



LANDSCAPING AND FENCES

Landscaping

The following rules apply to all landscaping within Westwood Hills:

Irrigation: Lots must be irrigated. If a lot backs up to an HOA common area, the irrigation system must be designed to overspray the common area landscaping if needed. Irrigation must be used during the late spring, summer, and early fall months. The neighborhood restrictions allow the Association to turn on irrigation as necessary if an Owner fails to do so.

Lawns: Lots must be fully sodded and irrigated. Zoysia, buffalo, and Bermuda grass are prohibited.

Trees: Planting of Ash, Cottonwood, and Bamboo varieties of trees is prohibited.

Landscape lighting: Solar landscape lighting is permitted. Fixtures must be tasteful and kept in good repair. Use of low-voltage landscape lighting must be reviewed through the architectural review process.

Planting Beds:

- Trench edging is the neighborhood standard. Plastic edging is prohibited. Use of any other edging materials must be reviewed through the architectural review process.
- In planting beds, the neighborhood standard is cocoa brown mulch. Rubber mulch, pallet mulch, and dyed red mulch are prohibited. Use of any other edging materials must be reviewed through the architectural review process.

Fences

All fence installations in Westwood Hills must be submitted to the Architectural Committee for review and approval before materials are ordered and installation begins.

Design: All fences that extend around the property must be black aluminum or steel. The neighborhood standard is black Montage Majestic 3-rail, but other brands may be submitted for review if they are substantially the same in design. Wood fences will only be considered for approval around patio areas, and will typically be required to have 6"x6" posts and be decorative

in design. Fences must have 2.5" post width with ball caps. The following heights are permitted: 4 foot, 5 foot, and 6 foot. The design may be a flat rail design or a picket design. Pinched top pickets are not allowed.

Gates: At least one gate must be a minimum of 4 feet wide.

Installation: The Owner must have the corner pins of the property located before fence installation may proceed. The fence may not be installed in a manner that will impede drainage or water flow across the Owner's property or neighboring properties.

Location: Fences must run along the property lines and attach to the rear corners of the house.

IN WITNESS WHEREOF, the undersigned certify that these Landscaping and Fence rules and regulations were adopted by the Board of Directors of the Association on this 31 day of May, 2015.

WESTWOOD HOA, INC. a Kansas nonprofit corporation.

By: 
President

ATTEST
By: 