

HICKORY CREEK HOMEOWNERS ASSOCIATION COVENANTS HIGHLIGHTS

(Shown as a Reminder and Quick Reference)

This happens to be a year when we have had many new people move into our community, so for them and as a reminder to the rest of us, it is important to review our Covenants. We, as a board, feel that we need to be consistent and require everyone to follow the Covenants that we agreed to when we moved into this development. Ideally, we would be able to rely on the homeowners to observe the covenants without HOA board intervention, but in some cases this is not working. This is a list of the covenants which are most often violated.

1. Ninety percent of our home owners pay their quarterly dues on time during the first month of each quarter. By doing so we are able to pay our bills on time and keep up on our obligations. The other ten percent are consistently late or are never paid-up. If you are behind two quarters, your invoice indicates that a late fine of \$30.00 will be assessed and a lien will be placed on your property if payment is not made. (See Covenants Page 6 Article 4.06 & 4.07)
2. We are all required to keep our yards (front and back) looking good. This includes seeding, watering and mowing when needed. It includes pruning all trees and shrubbery. The Covenants require that each home have ten perennial shrubs or bushes and at least two trees with a trunk of at least two inches in diameter. The Covenants do not indicate, but we understand that this means in the front yard which helps to create a good curb appeal. (Covenants Page 9, Article 5.18)
3. We are all required to keep our home maintained properly. This includes painting, replacing siding and windows when needed. The design committee must be informed when painting will take place and must give you approval if you change the color of the paint. (See Covenants Page 9, Article 5.18)
4. Anytime a fence is to be installed, the design committee must approve the type of fence and location you are considering. If an existing fence is in need of repair, it must be repaired as soon as practical. (See Covenants Page 10, Article 5.25)
5. When a roof is going to be replaced, the design committee must approve it. The committee has a list of several approved roofs which you can choose from. The color must be the same for the whole development which is "Weathered Wood". (See Covenants Page 8, Article 5.03)
6. Proper drainage is a concern for all of us. Therefore, we must not do anything that changes the flow of water through the property. The design committee must and approve any change. (See Covenants Page 11, Article 5.27)
7. Any tree 6 inches or more, unless diseased or damaged, requires written authorization of the design committee to have the tree removed. (See Covenants Page 10, Article 5.20)
8. No trailer, boat, boat trailer, house trailer, camper, camper trailer, commercial vehicle or similar items may be stored in the open on any lot or the street adjacent to the property. The only exception being an RV may be parked for a few days if company is visiting or a trip is being prepared for or completed. (See Covenants Page 9, Article 5.16)
9. We want to encourage that all trash and recycling containers be stored out of sight of the street. When possible, please refrain from putting them on the curb until Sunday evening.
10. The only building that is permitted on any lot is a single family residence. (See Covenants Page 3, Article 5.06)
11. You can find and print the covenants from our web site which is www.hickorycreekhoa.org. Thank you for your cooperation in making this one of the choice residential locations in West Wichita.
Your Hickory Creek Homeowners Association Officers