

Homeowner and Association Responsibilities

Home Exteriors: The HOA is responsible for painting exterior wood trim every five years. Exterior stucco will be repainted as deemed necessary by the board. Homeowners are responsible for repairing any wood rot or broken stucco. It is recommended this be completed prior to scheduled painting. They are also responsible for repair or replacement of windows and doors. It is the homeowner's responsibility to repaint the front door. The owner may paint the front door another color with pre-approval of the HOA board.

Garage Doors: Repair or replacement of garage doors is the responsibility of the homeowner. Acceptable replacements are steel or wood doors with four flush panels with wood grain texture and without trim moldings. Steel doors can typically be purchased at less cost than wood doors and may carry an original owner lifetime warranty.

Roof Replacement: It is the homeowner's responsibility to re-roof with composite ELK Prestique 1 with a minimum 30-year warranty and to match the color of roofs on adjoining homes.

Patios, Porches and Steps: It is the homeowner's responsibility to maintain patios, porches and steps in good condition.

Gutters: It is the homeowner's responsibility to maintain gutters in good condition with water drainage away from the home exterior. Repairs or replacements are the responsibility of the homeowner. The HOA will endeavor to organize an optional gutter cleaning service on behalf of the homeowners in late fall and early spring each year, with the cost paid by the homeowner.

Pest Control: Pest control (termites, mice, bats, squirrels) is encouraged and is the homeowner's responsibility.

Driveways and Sidewalks: Driveways and sidewalks will be repaired or replaced at the discretion of the HOA board. Homeowners are not to use rock salt on driveways as it damages the surface. Also, no heavy campers or trucks are to be parked on driveways.

Decks and Fences: Decks and fences are to be maintained in good condition by the homeowner. Repairs or replacements are the responsibility of the homeowner. Fences and decks may be coated with a wood preservative or stain to complement the exterior stucco color. Decks may be replaced with the same size deck as the original. Deck flooring may be a simulated composition as long as it has the appearance of wood. The color must be either a brown or gray tone to blend with the color of the stucco on the home. Vertical bars on the railings may be made of wood, composition or metal. Board approval of any construction plans for decks or fences is to be completed prior to initiation of construction.

Brick, Concrete and Retaining Walls: Free standing brick walls that lie on HCAI common property will be repaired or replaced by the association. Homeowners are responsible for maintaining brick, concrete and retaining walls that lie within 5 feet of their homes in good

condition. This includes concrete or brick patios, brick walls and chimneys. Chimney repairs or replacements are to match adjoining homes.

Foundation Landscaping: Shrubs, trees, and other plantings within 5 feet of the homeowners outside wall, patio or deck are the responsibility of the homeowner. They are to be maintained in good condition. All shrubbery must be kept at least 4 inches away from any stucco wall. No climbing plants are allowed on the stucco. Removal of diseased or dead shrubbery or trees is the responsibility of the homeowner. ONLY trees and shrubs along the front of homes and walkways leading to front door will be trimmed and mulched by the HOA lawn company. If the homeowner doesn't want this service or has specific directions, please contact the HOA Landscape Director.

Grounds and Landscaping: Lawns will be maintained (except fenced areas unless gate is unlocked and left open) by the HOA. Mowing is generally once a week (weather permitting) during the grass growing season. Seeding, fertilization, and weed control services are provided on a schedule set by HCAI. After the majority of the leaves have fallen in the fall/winter and prior to mulching in the spring, lawns and garden beds are cleaned up as the responsibility of the HOA. Tree removal and replacement in the common areas will be done at the discretion of the Board of Directors. Each unit is allowed one ornamental tree in front. If the tree has died, the HCAI will assist by having the dead tree removed (but not grinding the stump). A \$200 reimbursement is available to the homeowner for purchase of one ornamental tree that has been approved by the HCAI.

Sprinkler System: The sprinkler system is maintained and operated for proper turf irrigation at the discretion of the Board of Directors. Sprinkler problems should be reported to the HOA Landscape Director so that repairs can be made quickly. Please be careful NOT to park on the grass or drive over the sprinkler heads along curbs and near your driveway. Replacement of damaged sprinkler heads will be at the homeowner's expense.

