



*Oak Park*  
*Homes Association™*  
*A Better Place to Live...*

**QUIVIRA MEADOWS**  
**Lenexa, Kansas**

**DEED RESTRICTIONS**

Oak Park Homes Association  
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Lenexa, Kansas

**DEED RESTRICTIONS SUMMARY**

**Use of the Land – Single Family Residences**

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

- one person living alone;
- two or more persons related by blood, marriage, or legal adoption, guardianship or other legally authorized custodial relationship; or
- a group of not more than four unrelated persons living together as a single housekeeping unit.

**RESTRICTIONS**

**Animals/Livestock/Poultry**

No livestock or poultry of any kind shall be kept or maintained on any lots without the written consent of the Oak Park Homes Association.

City of Lenexa 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.

**Exterior Covering and Maintenance of Structure**

City of Lenexa Ordinances

1. Painted surfaces must be repainted when scaling or peeling exceeds 50% of one or more walls.
2. All windowpanes and doors must be kept intact.
3. Broken or rusted downspouts or gutters must be repaired or replaced.
4. Floors and railings of exterior structures must be maintained in a structurally sound condition.

**Fences**

City of Lenexa Ordinances

1. A fence permit is required when constructing a new fence or removing or replacing an existing one.
2. All fences must be constructed with the finished, smooth side facing outward, with the support posts on the inside.
3. Privacy fences can be no more than six (6) feet in height.
4. Any fence or portion of a fence that is leaning or sagging will require replacement or repair to a sturdy, upright position.

### **Fuel Storage**

No fuel tanks will be maintained above the surface of the ground without the written consent of the Oak Park Homes Association.

### **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.

### **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**

City of Lenexa Ordinances

Storage of Recreational Vehicles, Campers, Boats and Trailers

1. Can be stored in side yard or rear yard.
2. Must be located behind the front of the residence (in the case of a corner lot, cannot be located in the side yard adjacent to a street).
3. Any boat, hauling trailer, or camping trailer stored on residential property longer than four (4) months must be stored on a paved surface.
4. Motor homes must be stored on a paved surface.
5. No recreational vehicles longer than 28 feet may be stored on property at any time.
6. If you have two items one can be parked in back yard, one must be parked in garage or offsite.
7. May be parked in driveway in front of house for 24 hours to prepare for a trip.

City of Lenexa 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 driveway is prohibited.
3. Vehicles may not block a private or public driveway.
4. Vehicles may not be parked in any open space or yard area.
5. Use of a vehicle as a sign is prohibited. Vehicles with painted on or attached signs are subject to restrictions regulating the size of the signs and the location of the vehicle.
6. Parking is restricted to passenger cars, passenger vans, pickup trucks or motorcycles.
7. A vehicle must not be parked on any public street or public property continuously for a period in excess of 48 hours.

Inoperable, Abandoned, or Illegally Parked Vehicles

1. An inoperable vehicle is one that has a flat tire, is missing wheels, 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. Inoperable vehicles must be parked in a garage, except as noted in #3 below.
3. Five (5) days are allowed to make repairs on a vehicle while parked in the driveway or other approved parking area. After five (5) days, the vehicle must be stored in a garage or enclosed structure.
4. An abandoned vehicle is one that is parked or stored unattended for at least 48 hours.

### **Pergolas**

No pergola, or detached ornamental structure, may be erected on any part of any lot without the written consent of the Oak Park Homes Association.

## **Signs/Billboards**

No signs, advertisement, billboards, shall be erected without the consent in writing of the Oak Park Homes Association other than one "For Sale" sign of no more than five (5) square feet to advertise the sale of the property on which the sign is erected.

### City of Lenexa Ordinances

#### Garage Sales/Signs

1. One sign is allowed at the location of the sale.
2. Signs must not exceed four (4) square feet in area and four (4) feet in overall height.
3. Signs must not be placed earlier than 5:00 p.m. the night before the sale and must be removed by the end of the sale.
4. No more than two sales events are allowed on the premises in any calendar year.
5. A sale must not exceed four (4) consecutive days.
6. Sales events must only occur during daylight hours.

## **Storage of Exterior Items**

### City of Lenexa Ordinances

1. Exterior storage related to any business activity shall not be permitted.

## **Trash**

### City of Lenexa 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 must be closed at all times.
4. Containers (empty or full) must be stored in the garage, rear or side yard.
5. Containers must be screened from any street or neighboring property.
6. Solid waste may be placed in front of the house no more than 24 hours before scheduled pickup.
7. Brush and tree trimmings tied in bundles may be placed at the curb on the day of collection only.

## **Weeds and Grass**

### City of Lenexa Ordinances

1. Weeds and grass are not to exceed 12 inches.
2. If weeds or grass are in violation, the city will notify the offender and give a reasonable amount of time to correct the violation.
3. If weeds or grass are not cut after being notified, the city will cut the grass and bill the property owner(s).
4. If there is more than one (1) violation in a calendar year, weeds, noxious weeds or rank vegetation will be removed without prior notification and property owner(s) will be billed for the work.