

BROADLANDS
Modifications Subcommittee Design Guidelines

Revisions

DATE	TYPE OF REVISION
Jan-96	
Oct-96	
Dec-96	
Feb-97	
Sep-98	
Jan-99	
Sep-99	
Feb-00	
Mar-01	
May-02	
Sep-03	
Nov-04	
Apr-05	
Aug-07	Trash Enclosures
Oct-08	Decks
Aug-09	Rain Barrels
Mar-10	Fences
May-10	Fence/Landscaping
Dec-10	Solar Collectors
Feb-11	Lattice
May-11	Fences
Sep-12	Decks/Lattice
Apr-13	Basketball - VDOT
Apr-13	Decks - Section 200 Design Guidelines added
Aug-13	Decks - Section 200 Townhouse exhibits added
Aug-13	Deck – Section 200 Design Guidelines revision
Oct-13	Deck – White Composite Decks Allowed in Townhomes
Oct-13	Deck – Opaque Stains Allowed for Townhomes
Oct-13	Separate Deck Design Guidelines for Townhomes
Jun-14	Mailboxes
Jul-14	Play Equipment
Sept-14	Townhouse Section 3 – Deck Depth Size Changed
Sept-15	Signs – Number of Political Signs Allowed & Sign Location
Oct-15	Gutters & Downspouts – Buried Extension Pipes Added
Oct-15	Lighting – Lamp Posts & Holiday Décor
Oct-15	Fences – Lighted Posts Caps, Stain App Required, Links to Fence Style & Specs
Oct-15	Decks – Materials, Stain App Required, Links to Sec 200 Deck Spec Limitation
Jun-16	All Tree Removal Requires Application – Stump Removed Below Ground Level
Jun-16	Landscaping – Vegetable Gardens Added
Jul-16	Major Additions – Submission Requirements
Jul-16	Decks – Submission Requirements
Jul-16	Porch/Screened Porches – Submission Requirements
Nov-16	Air Conditioners/Heat Pumps – Additional Drainage Pipes Buried Below Ground, Water Flow Must Not Affect Neighboring Properties

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Nov-16	Driveways – Extensions Added and Illustration
Mar-17	GEO Thermal Heating/Cooling System – New Guideline
Mar-17	Trash Enclosure – material, bush/tree not allowed for screening, fence screening allowed
Apr-17	House numbers – no application required if same style, size & color as builder numbers.
Apr-17	Mailboxes – House/unit numbers on a curbside mailbox are encouraged.
Aug-17	Windows – On same elevation should be same type, material, color & detailing. Specialty windows such as encasement will be considered on a case by case basis.
Mar-18	Entire Landscaping Guidelines Revised Deck Over product added to design guidelines
Jul-18	Shed size for lot size revised. Foundation base requires application. Fences sufficient for screening sheds. Setback for sheds.
Jul-18	Mulch in front or rear yard of townhouse properties does not require an application. Any border for vegetable gardens higher than 10” requires an application.
Sept-18	Probable & fixed basketball goals do not require an application as long as certain requirements are met.
Sept-18	Outer corners of townhouse decks can be cut off at a 45-degree angle approximately 2’ x 2’ in size.
April-19	Spotlights will not be allowed as replacement fixtures at front entry or garage doors. No glare should impact neighboring properties.
Sept-19	Security Devices updated for Ring doorbells – no application required unless it includes additional cameras or security lighting then an application is required.
Sept-19	Fence Design Guidelines updated to include metal fences.
Sept-19	Metal Fence Styles and Specifications created.
Feb-20	Deck stairs & landings – resident must conform to Virginia Residential Building Code
Feb-20	Patio stairs – resident must conform to Virginia Residential Building Code
Mar -20	Allow bat houses & butterfly houses – no application required if all dimensions are less than 24”
Aug-20	Allow Solar Panels to be installed anywhere on the roof to capture the best sun location.
Sept-20	Courtyard homes with side yard patios are allowed to install a spa/hot tub
Oct-20	Entire deck guidelines revised to read clearer. Townhouse ground-level decks can be built to rear property line. If no fence exists between townhouses, the ground-level deck must have a 1’ setback from the side property line. If there is a fence, then installing up to the side property lines is allowed. Black metal balusters are allowed for townhouse railings. No privacy screening is allowed on the rear of the ground-level deck.
Nov-20	Entire sign guidelines revised to read clearer. Political signs/flags updated for the number allowed on a lot, size, location and profanity language or graphics shall not be displayed on any lot.
Jul-21	Entire shed guidelines were reviewed and updated for shed base, free-standing sheds, and sheds attached to the house.
Feb-22	Landscaping guidelines updated for rock and stone ground covering to install a border for containment.
Feb-22	Door guidelines updated for storm door and entry door hardware to be the same color and finish. Storm doors must be finished in the same or complementary color as the entry door they enclose or the surrounding trim.