Shrub and Tree Watering: The homeowner should periodically water shrubs and trees during any prolonged dry periods as they do require a deeper watering than the lawn sprinkler system is designed to provide. Please do not use soaker hoses for extended periods of time.

Private Streets: Grant Street (north end) and Grant Lane (south end), West 122nd Street, and West 122nd Terrace are all maintained by the HCAI.

Snow Removal: Snow will be removed from driveways and walkways if more than 2 inches has fallen, at the discretion of the Board of Directors.

Utility Line Maintenance: HCAI maintains utility lines (gas, water, electric and sewer) to each unit.

Water and Wastewater: These fees are included in your monthly HOA dues. Homeowners are to maintain toilets in good working order to avoid unnecessary water usage.

Trash and Recycling Collection: These fees are included in your monthly HOA fees. Trash collection day is normally on Thursday. Should a public holiday fall on Monday, Tuesday, or Wednesday, the pickup will be delayed by a day. Bins should be placed on driveways near the curb. No bins should be placed on driveways before 6 p.m. Wednesday evening. Wheeled trash and recycling containers are provided to each unit by Waste Management. Bins must be stored in garages. Glass recycling is not included.

Yard Waste: Yard waste is not included in our trash service. Our lawn service will pick up filled yard waste bags, if set by curb when they are in your area.

Parking: Vehicles should be parked inside your garage whenever possible. Extra cars should not be routinely parked along private streets. There is additional parking along Grant Street and in the side parking lot at the Clubhouse.

External Changes: The HOA Board of Directors, as the Architectural Review Board, must approve any external changes such as decks, fences, screened/glassed in sun porches, landscaping, lighting and satellite dishes.

Radon Mitigation: Home radon mitigation is the responsibility of the homeowner. The selected mitigation system must be contained inside the home and may not be visible on the exterior of the home. Exception for external placement must be approved by the Board.

Homeowner Neglect: If the homeowner neglects or refuses to do required repairs or replacement due to their unsightly condition, the Homeowner's Association at the discretion of the Board of Directors, may have the work done and assess the owner for the costs incurred, plus any costs incurred when filing the lien.

Additional Policies, Guidelines, and Restrictions

Pets: Homeowners must clean up after their dogs. Our yards are a common area for the use of everyone. Please do your part and promptly clean up after your pet as required by an Overland Park City Ordinance. Dogs are to be kept on a leash and under the owner's control, per the Johnson County ordinance.

Garage Use: The two-car attached garages are for the use of parking cars. The general appearance of our sub-division is much improved when cars are parked in the garage and the garage door is down. As per Overland Park City Ordinance, using the garage for commercial purposes, which prevents the parking of cars inside, is prohibited. For security and appearance, please close garage doors when not in use. Temporary use of your garage for storage for short periods of time is permissible.

Mobile Storage Units: Must have prior approval by the Board of Directors with a one-week maximum stay.

Electric Underground Fences: are not allowed (due to underground sprinkling system and shared common areas).

Signs: In accordance with Overland Park regulations, no directional For Sale signs(s) will be permitted except during an Open House. Only one For Sale sign will be permitted. No contractor signs will be permitted in Hampton Court.

No Investor Sales: Hampton Court homes are to be sold for Owner Occupancy only (no rentals or house flipping). Current investor owners and resident owners are grandfathered, but when they choose to sell, must do so to a buyer for owner occupancy. Association Covenants include this stipulation.

Flags: The United States flag, or flags representing the owner's home country, or those that represent college or professional teams, will be allowed on a pole attached to the dwelling. Holiday flags are also permissible. Flags must be in good condition and not tattered or torn.

Holiday Lighting: Holiday lighting is encouraged. Freestanding lighted displays will be allowed but not blow-up balloon displays.

Mulch: Homeowners can mulch with brown river rock or mulch made of tires if desired.