreme contemporary architecture will not be allowed. Residential slab-on-grade construction is discouraged. However, if special circumstances warrant, the DRC may approve such a design.

**2.2.2 Site/Building Relationships.** It is intended that a basic harmony of architecture will prevail among the buildings so that no building will detract from the positive impact of the overall environment. Colors, materials, finishes, and building forms should be sensitively integrated with the particular landscape and topographical character of each site.



The site dimensions must be adequate to accommodate the proposed improvements, including the house, parking, drives, and screening. No house will be allowed to overwhelm its site.

### 2.2.3 Construction Standards.

Minimum Sizes. The following minimum finished square footage requirements have been established for the Community:

#### *The Heartland*

##### **Lots 1-14, 28-49, 52-54**

- Ranch, one story above grade 2,100 sq. ft.
- 1 ½ stories above grade 1,800 sq. ft. main floor / 800 sq. ft. upstairs
- 2 stories above grade 1,500 sq. ft. main floor / 1,300 sq. ft. upstairs

##### **Lots 15-27, 50, 51**

- Ranch, one story above grade 2,500 sq. ft.
- 1 ½ stories above grade 2,200 sq. ft. main floor / 1,100 sq. ft. upstairs
- 2 stories above grade 1,800 sq. ft. main floor / 1,600 sq. ft. upstairs

Different requirements can be established for each phase of Grand Mere, and future phases may have different minimum square footage requirements.

Height. Each single-family house shall not exceed 35 feet in height measured from finish grade at the nearest point to the highest point of any roof. Chimneys are exempted from this requirement and grade shall not be artificially raised to circumvent this requirement. DRC review and approval to exceed this height for specific site topography is required.

Roofs. Roofs shall be cedar shake or cedar shingles, slate, tile, concrete tile, or forty-year architectural grade asphalt shingles. Uniform roof styles and pitches are strongly encouraged, i.e. pitches should not vary by more than 4/12 and generally gables and hipped roofs should not be mixed. Changes in roof configurations should have a minimum of an 18-inch corresponding wall offset. Rooflines are particularly important in the relationship of proportion and scale to the design. There should be no unnecessary additions, and the pitches on each elevation must be consistent and appropriate to the style. Pitch difference shall be allowed between front-to-back and side-to-side pitches. Flat-roof residences and extremely contemporary designs are not allowed. Roofs must not be overscaled so as to overwhelm the house. Windows and door openings must be appropriately



located, balanced, and sized.

Setbacks. Many Grand Mere lots have setbacks more stringent than City of Manhattan standards. These have been set as a means to control the overall visual impact from the street and golf course. Setbacks for unique lots may vary from typical standards. All setbacks shown on recorded plats must be complied with. Additionally, the DRC has established specific fence setbacks for various lots (see Master Streetscape Plan). Minimum 12-foot sideyard setbacks are required for Lots 1–14, 28–41, 42–49, and 52–54. Sideyard setbacks of 15 feet are required for Lots 15–27 and 50–51.

Colors and Materials. Colors and materials allowed in the Community will be restricted as a means of ensuring the quality and harmony of the overall environment. No individual house shall detract from the others or cause a distraction to a neighborhood or the golf course. No sharp contrasts shall be allowed between material changes.

All exterior colors are subject to review and approval by the Design Review Committee. Colors should be suitable to the neighborhood and appropriate to the architecture and style of the home. Colors should blend well with other exterior material such as stonework and brickwork. Strong contrasting colors should be avoided.

Window frames other than wood will be either anodized or electrostatically painted. Wood frames will be painted, sealed, or stained.

Chimneys. Chimneys should integrate with the character of the house. Fireplace foundations or architectural trim shall be extended to ground and roof exposure. No through-the-wall mechanical venting gas fireplaces will be allowed

Garages. Garages are to be given the same architectural treatment and constructed of the same materials as the main structure. Each residence must have an attached, private, fully enclosed garage. Wherever possible garages shall be side-entry unless the DRC determines the site will not accommodate it. Garages shall have a minimum of space for 2 cars, and garages for over 4 cars are discouraged. The interior walls of all garages must be finished in a quality material. No garage may be left open, visible to the public street, for extended periods of time. No garage will be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal use.

Side-entry garages are encouraged wherever possible. Side-entry garages are required for Lots 15–27 and 50–51. No more than three garage spaces may face the street, and a maximum of four garage spaces per home is allowed. Garages should not exceed 40% of front elevation width.

