

Oak Hill Deed Restrictions

All Owners of lots in the Oak Hill subdivision are subject to the terms of the Homes Association Declaration of Restrictions on file in the office of the Johnson County Register of Deeds in Olathe. Every owner is a member of the Association and eligible to exercise their rights of membership subject to the payment of annual and special assessments levied by the Association in accordance with its Bylaws.

Everyone who owns a lot in Oak Hill agrees, at the time of purchase, to observe and conform to the Declaration of Restrictions. These guidelines are paraphrased from the Declaration of Restrictions which became a part of the deed for each individual property. Each deed or legal property title is subject to the covenants, easements and restrictions of record. The purpose of these restrictions is to protect you so that your investment will increase in value and insure that our area will not decline because of poor planning. We have developed a first class neighborhood, and we want you to be an integral part of this progressive community.

Our motto is:

“A great place to live today; a better place tomorrow”

Trash Pick-Up and Recycling

Please be considerate of your neighbors and place trash outside at the appropriate time to avoid any unnecessary eyesores. Trashcans should be placed at the curb for Tuesday morning pickup. Grass clippings must be bagged and placed at the curb. Other large items must also be placed at the curb.

Deffenbaugh Trash Service requires everyone to abide by Lenexa City Ordinances as they pertain to trash pickup. Trash must be in cans or bags that weigh no more than 40 pounds each.

Recycling bins should be placed at the curb for Tuesday morning pickup.

Tree limbs, brush, etc., must be tied in bundles no more than 4 feet long, 18 inches in diameter, with no tree limb that is greater than 4 inches in diameter. Failure to follow these guidelines will result in Deffenbaugh not picking up the trash.

Use of Land

Each lot is designed for private residence purposes and the occupancy of a single family. No business or any business activity that may be or become a nuisance to the neighborhood is allowed.

Building Materials

Any materials used for major changes to exterior walls, structures, or major additions, including driveways, must adhere to deed restrictions or be approved in writing by the Homes Association. Exterior walls of all buildings shall be of brick, stone, wood shingles, wood siding, wood

paneling, plate glass, or combination thereof. Windows, doors, and louvers shall be of glass, wood or metal. Roofs shall be covered with wood shingles, wood shakes, slate or tile, or earth tone composition shingles, if approved in writing by the Homes Association.

Outbuildings

Separate or detached structures must not be erected without prior written consent of the Homes Association.

Fences

Wood fences may be constructed following the deed restrictions pertaining to height, position, and style. Fences must be approved by the Homes Association.

Swimming Pools / Hot Tubs / Storage Tanks

No aboveground swimming pools or storage tanks will be permitted without the approval of the Homes Association. Hot tubs must adhere to Lenexa City Ordinances.

Antennas / Satellite Discs

No external television, radio antennas, transmitters or towers of any kind are permitted except for dish receivers less than 18" in diameter. They must be placed so that they can not be seen from the front of the lot.

Pets & Animals

Domestic animals must be kept in the homeowner's yard, either fenced, chained, or on a leash. Each homeowner may not keep more than two dogs, two cats, or two of any other household pets on the premises, provided they are not kept for commercial purposes.

When you walk your pet please be considerate of your neighbor's yard.

Signs & Billboards

No signs, advertisements, billboards, or other advertising structures of any kind may be erected or maintained without consent in writing from the Homes Association, with the exceptions of an appropriate real estate sign for the exclusive purpose of advertising the property upon which it is placed.

Automobile Repairing

The repair, rebuilding, or manufacture of any automobile may be conducted in an enclosed garage, but must not occur in the yard or driveway.

Storage and Parking of Vehicles, Trailers, Etc.

No automobile, truck, pick-up truck with camper, trailer, boat, camper, motorcycle, motor bike, motor scooter, motor home, airplane, house trailer, boat trailer, camping trailer, camping vehicle or vehicle of any type or description can be stored in the yard, on the driveway, or in the street.

There shall be no regular parking of more than two automobiles in running condition and in a reasonable state of repair on any driveway.