

## Summary of Restrictions

Below are excerpts of some property restrictions in Red Oak Hills. To report a violation of any property restriction, or to obtain a complete set of restrictions, please contact any board member or visit the Home Association website: [redoakhills.org](http://redoakhills.org).

Property restrictions are designed to help maintain a neighborhood that is acceptable to its current and future residents. Therefore, the Board has resolved to enforce restrictions to the best of its ability. Whenever violations occur, the Board will attempt to resolve the issue with parties concerned, but has retained and will use legal counsel when necessary.

There are also City of Shawnee ordinances that apply to your property and are enforced by the City of Shawnee. To view City ordinances visit the website: [cityofshawnee.org](http://cityofshawnee.org). To report violations of City ordinances, you should call Codes Administration at City Hall (913- 631-2500).

Approval from the Homes Association Architectural Committee is required before starting any of the following improvements to your property:

1. Constructing a shed or other structure.
2. Replacing the shingles on your roof.
3. Installing solar panels.
4. Installing a barrier to conceal trash and recycling containers stored outside your home.

### Summary of Restrictions

1. No home shall be used as a rooming house or used to provide temporary housing to guests for a commercial purpose such as Airbnb or Vrbo.
2. Subject to conditions, an accessory building not larger than 120 square feet is permitted in the rear yard. Before constructing a shed or other accessory building you MUST obtain approval of the proposed location, materials and colors from the Architectural Committee. Additional details and an application form may be obtained by visiting the Home Association website or sending an email to [vicepresident.redoakhills@gmail.com](mailto:vicepresident.redoakhills@gmail.com).
3. Before installing a new roof you MUST obtain approval of the proposed roofing materials from the Architectural Committee. Additional details and an application form may be obtained by visiting the Home Association website or sending an email to [vicepresident.redoakhills@gmail.com](mailto:vicepresident.redoakhills@gmail.com).
4. Before installing solar panels you MUST obtain approval of the proposed layout and materials from the Architectural Committee. Additional details and an application form may be obtained by visiting the Home Association website or sending an email to [vicepresident.redoakhills@gmail.com](mailto:vicepresident.redoakhills@gmail.com).
5. Rain barrels are permitted if not visible from the street or sidewalk.
6. No fence or wall is permitted on any lot nearer a front or side street than the building setback line except a possible ornamental fence needed to improve the house design.
7. No signs, billboards or advertising structures of any kind may be placed or stored upon any lot except for those advertising the rental or sale of the property, provided such signs do not exceed five square feet in size.

8. No television antenna or similar device may be attached to the roof of the house or exposed in any manner. Mini-dishes are permitted if not visible from the street that the home faces. Where reception requires installation outside this area, installation shall be in the next least conspicuous area. In no event shall a mini-dish be located within the front yard.
9. No mobile home or trailer, either with or without wheels, shall be kept on any lot. Motorboats, houseboats, etc. may only be maintained, stored or kept if housed completely within the residential structure. No non-operating motor vehicles shall be kept on any lot.
10. No burning of trash is permitted on any lot. Trash and recycling containers MUST be stored within the residence, however, the storage of trash and recycling containers with lids is permitted outside the residence behind a barrier approved by the Homes Association Architectural Committee. Prior to installing a barrier you MUST obtain approval of the proposed location, materials and other characteristics from the Architectural Committee. Additional details and an application form may be obtained by visiting the Home Association website or sending an email to [vicepresident.redoakhills@gmail.com](mailto:vicepresident.redoakhills@gmail.com).
11. Trash and recycling containers, and yard waste shall only be placed or remain at the street within twenty-four (24) hours of the scheduled collection.