



ORCHARD HILL
WESTON MISSOURI

Frequently Asked Questions

1. How much does it cost to build a house in Orchard Hill?
 - a. Orchard Hill has 42 available lots and houses start in the low \$400s.

2. How can I choose and reserve the lot that I want?
 - a. Interested buyers can contact us to view different lots and discuss what their options are.

3. Who is building the houses?
 - a. [CLICK HERE](#) to see the list of approved builders, but you may submit any other builder(s) to the land developers for approval.

4. Can I have a fence?
 - a. In addition to any City of Weston ordinance standards [FOUND HERE](#), fences in Orchard Hill must be made of wood or metal (excluding chain link).



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WESTON MISSOURI

5. Will there be sidewalks?
 - a. Yes, on both sides of each street.

6. Will there be streetlights?
 - a. Yes, the developers partnered with Evergy and the City of Weston to plan for installation of streetlights.

7. Will there be a park/playground/green space?
 - a. Yes, the developers created a carefully-planned green space all along Middle Road and the main entrance. In addition, the developers donated a centralized lot to the City of Weston for the creation of a park for the use of residents in Orchard Hill and surrounding neighborhoods.

8. Is there natural gas available in Orchard Hill?
 - a. Yes.

9. Will there be HOA dues?
 - a. Yes, the HOA fees cover the cost of landscaping maintenance of the green spaces throughout the development. The annual fee is \$250.00 per lot.



ORCHARD HILL
WESTON MISSOURI

10. Can I combine two lots?
 - a. Combining two lots must be approved by the City of Weston ordinances [FOUND HERE](#).

11. Can I have a pool?
 - a. Inground pool plans must be approved per any City of Weston ordinance [FOUND HERE](#) and the developers/HOA, but no above ground pools will be allowed.
 - b. Per the Orchard Hill HOA Covenants and Restrictions:
 - i. One of each of the following items may be constructed on each Lot for personal, non-commercial use by the Owner with approval of the Review Committee: in-ground swimming pool, hot tub or spa. The Review Committee may require fencing or screening of such approved items. No above ground or above grade swimming pools shall be permitted on any Lot.

12. Can I park my RV/boat/trailer in my driveway?
 - a. No.



ORCHARD HILL
WESTON MISSOURI

13. Will we have shared centralized mailboxes or individual boxes?
 - a. The U.S. Postal Service has required that the neighborhood have centralized mailboxes, despite appeals from the developer to the highest level. There will be three community mailboxes in the neighborhood. The post office will continue to deliver packages to front porches.

14. Can I have an outbuilding?
 - a. Yes, but it must meet the City of Weston ordinances [FOUND HERE](#).

15. What is the minimum square footage to build and additional construction standards?
 - a. Per the Orchard Hill Home Owners Association Covenants & Restrictions:
 - i. Construction Standards. In addition to complying with all ordinances, codes, and restrictions enacted by the City which are applicable to a Lot, all Residences and other Improvements constructed on any Lot shall conform to the following:
 1. Except for model homes, temporary model homes, or other sales trailers or centers, or as otherwise specifically provided herein, no building other than a Residence may be constructed on any Lot.



ORCHARD HILL
WESTON MISSOURI

2. No Residence or other structure shall be erected on any part of a Lot nor shall any Residence be located on any Lot nearer to the front Lot line or the side Lot line than the standard outlined in the city code of Weston, Missouri, or the building set-back shown on the recorded Plat. In the event a property owner, to include any developer, builder, etc., wishes to deviate from said minimum standard that owner shall obtain the approval of both the City of Weston and the Orchard Hill Homeowners Association. Such approvals shall be obtained in two separate variance proceedings.
3. The Review Committee shall approve the orientation of the Residence on the Lot and may require the front of Residences located on corner Lots to be forty-five degrees to the front Lot line, at the complete and total discretion of the Review Committee.
4. The finished floor area of the main structure shall be at least 1,400 square feet for all one-story and split-level Residences; at least 1,200 square feet of finished first floor area and at least 1,800 square feet of total finished floor area for any one and one-half story Residences; and at least 1,100 square feet of finished first floor area and a total finished floor area of not less than 2,000 square feet for two-story



ORCHARD HILL

WESTON MISSOURI

Residences. The above-required minimum square footages shall be exclusive of porches, attached garages, carports, breezeways, steps, eaves, and similar portions of such Residences. The Developer and/or Review Committee reserves the right to require greater square footages on the approval of any plan. No building or structure other than a Residence shall be erected, altered, placed, or permitted to remain on any Lot without the separate approval of the Review Committee. No Residence may exceed two (2) levels in height in front. Each Residence shall have an attached garage for not less than two (2) nor more than four (4) vehicles. For any Residence constructed with more than a 2- vehicle garage, the driveway for such Residence must be constructed to taper to a 2- vehicle driveway width as it meets the Street unless otherwise approved in advance by the Review Committee.

5. All exterior surfaces of any Residence shall be constructed of only brick, stone, masonry (excluding blocks) or stucco, wood (including wood shingles), or such other materials as approved from time to time by the Review Committee. Vinyl siding on any Residence shall not be permitted except with prior Review Committee approval and then only in



ORCHARD HILL

WESTON MISSOURI

accordance with such specifications for materials and methods of installation as are established by the Review Committee from time to time. The Review Committee may also approve the use of any combination of the materials listed in this paragraph.

6. All portions of foundations exposed and protruding more than twelve inches (12") from and above the ground shall be painted the same color as the body of the Residence.
7. All Residences shall be constructed using wood, wood clad, vinyl, or aluminum windows or other materials for windows which are approved, from time to time, by the Developer or the Review Committee and may have aluminum or other metal storm windows and screens.
8. All Residences shall be roofed with a minimum of a 30-year composition roof or such other materials as are approved by the Review Committee.
9. All wood or other non-brick or non-stone exteriors of any Residence (except roofs), if permitted by the Review Committee, shall be painted or stained with high quality products of a color required by the Review Committee. No Residence shall be permitted to stand with its exterior in unfinished condition for longer than six (6) months.



ORCHARD HILL
WESTON MISSOURI

16. Can I build a duplex?
 - a. No. The development is zoned R-2 through the City of Weston for only single-family homes.