



Oak Park
Homes Association[™]
A Better Place to Live...

OAKWOOD ESTATES

DEED RESTRICTIONS

Oak Park Homes Association

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DEED RESTRICTIONS SUMMARY

Use of the Land – Single Family Residences

All properties in the Oakwood Estates subdivision of the Oak Park Homes Association are zoned R-1, for residential single-family homes. A family is defined as

- a group consisting of only a spouse, parent, child, grandchild, grandparent, brother, or sister, all related by blood or marriage;
- a group of not more than four related and/or unrelated persons living together by joint agreement; or
- a group of not more than seven persons who are 18 years of age or older who are related by blood or marriage occupying a single housekeeping unit with common kitchen facilities.

RESTRICTIONS

Animals/Livestock/Poultry

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots except dogs, cats or other household pets.

City of Overland Park Ordinances

1. No more than two (2) dogs and two (2) cats may be owned or kept in one household.
2. All pets must be licensed.
3. If you wish to have more than the permitted number of pets, you must apply for a Special Animal Permit with the City.

Antennas/Outdoor

No radio or television transmission or receiving antenna may be attached to the outside of the house or erected elsewhere on the lot without the written consent of the Oak Park Homes Association.

Basketball Goals

Exterior basketball goals to be erected on rear of the house or in the rear yard only.

Exterior Covering and Maintenance of Structure

No building may be erected, placed, or **altered** on any lot until construction plans and specifications, including specifications on exterior materials and colors, and a site plan showing the location of the original and altered structure have been approved in writing by the Oak Park Homes Association.

No building shall be permitted with its exterior in an unfinished condition for longer than six (6) months after commencement of construction. For each month of violation, a fine of one hundred dollars (\$100.00) shall be due and payable to Oak Park Homes Association.

No damaged building shall be permitted to remain in a damaged condition longer than six (6) months after the date of the damage. For each month of violation, a fine of one hundred dollars (\$100.00) shall be due and payable to Oak Park Homes Association.

City of Overland Park Ordinances

1. Exterior surface needs to be free of holes, breaks, or loose or damaged construction material.
2. Trim must be free of holes, breaks, and loose or damaged construction material.

3. All repairs to the exterior must be done with materials compatible with the existing treatment.

Fences/Hedges

No hedge or fence shall be located closer to the street in front of a residence than the building lines as set forth in the plat.

Prior to fencing any yard, information on the type of fencing, height, color, and location shall be provided to the Oak Park Homes Association. Construction shall commence after approval has been given in writing.

Lightweight woven wire fences will be prohibited. Chain link fences will be prohibited unless decorated in a manner approved by Oak Park Homes Association.

City of Overland Park Ordinances

1. A fence permit is required when you are constructing a new fence or extending an existing one.
2. All fences must be constructed with the finished side facing outward - the posts and support beams must be on the inside.
3. Fences may be no higher than eight (8) feet.
4. All fences must be maintained in good, sound condition. They must be free of damage or breaks.
5. If 20% of paint on fence is chipping, peeling, scaling or missing paint, the surface must be repainted or stripped of all paint.

Fuel Storage

No fuel tanks may be maintained above the surface of the ground.

Garage Doors

All garage doors shall be kept closed except when opened for the purpose of parking or removal therefrom of motor vehicles.

Outbuildings

No outbuilding or detached structure shall be erected on any lot without the consent in writing of the Oak Park Homes Association. An outbuilding is defined as any enclosed, covered structure not directly attached to the residence.

Requests for storage sheds, dog houses, large playhouses, etc. shall be made to the Oak Park Homes Association for written approval prior to erecting.

Overhead Lines

No power, telephone or cable television service connection lines may be erected or maintained above the surface of the ground without the written consent of the Oak Park Homes Association.

Parking and Vehicle Storage

No trailer, mobile home, boat, boat trailer or rack, equipment, machinery, cars or trucks not in daily use, or movable units of any type (even if temporarily immobile) shall be parked, located, or otherwise maintained in the front or side yard, including driveway area. Such vehicles may be parked, located or mounted in a garage.

City of Overland Park Ordinances

Parking of Vehicle in Residential Area:

1. Any vehicle must be parked on a paved parking area (e.g. driveway, garage)
2. Parking on patio or any hard surface not connected to a driveway is prohibited.
3. Not allowed on grass area or area intended for landscaping (front yard, side yard or back yard or grass area between street and sidewalk).
4. Parking is restricted to passenger cars, passenger vans, pickup trucks, or motorcycles.
5. A vehicle must not be parked on any public street or public property continuously for a period in excess of 48 hours.

Parking and Vehicle Storage (continued)

Inoperable, Abandoned, or Illegally Parked Vehicles

1. An inoperable vehicle is one that has a flat tire, is missing wheels, is on supports, is being repaired or does not have a current license or registration. A vehicle is considered inoperable when it is unable or unlawful to operate on the streets or highways.
2. Any vehicle that is parked or stored unattended on a roadway or street for a period of at least 48 hours is considered abandoned.

Signs/Billboards

No signs, advertisement, or billboards shall be erected without the consent in writing of the Oak Park Homes Association other than one "For Sale" sign of not more than five (5) square feet to advertise the sale of the property on which the sign is erected.

City of Overland Park Ordinances

Garage Sales/Signs

1. One sign is allowed at the location of the sale. Locating a sign anywhere else is a violation of the City Ordinance.
2. Up to two sales per one-year period may be held at a residence.
3. A sale may last up to four days.
4. Items must be placed in the garage or driveway of the residence.
5. It is not permitted to display items in the yard or within 30 feet of a curb.

Storage of Exterior Items (Lawnmowers, ladders, garden equipment, etc.)

City of Overland Park Ordinances

1. Items must be stored within a fully enclosed structure (e.g. home, garage) or within the back yard if they are fully screened from view by a fence or wall.
2. Storage of exterior items may not occupy more than 20% of the area of the rear yard.
3. Items must be stored in such a manner as to discourage rodents, insects and other pests.
4. Thirty (30) day limit on storage of dirt, sand or gravel.
5. Excepted items are barbecue grills, bicycles, children's toys, and lawn furniture.
6. Storage related to any business activity shall not be permitted.

Trash

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, except that which is kept in closed garbage cans.

City of Overland Park Ordinances - Household trash

1. Solid waste must be placed in specifically designed trash containers (90 gallons or less).
2. Containers must be leak-proof and waterproof.
3. Containers (empty or full) must be stored behind the front building line.
4. Containers must be screened from any street or neighboring property.
5. Solid waste may be placed in front of your house no more than 24 hours before scheduled pickup.
6. Trash may be picked up at no additional cost from the front line of the house if requested.

Weeds and Grass

City of Overland Park Ordinances

1. A violation exists when weeds or grasses are more than 10 inches in height (or more than 10 inches in length matted down).
2. All vegetation that is poisonous to the touch is restricted (e.g. poison ivy, poison oak, poison sumac).
3. Vines, saplings, shrubs are in violation if they exceed the 10-inch height and are uncultivated.
4. Areas between your property and paved area of all adjacent streets, including ditches, easements, and alleys must be mowed.