Front Doors. Front doors shall be in character with the design of the house and not change after DRC review. Stamped metal front doors or metal doors



with plastic applied molding will not be allowed. Sidelights should match the design of the front door.

Siding. Buildings will be faced on all sides with quality facing materials such as brick, stone, wood, masonite, or concrete fiber lap siding, or stucco as approved by the DRC. The following materials are not allowed: exposed standard concrete block; simulated brick, simulated stone or simulated wood; board and batt; metal or vinyl siding; metal or vinyl windows. Alternative siding may be allowed with DRC approval. Prefabricated metal buildings are not allowed. Exposed foundations exceeding 12 inches are not allowed. Vertical wall offsets will not be allowed without a minimum 18-inch horizontal offset.

#### **2.2.4 Construction Limitations.**

Excavation. No excavation will be made except in conjunction with the construction of an improvement. When such improvement is completed, all exposed openings will be backfilled and graded.

Unfinished Work. Once commenced, construction will be diligently pursued to the end, and it may not be left in a partially finished condition for more than 30 days without written approval from the DRC.

Destroyed Homes. Homes destroyed by fire or natural disaster must be demolished and /or removed from the premises within three months and new construction begun expeditiously, weather permitting. The same standards and procedures shall apply as do for new construction. Partially burned or damaged property shall follow the same rules and standards.







**APPENDIX A**  
**GRAND MERE SINGLE-FAMILY RESIDENCE COMMUNITY**  
**("COMMUNITY")**  
**BUILDER APPROVAL and**  
**INTENT TO APPLY FOR NEW CONSTRUCTION**

As a Grand Mere prospective property owner I/we  
 (typed or printed) \_\_\_\_\_,  
 intend to construct a new home in Grand Mere, have read the current Grand Mere Single-Family Residence  
 Community Design Standards Booklet and the application form and fully understand the requirements of this  
 submittal.

I/we understand that complete plans for construction of the house, all related improvements,  
 landscaping, and all exterior lighting must be submitted and approved by the DRC prior to beginning  
 construction.

I/we understand that any change in the exterior from an approved submittal must be submitted to the  
 DRC for approval.

I/we understand that I/we am/are responsible for the building permit, sewer and water hook-up fees,  
 homes association dues, and specials assessments applicable to the property.

I/we assume responsibility for any and all damages by the contractor to my/our property, subject to  
 any rights that I/we may have against the contractor.

<p>Address          _____</p> <p>Lot No. and Subdivision          _____</p> <p>Community          _____</p>	<p>Date          _____</p> <p>Signature (Prospective Owner(s))          _____          _____</p> <p>Home Builder          Name          _____</p> <p>Address          _____          _____</p>
---	--

\_\_\_\_\_ I certify that the above named builder has been approved by the Design Review Committee.

\_\_\_\_\_  
 DRC Chairman

\_\_\_\_\_  
 Date







**APPENDIX B**

**GRAND MERE SINGLE-FAMILY RESIDENCE COMMUNITY  
("COMMUNITY")  
APPLICATION FOR CONSTRUCTION APPROVAL**

- ☐ **PRELIMINARY PLAN SUBMITTAL**
- ☐ **FINAL PLAN SUBMITTAL**

As a Community property owner(s) I/We hereby request approval of plans associated with (address)\_\_\_\_\_ I/we, have read the current Design Standards Booklet and fully understand the requirements of this submittal. We have included three (3) complete sets of construction drawings containing the detail outlined on this form.

Nature of construction:

- \_\_\_ New home
- \_\_\_ Remodel involving exterior
- \_\_\_ Addition to existing home
- \_\_\_ New roof
- \_\_\_ Modify landscaping and/or lighting

Describe the nature of construction:

Address _____  Lot No. and Subdivision _____  Community _____  Architect/Designer _____	Date _____  Owner(s) Name(s) (printed) _____ _____  Owner(s) Signature _____ _____
---	---







The Design Review Committee (DRC), as provided for in the Declaration of Easements, Covenants, Conditions and Restrictions of the Community, exists at Grand Mere to maintain high standards for design development and use of homes and property. When constructing a home, adding to or remodeling an existing home, or modifying landscape, application is made to the DRC using this form. Completion of the following pages, and submittal of required plans, will provide the DRC with the information necessary to review the proposed construction for compliance with the Design Standards and Regulations of the Community. The Design Review Committee Chairman can be contacted at 785-537-2065 for information and assistance.

