

QUICK REFERENCE LIST OF RESTRICTIONS
SUMMERFIELD OF BLUE SPRINGS
MAINTAIN, PROTECT & ENHANCE THE VALUE OF OUR NEIGHBORHOOD

HOA Declaration of Covenants, Conditions, & Restrictions are available at: summerfieldofbluesprings.com, where violations may be reported. Fines up to \$50 per violation may apply, plus legal fees associated with enforcement.

COMMON INFRACTIONS

Homes

- **Exterior colors** must harmonize with the surrounding residences and be maintained. If a homeowner does not comply, the Board of Directors has authorization to have the home repainted in a harmonizing color and the cost applied as a lien against the property.
- **Foundations** must be painted the same color as the home if exposed more than 12 inches above ground.
- All homes must have **composition shingles**.
- **Exterior Christmas lights/decorations** may be displayed from November 15th to January 14th.

Property

- **Sheds** must be made with materials that harmonize with the home and must match the color of the home & be no bigger than 200 sq. ft. All sheds must be approved by the Board of Directors prior to being installed.
- **Fencing**-new or replacement fencing must be approved by the Board of Directors prior to being installed; approved materials include wood, vinyl or wrought iron only. **NO chain link fencing**.
- **Clotheslines or poles** are not allowed.
- **Lawns** must be maintained. Violations will be reported to the City of Blue Springs.
- **Trash**- old appliances, junk, trash, etc. may not accumulate on any part of any lot including back yards.
- **Dog runs** are approved for the back yard, but must be hidden behind a solid wood or vinyl fence.
- **In-ground swimming pools** & small kiddie wading pools are allowed. Large above-ground pools NOT allowed.

General

- **Vehicles**- No vehicles of any kind may be parked at the curb for more than 24 hours at a time. No buses, boats, trailers, etc. may be parked on a lot, in a driveway or at the curb for more than 24 hours. A trailer parked in a driveway daily, even moved frequently, is a violation.
- **Signs** advertising the sale of a home are allowed. Events or political signs may only be placed on the property one month before the date of the event/election and must be removed within one week after the event/election. NO signs are to be placed on the common areas without approval by the Board of Directors.
- **Pets**- Dogs, cats and other household pets may be kept (up to 3 total pets). No other animals are allowed.