

## **RULES**

Paragraph 3.10 of the DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND HOMES ASSOCIATION DECLARATION FOR SOUTHWOOD SUBDIVISION empower the Board of Directors to adopt, amend, or repeal such rules and regulations as it deems reasonable and appropriate which shall be binding upon all Persons subject to this Declaration and shall govern the use and/or occupancy of and part of the Southwood Subdivision in Overland Park, Kansas (Community). For purposes of these Rules, Owner shall refer to the record owner of any Lot within the Community.

Pursuant to the authority of Paragraph 3.10, referenced above, in order to maintain the character of the Community and preserve property values, the Board of Directors adopts the following Rules:

1. Owners shall obtain prior written approval by the Architectural Control Committee prior to undertaking any improvements, construction or installation on their Lot, including clearing, grading, paving, displaying of signs (except as provided in Paragraph 3 below), structures, landscaping and building additions or alterations.
2. Owners shall maintain all turf areas on their Lots which include regular mowing and irrigation through an underground irrigation system.
3. Owners shall not display signs without the approval of the Board of Directors or the Architectural Control Committee except the following:
  - a. signs to advertise the sale of the Property;
  - b. congratulatory signs displayed no longer than one week
  - c. signs required by legal proceedings;
  - d. signs required for traffic control and regulation of streets within the Southwood Subdivision;
  - e. political yard signs, which are less than six square feet, during a period commencing 45 days before an election and ending two days after the election.
4. Owners shall not rent any part of all their Property for a period of time less than 12 months.
5. Owners shall trim trees that overhang sidewalks so the branches are at least six feet above the walkway.

6. Owners shall report uneven sidewalks, potholes, and other safety hazards on city property to the city of Overland Park, using Overland Park's online portal at OP Cares <https://opcares.opkansas.org/service-request-types/by-name/exterior-property-maintenance>

September 30, 2022  
Date

Audrey Asher  
Audrey Asher  
Southwood Homes Association  
Board President