

ACTION OF THE MEMBERS OF THE
WILLOWBEND ARCHITECTURAL CONTROL COMMITTEE

Establishment of Guidelines for Article 4.11 of the Restated
and Amended Declaration of Covenants, Conditions and Restrictions

We, the undersigned, constituting all of the members of the Willowbend Architectural Control Committee (ACC), do hereby unanimously adopt the following resolution on September 9, 1992:

RESOLVED, that Article 4.11 of the Restated and Amended Declaration of Covenants, Conditions and Restrictions of Willowbend Additions states:

Declarant may erect such signs as it deems appropriate without any approval, but otherwise, no sign or other advertising device of any nature shall be placed upon any Lot or Common Area, except real estate "For Sale" signs approved by the Architectural Control Committee as to aesthetics. The Association may remove nonconforming signs upon three (3) days of notice to Owner, such removal to be at the cost of said Owner.

RESOLVED FURTHER, that the Declarant does not allow political signs on Lots or Common Areas.

RESOLVED FURTHER, that the Declarant does not allow "For Sale" signs on unimproved Lots.

RESOLVED FURTHER, that other than signs erected by Declarant, the only permissible signs which may be placed on Lots and Common Areas are the following:

1. Security Signs. Up to two (2) security-type signs which are small in size and are placed within five (5) feet of the foundation of homes. The tops of these signs shall be no more than (3) feet above ground level.
2. Sale of Existing Homes by Resale Agencies. One sign may be placed in the front and one sign may be placed in the backyard; however, all signs must be clearly inside the property line. Although the aesthetics of all signs are subject to approval by the ACC, the Willowbend ACC generally approves signs of the size and style of the standard signs utilized by most resale agencies within the City of Wichita.
3. Sale of Existing Homes by Owner. "For Sale by Owner" sign(s) on an improved lot which has a completed single family residence may be placed in the front and rear yard for a total of two (2) signs in the manner described in paragraph 2 above and must be constructed as follows:
 - a. Frame. A 40" tall double stake frame made of 3/4" by 3/4" angle iron, painted black. The frame is to provide an opening

24" wide by 18" high for a sign plate. The stake extensions are to be 24" apart.

- b. Sign Plate. 24 gauge metal, 24" wide by 18" high painted Ritchie Gray or equivalent.
 - c. Lettering. Computer cut vinyl.
 - d. Color. Frame and lettering in black.
4. Custom Homes Not in the Builder Program. Builder(s) may use builder identification signs through construction completion. Address identification signs may be placed in a window (or otherwise placed on the front elevation).
5. Spec Homes Not in the Builder Program. The same policy as custom homes per paragraph 4 above except that builder(s) may put rider on marketing agent's real estate sign through construction completion; e.g., Homes by _____ Construction Company.
6. Lot Signs. One sign may be placed in the front yard with the Willowbend logo and lot/block number. It must be constructed as follows:
- a. Frame. A 66" tall single metal fence post.
 - b. Sign Plate. 24 gauge metal 8" wide and 12" high.
 - c. Lettering. Computer cut vinyl.
 - d. Color.
 - i. Declarant's Lots. Post and sign painted hunter green with numbers and logo in white.
 - ii. Other Lots. Post and sign painted white with numbers and logo in hunter green.

RESOLVED FURTHER, that any signs in violation of the above requirements will be picked up by the Homeowners' Association and that violators shall be assessed a fine of \$10.00 per violation.


Kathleen E. Cunningham


Stephen N. Critchfield


Dale Zimmerman

MODIFICATION OF SECTION 3.5 OF THE ARCHITECTURAL STANDARDS AND CONSTRUCTION REGULATIONS OF WILLOWBEND

Buyer understands that the Willowbend Architectural Control Committee has exercised its rights under Article VI of the Architectural Standards and Construction Regulations of Willowbend; and Section 5.3 of the Restated and Amended Declaration of Covenants, Conditions and Restrictions of Willowbend Additions to amend section 3.5 of the Standards. Section 3.5 has been amended effective March 23, 1987 to read as follows:

3.5 Materials: Exterior Surfaces. Exterior surfaces shall be natural materials that blend and are compatible with the natural landscape. The use of each material shall be an appropriate expression of the characteristics of that particular material. Textures shall be harmonious and compatible with textures of other Dwellings in the vicinity and the nearby surroundings. The use of brick, wood and stone is preferred. Unless otherwise approved by the Committee, masonry products such as stone, brick, stucco (or similar materials such as Dryvit, Pleko or Viticron) shall be used on all fireplace flues erected on the exterior perimeter of the building. The use of brick, stone, stucco (or similar material such as Dryvit, Pleko or Viticron) is also required for exterior elevations as follows:

- a) Houses considered in the sole discretion of the Committee to front on the golf course, lakes or other highly visible homesites shall utilize masonry products such as stone, brick, stucco (or similar material such as Dryvit, Pleko or Viticron) on the entire exterior surfaces of ranch-style houses and on the entire exterior surfaces of the ground level of two story-style houses.
- b) Houses considered in the sole discretion of the Committee NOT to front on the golf course, lakes or other highly visible homesites shall utilize masonry products such as stone, brick, stucco (or similar material such as Dryvit, Pleko or Viticron) on the entire exterior surfaces of the front elevation of ranch-style houses and on the entire exterior surfaces of the front elevation of the ground level of two story-style houses.
- c) The Committee shall have the right to waive the use of masonry products in certain areas (e.g. bay or box window areas, gable areas, etc.).
- d) Where hardboard siding is used, the Committee has pre-approved hardboard lap-type siding which has been primed and has a textured look and appears to be either 4" or 6" wide such as Champion Brand Fairfax 4 or 6; or hardboard primed stucco-looking siding such as Abitibi primed stucco siding. All other siding materials shall be subject to the approval of the Committee.

Exposed concrete blocks, prefabricated metal buildings, and silver finish aluminum doors and windows are unacceptable. In all cases fireplace flues shall be enclosed with wood or masonry products.

WILLOWBEND GOLF CLUB AND RESIDENTIAL COMMUNITY
ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS
FOR PLAN REVIEW

1. Builder shall provide proof of a general contractor's license.
2. Builder shall provide proof of adequate construction financing.
3. Builder shall, upon request from the Architectural Control Committee, provide references from six (6) previous parties for whom the builder has constructed (or had other substantial involvement considered appropriate by the Architectural Control Committee) residence(s) or commercial building(s). References shall include: current address and current telephone numbers of the builder's client(s).
4. Builder shall sign the Willowbend Builder Agreement.
5. Builder shall provide two complete sets of construction drawings including:
 - Elevations
 - Floor plans
 - Type of roof and pitch
 - Square footage
 - Location of exterior materials (brick, stone or wood)
 - Location of mechanical equipment
6. Builder shall utilize Mid-Kansas Engineering Consultants, P.A., to prepare the required site plan that includes the following information:
 - Site dimension
 - Set backs
 - Easements and other encroachments
 - Building location
 - Dimension from building to side, front and back setbacks
 - Top foundation, top curb and pad elevation
 - Brick ledge elevation
 - Drainage percentages and directions
 - Indication of individual preparing the drawing
 - Indication of approval by Kenneth Bengston
 - Other engineering details recommended by Mid-Kansas Engineering such as sanitary sewer, flow line, flood plan information, etc.
 - Legal description