The following is a list of items, which must be included in Design Review Committee submittals and will be considered by the DRC prior to approval of any proposed construction. Three (3) sets of complete plans are required with each submittal.

### CHECK LIST FOR DOCUMENTS REQUIRED FOR PLAN REVIEW

#### SITE DESIGN

Prel.   Final

- |   |   |  |
|---|---|--|
| — | — | Minimum scale: 1" = 20'-0"   |
| — | — | North arrow  |
| — | — | Existing spot elevations at the street curb adjacent to the lot and home.  |
| — | — | Building locations (house, garage, deck, pools and other structures)   |
| — | — | Proposed site grading, spot elevations at building corners, and top of foundation and finished floor elevations, relative to the adjacent street(s).   |
| — | — | Lines of proposed roof overhangs   |
| — | — | Property lines   |
| — | — | Site topography shown by 1-foot contour intervals  |
| — | — | Existing trees, shrubs, and other natural features, such as rock outcroppings  |
| — | — | Proposed removal of trees.   |
| — | — | Proposed landscape plan and general description of plant material, landscape transition areas, and berm locations (if applicable).   |
| — | — | Proposed landscape plan and detailed description of plant material, landscape transition areas, and berm locations (if applicable). This plan shall include size of plant materials upon installation and the areas covered by irrigation systems.                   |
| — | — | Privacy screening  |
| — | — | Outdoor lighting layout. This plan shall include a general description of all lighting within landscaping, along driveways and pathways, on the house, on mailboxes, etc.  |
| — | — | Outdoor lighting layout. This plan shall include a specific description of all lighting within landscaping, along driveways and pathways, on the house, on mailboxes, etc. Catalog cuts, shop drawings, or other drawings showing details are required at this time. |

Prel.   Final





- — Setbacks and easements - sideyard, front and rear yards, utility, landscape, golf ball, fence and other such restrictions
- — Construction staging and access areas
- — Temporary structures
- — Location, style, and size of mailbox
- — Location, style, and size of any entry features, columns, etc.
- — Details of mailbox, entry features, columns, and lighting associated with such amenities

## ARCHITECTURAL DESIGN

### Floor Plans

- — 1/4" = 1' (written and graphic)
- — North arrow
- — Overall exterior dimensions
- — Door and window openings
- — Walls, partitions and stairways
- — Decks, porches, and patios
- — Square footage of main floor
- — Square footage of other floors as applicable

### Elevations

- — Building elevations showing all views
- — Scale: Front elevation (1/4"=1'). Other elevations can be 1/8" =1'-0"
- — Door and window openings
- — Exterior building features
  - — Roof materials
  - — Siding materials
  - — Fireplaces
  - — Railings
  - — Trims and faces (note sizes)
  - — House numbers
  - — Solar panels and /or HVAC mechanical units
  - — Location of exterior lights
  - — Details of exterior light fixtures
  - — Location of decks
  - — Details of decks (materials, screening, railings, supports, etc.)
  - — Cornice and fascia details
  - — Floor lines
  - — Wall heights
  - — Overall building height
  - — Foundation lines
  - — Finish grades
  - — Exterior color schemes (sample color chips may be required)





**APPENDIX C**  
**DESIGN REVIEW COMMITTEE**  
**APPROVAL FORM**

I hereby certify that the following have taken place, or have been approved, for the property located at:

Address \_\_\_\_\_

Lot No. and Subdivision \_\_\_\_\_

Community \_\_\_\_\_

- ☐ Preliminary Residential Design Meeting  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Preliminary Architecture and Landscape Plan Review Submittal  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Preliminary Architecture and Landscape Plan Review Approval  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ DRC Comments Provided to Owner/Builder  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Final Construction Drawing and Landscape Plan Review Submittal  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Deposit Received  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Final Construction Drawing and Landscape Plan Review Approval  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Final Compliance Approval (see additional notes below)  
DRC Chairman \_\_\_\_\_ (Date)
- ☐ Deposit Less Fee Returned  
DRC Chairman \_\_\_\_\_ (Date)  
Owner \_\_\_\_\_ (Date)

Pertaining to Final Compliance:

