Quail Crossing

Summary of Key Covenants and Conditions

Covenants and conditions serve the best interests of all Quail Crossing homeowners. Compliance is vital to preserving home values, maintaining an attractive neighborhood, and providing for quality common areas shared by all residents.

This is a summary of covenants. Please review all covenants and find the form for submitting requests for property changes and a list of Board members at the Association’s website at <http://www.quailcrossingandover.com>

Quail Crossing engages HOA Management Services for financial recordkeeping and compliance management. Please direct inquiries and property change requests to HOA Management at 316-351-7650 or email [customerservice@homeownermgnt.com](mailto:customerservice@homeownermgnt.com).

NO RENTALS - Homes may not be leased or rented except under rare temporary situations such as a call to military service or a temporary job transfer. Any waiver requires prior written Board approval and expires in one year. Lease-to-own and rent-to-own arrangements are not permitted. Liquidated damages will be imposed for non-compliance.

Dues & Fees

Annual Association dues are $344, due in semi-annual installments of $172 as of January 1 and July 1. Late charges will be imposed when dues become 30 days delinquent. For seriously delinquent fees, collection and attorney fees may also be imposed and a lien may be filed against a property.

When a home is purchased, a one-time initiation fee of $100 is due.

Special assessment fees and liquidated damages may be imposed for covenant noncompliance.

Association Meetings & Information Sharing

The Homeowners Association Board meets on a monthly basis through most of the year. Meetings are typically held at 7 p.m. on the second Thursday of each month. The meeting location is the Peace Lutheran Church located east of Quail Crossing on 21st Street. Homeowners are welcome to attend monthly Board meetings.

All homeowners are invited to an annual member meeting. An annual accounting of income and expenses is provided and election of Board members is held. The annual meeting time, date, and location are posted at entrances and communicated in individual notices to each home.

Newsletters are periodically emailed and posted to the Association website. Homeowners are encouraged to provide their contact information and email address to receive newsletter reminders and other periodic neighborhood information.

Common Areas

Homeowners share access to common areas including the lake and the park with playground equipment. For children’s safety and to deter vandalism, use of the park area and playground equipment after dark is prohibited. Only Quail Crossing residents are permitted to fish at the lake. Fishing is catch and release only. No boats or other vessels are allowed on the lake. Feeding geese and ducks is strongly discouraged because of the nuisance they create with feces and lawn damage.

Changes to Homes

Because exterior changes affect the appearance of a home and may impact the value of neighboring homes, such changes often fall under Quail Crossing covenants. Plans to change the exterior of homes, including paint color, structural modifications, or adding retaining walls, sheds, and fences, etc. **must first be submitted to the HOA Management for the Design Committee’s review and approval.** Significant changes to landscaping also apply. The Design Committee is responsible for ensuring covenant compliance. Please allow reasonable time for the Committee to review and respond to requests before initiating projects.

Key Common Covenants

Properties should be kept in good order and repair. Exterior wood surfaces should be painted or stained and sealed.

All roofs must be weathered wood in color and composite type Heritage shingles. Weathered wood is a brown tone as seen among existing homes. Impact resistant type shingles are also permitted if weathered wood in color, similar in appearance to neighborhood homes, and approved in advance by the Design Committee. Exterior paint schemes will be **earth tones,** including siding and doors. No bright or neon colors are permitted. Submit paint color change plans to the Design Committee for review and approval.

Lawns should be green and mowed regularly during the seasonal period, at a minimum from May through October. Grass should be no greater than five inches tall. Fescue is the designated grass; other types require prior approval. The front yard should have a minimum of eight perennial shrubs and three trees. Trees trunks must be at least two inches in diameter. Consider nurseries when selecting trees as they provide the best selection with the minimum trunk size compared to mass retailers offering trees with inadequate trunk size.

All forms of sculpture and “yard art” must be first approved by the Design Committee.

For lake lots, fences must be black wrought iron and five feet in height. For other homes, fences may be wood, wrought iron, vinyl, or a combination of these and cannot exceed six feet in height. All fence pickets should be on the outside of the fence. Submit fence plans to the Design Committee for review and approval.

Sheds are not allowed on lake lots. For other lots, sheds are permitted up to 168 square feet in size and must conform to City requirements with concrete foundation or footings. Sheds should look resemble homes with similar paint color, siding, and roofing. Submit requests for sheds in advance to the Design Committee for review and approval.

Trampolines and playground, exercise, and recreational equipment are not permitted on lake lots. Wooden swing set play centers are permitted with prior approval of the Design Committee. For homes not located on the lake, playground equipment may be placed in the rear of homes. Above ground swimming pools are not allowed.

Portable basketball goals are permitted in the front of homes. No home-made backboards or supports are allowed. Non-portable basketball goals and supports must be prior approved by the Design Committee.

A U.S. or Kansas State flag may be flown in accordance with federal and state law. Permanent flagpoles and other flag types require prior approval of the Design Committee.

Signs are temporarily permitted only for selling homes, publicizing political campaigns or ballot questions, and holding a garage sale. Other signs, including those for businesses and service providers are prohibited.

Christmas lights and decorations may be displayed beginning on Thanksgiving and should be removed by March 15.

Vehicles should not remain parked on the street continuously for long periods. Vehicles should be moved regularly. Inoperable vehicles or any trailers should not be continuously parked on the street or outside homes. These items should be stored in garages or offsite.

Trash containers should not be stored in front of homes or garages, or where readily seen from passing view.