

**Prairie Hills Development Guidelines**  
**Effective: October, 2016**  
**Updated: March 7th, 2022**

**1) Submittal Information:**

- a) Submit one set of plans, plot plan, fencing plan, description of work to be done and the anticipated start date
- b) Fill out application and review form
- c) Submit to: [architecture@prairiehillshoa.org](mailto:architecture@prairiehillshoa.org)

**2) Suggested Minimum Square Footage (above grade)**

- a) Ranch: 1,300 sf
- b) Two-story: 1,800 sf

**3) Setbacks:**

- a) Front 25 feet
- b) Rear 20 feet
- c) Side 10 feet
- d) Street side 15 feet

**4) Sidewalks:**

- a) Five (5) feet wide is standard
- b) All sidewalks are offset 6.5 feet from back of curb

**5) Driveways:** Concrete only. No asphalt

**6) Foundation/Sone:**

- a) Brick stamped, painted
- b) All foundations facing the street must be covered with brick or stone. This includes side of home if facing street
- c) Minimum of 20% brick/stone on front of home

**7) Shingles:** Heritage II or equivalent: weathered wood color only

**8) Siding/Exterior Color:**

- a) No vertical siding
- b) Suggested browns and grey colors. MUST have Architectural Review Committee approval on ALL exterior colors

**9) Garage:** 2 stall minimum

**10) Fencing:**

- a) PVC, Wood & Iron only. No chain-link
- b) Height: 4 foot minimum, 6 foot maximum
- c) Fencing on 114<sup>th</sup> Avenue that faces 114<sup>th</sup> Street must have a 6 foot white solid vinyl fence. This requirement will include LOTS 8 north through Prairie Hills Replat Three-Lot 1

**11) Outside Structures:**

- a) 6.18 No garbage or trash cans or containers shall be permitted, unless they are completely screened from view, except on the designated day each week for pickup purposes.

**12) Yard Trees:** See paragraph 6.18 of the Declaration of Covenants, conditions, and restrictions for Prairie Hills