

General Restrictions for Renters

- No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any residence of temporary character be permitted.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
- No more than two household pets shall be kept on any single-family residence lot and that not more than one household pet shall be kept per residence on any duplex or fourplex lot.
- All garbage and trash containers shall be kept screened and hidden from view. Trash containers and household items to be serviced by trash pickup service shall not be placed at the curb of any property earlier than 6:00 pm (thirty-six hours before the scheduled pickup). Same containers must be removed from the curb and hidden from view no later than thirty-six hours after the scheduled pickup. Trash containers must be kept closed., except when necessary to add or remove hazardous wastes. Containers must not be opened, handled or stored in a manner which may fall or leak. No permanent type trash burner shall be erected and trash burning will not be permitted.
- No clothes lines of a permanent type shall be erected on any lot. No permanent type trash burner shall be erected and trash burning will not be permitted.
- No buses, campers, tractors, trucks, boats, trailers, recreational vehicles or abandoned cars shall be regularly or temporarily parked or stored in the open on any lot or at any curb unless in a designated area provided by the approval of the HOA Board.
- No fencing shall be permitted on any lot unless the same is yard fencing, and approval for all fencing must be submitted by homeowner to the HOA Board.
- No swimming pool shall be built on any lot until all plans and locations for the construction of a swimming pool have been submitted from the homeowner to the Board for approval.
- No trash, ashes, or other refuse shall be thrown or dumped upon any of the land covered by Vista Del Verde Community Association.
- NO LITTERING --Any tree limbs, cut up trees, leaves or grass clippings dumped behind property owner's fences. The City will be called for the violation.

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- All pets must be contained in a permanently fenced yard. No temporary structure or animal runs are allowed.
- No buses, campers, tractors, trucks, boats, trailers, recreational vehicles, abandoned cars shall be stored in the open on any Lot or at any curb unless residence has a double driveway or larger. Unlicensed, inoperable, partially disassembled automobiles or stored motor vehicles shall not be parked on any Lot unless within an enclosed garage.
- No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles, repairs and other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken on any Lot, other than in enclosed garage.
- Lawns should be well-maintained, safe, clean and reasonably free of weeds or large dead patches. At no time shall lawn grass be allowed to exceed eight (8) inches in height, except the areas along the banks of the creek. Lawns should not be used for storage, such as, including without limitation, unused construction materials, brush, yard trimmings, tools, discarded items, items that are broken or beyond repair, dead trees and tree branches should be removed. Weeds, wild shrubs, or tree growing through the fence are not allowed. Grass should cover all tree roots. Tree canopies should be lifted to a height that pedestrians can walk underneath. Tree branches located in the right of way of the Lot shall adhere to City of Lee's Summit regulations. No parking on the grass.
- Concrete driveways shall be maintained to be of uniform level, and joints shall be kept free of weeds and grass. Driveways should be cleaned to remove mold, mildew, and excessive stains.
- Storage container and shed application will be considered upon the approval of the Board. Some approvals will vary due to the size of the Lot. Containers must be immediately adjacent to the structure and at the rear of the home to be considered. Color must be neutral/subdued or the same color as the residence.
- No broken windows and window screens.
- The presence of mold and mildew on siding, fences, and roofs should be removed.

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- No window air conditioner units in front of the property.
- Due to fire hazards no grills or smokers shall be used or stored in front of a Residence.
- Due to lack of space and a single driveway, a duplex, 4-plex and 3-plex are not allowed to have basketball goals in the front of the Lot.
- A homeowner of a duplex, 4-plex and 3-plex may have only three vehicles per Lot (1 in garage and 2 in driveway).