- Requirements of the Design Standards have been met
- The City of Manhattan has issued an Occupancy Permit
- Construction has been completed according to the approved final plans





## APPENDIX D

### Transition Zone Trees and Shrubs List

#### Trees

American Basswood .....	Tilia Americana
American Elm .....	Ulmus americana
American Plum .....	Prunus Americana
American Sycamore .....	Platanus occidentalis
Autumn Olive .....	Elaeagnus umbellate
Bitternut Hickory .....	Carya cordiformis
Black Cherry .....	Prunus serotina
Black Hickory .....	Carya texana
Black Oak .....	Quercus velutina
Black Walnut.....	Juglans nigra
Black Willow .....	Salix nigra
Blackjack Oak.....	Quercus marilandica
Blackhaw Viburnum .....	Viburnum prunifolium
Blue Ash .....	Fraxinus quadrangulata
Boxelder.....	Acer negundo
Bur Oak .....	Quercus macrocarpa
Carolina Willow.....	Salix caroliniana
Chinquapin Oak.....	Quercus muehlenbergii
Common Chokecherry.....	Prunus virginiana
Common Honeylocust .....	Gleditsia triacanthos
Dogwood, flowering .....	Cornus florida
Downy Serviceberry.....	Amelanchier arborea
Dwarf Prairie Willow.....	Salix humilis
Eastern Cottonwood .....	Populus deltoides
Eastern Red Cedar.....	Juniperus virginiana
Eastern Redbud.....	Cercis Canadensis
Fragrant Sumac .....	Rhus aromatica
Green Ash .....	Fraxinus pennsylvanica
Hackberry .....	Celtis occidentalis
Hawthorn sp.....	Crataegus sp.
Holly, deciduous .....	Ilex deciduas
Ironwood .....	Ostrya virginiana
Kentucky Coffeetree .....	Gymnocladus dioica
Northern Red Oak.....	Quercus rubra
Paperbark Maple .....	Acer griseum
Peachleaf Willow .....	Salix amygdaloides
Pecan .....	Carya illinoensis
Pin Oak.....	Quercus palustris
Post Oak.....	Quercus stellata
Prairie Crabapple.....	Malus ioensis

Red Elm .....	Ulmus rubra
Red Mulberry .....	Morus alba
River Birch .....	Betula nigra
Russian Olive.....	Eleagnus angustifolia
Sandbar Willow.....	Salix interior
Sassafras.....	Sassafras albidum
Serviceberry.....	Amelanchier arborea
Shingle Oak .....	Quercus imbricaria
Shumard Oak .....	Quercus shumardii
Silver Maple .....	Acer saccharinum
Soapberry .....	Sapindus drummondii
Staghorn Sumac.....	Rhus typhina
Sugar Maple .....	Acer saccharum
Sugarberry .....	Celtis laevigata
Tree of Heaven.....	Ailanthus altissima
Western Buckeye .....	Aesculus glabra
Wild Crabapple .....	Pyrus ioensis
White Ash .....	Fraxinus Americana
White Oak.....	Quercus alba
Woolly Buckthorn .....	Bumelia lanuginosa

### **Shrubs**

American Filbert.....	Corylus americana
Bayberry .....	Myrica pensylvanica
Bush or Shrubby Cinquefoil...	Potentilla fruticosa
Chokeberries .....	Aronia spp.
Coralberries .....	Symphoricarpos spp.
Forsythias .....	Forsythia spp.
Fragrant Winter Hazel.....	Corylopsis glabrescens
Gary Dogwood .....	Cornus racemosa
Honeysuckles .....	Lonicera spp.
Indiancurrant Coralberry .....	Symphoricarpos orbiculatus
Japanese Barberry .....	Berberis thunbergii
Missouri Gooseberry.....	Ribes missouriense
Quince, Flowering.....	Chaenomeles speciosa
Red-osier Dogwood .....	Cornus sericea vars.
Rugosa Rose .....	Rosa rugosa
Shining Sumac.....	Rhus copallina
Smooth Sumac .....	Rhus glabra
Spireas .....	Spiraea spp.
Summer-Sweet Clethra .....	Clethra alnifolia
Viburnums .....	Viburnum spp.
Western Snowberry .....	Symphoricarpos occidentalis
Winged Euonymus .....	Euonymus alata vars.
Winterberry .....	Ilex verticillata
Witch Hazels.....	Hamamelis spp.