

Heatherwood Homes Association

Key Points from Declaration of Restrictions Please keep for future reference

1. Dues are payable at the 1st of each month. Monthly dues must be paid by the 10th of the month or they will be deemed late and a late fee will be assessed. After 90 days, a lien will be filed.
2. No changes are to be made to the exterior of the homes without the approval of the Architectural Committee.
3. Lots may have only wood or wrought iron (or similar) fences or privacy screens. No chain link fences and no plastic fences. Fences may not be over 5 feet tall and must have a gate at least 52 inches wide for lawn mower entrance. All fences must be approved prior to installation by Architectural Committee.
4. All prospective or new patio additions or replacement patios must be approved by the Architectural Committee AND the City of Overland Park.
5. All basketball goals shall be permanently installed. Free standing and those not attached to the residence is prohibited-unless approved by the Architectural Committee.
6. The following exterior structures shall be prohibited: animal runs, trampolines, tennis courts, tree houses, detached greenhouses and other detached outbuildings unless approved by the Architectural Committee.
7. All outside doghouses shall be located in the back yards and shall be painted the same color of the residence and have roofs that are compatible with the residence.
8. Unlicensed or inoperative motor vehicles are prohibited except in an enclosed garage.
9. **Overnight parking of any type on public streets**, common areas or vacant lots **is strictly prohibited**. Motor vehicles shall be parked overnight in garages or on paved driveways only.
10. Trucks or commercial vehicles with gross weight of 12,000 lbs or over are prohibited except during such time as such truck is actually being used for specific purposes.
11. Commercial vehicles or trucks are prohibited except when being used in the normal course of business for the purpose they are designed.
12. **Commercial trucks, campers, trailers, boats, and buses may not be parked overnight on any lot (or in any driveway) except in an enclosed garage.**
13. No artificial flowers, trees, or other vegetation shall be permitted on the exterior of residence or in the yard.
14. No lights or other illumination (other than street lights) shall be higher than the residence. Exterior holiday lights shall be permitted only between November 15 and January 31.
15. No speaker, horn, whistle, siren, bell or other sound device shall be on the exterior of any residence.
16. Garage doors shall remain closed at all times except when necessary and in use.

17. 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.
18. 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, with the exception for elections, see the bylaws.
19. 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.
20. Properties must be owner occupied. Rentals prohibited except under certain circumstances and only with board approval.

Please visit www.HeatherwoodHomes.com for a complete list of restrictions and declarations. This is merely a summary of some key points.