

HEATHERWOOD HOMES ASSOCIATION

Declaration of Restrictions - Key Points

1. **Property must be owner occupied. Rentals are prohibited except under certain circumstances and only with prior board approval.**
2. Dues are payable on the first of each month and are considered delinquent if received after the 30th.
3. No changes are to be made to the exterior of the homes without the approval of the Architectural Committee.
4. Lots may have only wood or wrought iron (or similar) fences or privacy screens. No chain link or plastic fences are allowed. Fences may not be over 5 feet tall and must have a gate at least 48 inches wide for lawn mower entrance. All fences must be approved **prior** to installation by the Architectural Committee.
5. All prospective or new patio addition or replacement patios must be approved by the Architectural Committee AND the City of Overland Park.
6. The following exterior structures shall be prohibited: animal runs, trampolines, tennis courts, tree houses, detached green houses and other detached buildings unless approved by the Architectural Committee.
7. All basketball goals shall be permanently installed. Free standing and those not attached to the residence are prohibited unless approved by the Architectural Committee.
8. All outside doghouses shall be located in the back yards and shall be painted the same color of the residence and have roofs compatible with the residence.
9. Unlicensed or inoperative motor vehicles are prohibited except in an enclosed garage.
10. **Overnight parking of any type in public streets**, common areas or vacant lots **is strictly prohibited**. Motor vehicles shall be parked overnight in garages or on paved driveways only.
11. Trucks or commercial vehicles with gross weight of 12,000 lbs. or over are prohibited except during such times as a truck is actually being used for specific purposes.
12. Commercial vehicles or trucks are prohibited except when being used in the normal course of business for the purpose they are designed.
13. **Commercial trucks, campers, trailers, boats and buses may not be parked overnight on any lot (or in any driveway) except in an enclosed garage.**
14. No artificial flowers, trees, or other vegetation shall be permitted on the exterior residence or in the yard.
15. No lights, or other illumination (other than street lights) shall be higher than the residence. Exterior holiday lights shall be permitted only between November 15th and January 31st.
16. No speaker, horn, whistle, siren, bell or other sound device shall be on the exterior of any residence.

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17. Garage doors shall remain closed at all times except when necessary and in use.
18. All pets shall be confined to the lot of the owner except when on a leash controlled by a responsible person. OWNERS SHALL IMMEDIATELY CLEAN UP AFTER THEIR PETS ON ALL STREETS, ALL COMMON AREAS, ALL GRASS AREAS, AND ALL LOTS OWNED BY OTHERS. No animals of any kind shall be raised, bred, kept or maintained for commercial purposes.
19. Except for signs erected by a realtor or a sign erected by an owner offering the home for sale, no other signs may be erected.
20. No trash, refuse or garbage can or receptacle shall be placed outside a residence except after sundown of the day before, or upon the day of the scheduled trash collection

This is merely a summary of some key points for your reference.

Please visit www.Hewatherwoodhomes.com for a complete list of the declarations & restrictions