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April-22	Fence guidelines updated for fence gate section 202 to be a minimum of 52" wide for Broadlands lawn service to get mowers into rear yard
April-22	All white or all black railings are allowed for townhouses.
Aug-22	Updated play equipment guidelines to include tree houses and elevated playhouses.
Sept-22	Updated sign design guidelines to allow small "No dog pooping" & "No Trespassing" signs. Not to exceed 64 sq. inches. No application required.
Dec-22	The word "and" is taken out of a sentence to read clearer. <i>"In attached housing, the storage shed must be located against the rear wall and/or privacy fence and should not extend above the wall or fence."</i>
Dec-22	Roofing guidelines tightened up to maintain uniformity among attached housing. This is to keep consistency of roof color along the entire townhouse row and attached homes in Overland Park. All attached houses are required to submit an application for all roof replacement projects.
Mar-23	Updated play equipment to allow only one swing in front yard properties. If conditions are met then an application is not required. Otherwise, an application is required. Also included type of play equipment allowed/not allowed in front yards.
Aug-23	Updated design guidelines: Additions & Alterations (Major), Antennas Satellite Dishes, Basketball Goals & Courts, Color Changes, Compost Bins, Doghouses & Runs, Driveways, Fences, Firewood, Flags/Flagpoles, Landscaping, Solar Collectors. The following were reviewed, with no changes: Air Conditioners/Heat Pumps, Artwork, Attic Ventilators, Awnings, Chimneys Flues
Sept-23	Updated design guidelines: Gazebos, GEO Thermal Heating-Cooling System, Gutters & Downspouts, Lighting, Mailboxes. House Numbers were reviewed, with no changes.
Oct-23	Updated design guidelines: Patios, Play Equipment, Porches, Sidewalks/Walkways, Siding, Signs. Roofing was reviewed, with no changes.
Nov-23	Updated design guidelines: Doors, Rain Barrels, Security Devices, Shutters, Skylights, Swimming Pools, Trash/Recycling Enclosures, Tree Removal, Spa & Hot Tubs, Trellis, Windows. Storage Sheds were reviewed, with no changes.
Mar-24	Updated Trash and Recycling Bin Enclosures: The measurement of 4' in depth was added to trash enclosures.
Jun-24	Updated deck guidelines to allow white paint & solid white stain using a pure white color.
Jun-24	Landscaping guidelines: High quality artificial turf should be used for front yard townhouses. Turf should be used in limited areas along with natural landscaping in other portions of the front yard.
Jun-24	Lighting guidelines: Higher intensity security lights/spotlight over 1000 lumens will be considered only where they are not in close proximity to neighboring properties or front roadways.
Aug-24	Added metal puppy fence style to fence design guidelines.

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Apr-26	Storm/screens door guidelines were updated so that if certain requirements were met an application was not required. Diagrams of approvable storm/screens doors were added. Reflective glass tinting or film is not permitted on doors, side lights, or transom glass was added. Decorative or frosted door glass or film will be reviewed on a case by case basis was added.
Apr-26	Following verbiage was updated to Lighting Guidelines: Pole lights should provide a minimum of 300 lumens of illumination and be visible from the street.....Solar pole light fixtures are prohibited.
Apr-26	Herb gardens were added to the vegetable garden Landscaping Guidelines. Also, added: All plant debris, plant tags, and labels must be removed at the end of the growing season.
Jul-26	House numbers were updated that curbside mailboxes required numbers to conform with the United States Postal Service Regulations.
Jul-26	Curbside mailboxes, posts, and flags must conform to the original design parameters for the section. Also house/unit numbers on a curbside mailbox are required and must conform to USPS. Website reference was included.