



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

ASPEN HILLS

DEED RESTRICTIONS

Oak Park Homes Association

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DEED RESTRICTIONS SUMMARY

Use of the Land – Single Family Residences

All properties in the Aspen Hills 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

Air Conditioning Apparatus

No air conditioning apparatus or unsightly projection shall be attached or affixed to the front of any residence.

Animals/Livestock/Poultry

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in Aspen Hills 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.

Exterior Covering and Maintenance of Structures

All exterior basement foundation walls which are exposed in excess of twelve (12) inches above final grade level shall be painted the same color as the house or covered with siding compatible with the structure.

City of Overland Park Ordinances

1. Exterior surface needs to be free of holes, breaks, and 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

Any hedge, fence or boundary wall shall be ornamental and shall not disfigure the property or the neighborhood. No fence or boundary wall exceeding six (6) feet in height shall be constructed without the written consent of the Oak Park Homes Association.

In no event shall a fence be constructed closer to the street upon which the residence fronts than the rear foundation line of the residence. On any corner lot no fence shall be constructed closer to the side street than the residence's foundation line nearest to the side street.

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 a finished side facing outward--the posts and support beams must be on the inside.
3. All fences must be maintained in good, sound condition. They must be free of damage or breaks.
4. 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 without the consent in writing of the Oak Park Homes Association.

Greenhouses

Any greenhouses shall be attached to the rear of the house.

Outbuildings

No outbuilding or detached structure shall be erected on any lot. An outbuilding is defined as any enclosed, covered structure not directly attached to the residence.

No structure of a temporary character, or basement, tent, shack, garage, barn, or other outbuilding shall be erected on any lot or used for storage purposes, either temporarily or permanently.

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 vehicle, truck, trailer, bus, camper, boat or other apparatus, except passenger automobiles, shall be left or stored on said property, except in an enclosed 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 backyard or grass area between street and sidewalk).
4. Parking is restricted to passenger cars, passenger vans, pickup trucks, or motorcycles.
5. A vehicle parked on any public street or public property continuously for a period in excess of 48 hours is considered abandoned and may be ticketed by the city.

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. Fifteen (15) days are allowed to make repairs on a vehicle while parked in the driveway or other approved parking area. After 15 days, the vehicle must be stored in garage.
3. An inoperable vehicle must be parked or stored in an enclosed garage.
4. An abandoned vehicle is one that is parked or stored unattended for at least 48 hours.

Residential Business Prohibited

No business and no noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance to the neighborhood.

Roofs

The materials used in replacing the original roof of any residential structure must be approved in writing by the Oak Park Homes Association prior to any roof replacement.

Signs/Billboards

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 your residence.
5. It is not permitted to display items in the yard or within 30 feet of a curb.

Storage of Exterior Items

City of Overland Park Ordinances - for lawnmowers, ladders, garden equipment, etc.

1. Items must be stored within a fully enclosed structure (e.g. home, garage) or within the backyard 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

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 8 inches in height (or more than 8 inches in length matted down).
2. All vegetation that is poisonous to the touch is restricted (e.g. poison ivy, poison oak, poison sumac).
2. Vines, saplings, shrubs are in violation if they exceed the 8-inch height and are uncultivated.
3. Areas between your property and paved area of all adjacent streets, including ditches, easements, and alleys must be mowed.