

## RED OAK HILLS HOMES ASSOCIATION, INC.

### Frequently Asked Questions - Declaration of Servitude Program

**1. What is the purpose of the Declaration of Servitude program?**

The purpose of the program is to add 86 properties to vast majority of properties in Red Oak Hills whose owners are required to be members of the Homes Association.

**2. Why is this program necessary?**

According to available records, deeds for 86 of the original lots in Red Oak Hills were recorded with the County before the Homes Association was created. Therefore, the owners of these 86 lots were not required to be members of the Homes Association.

**3. What is a Declaration of Servitude?**

A Declaration of Servitude is a legal document executed by a property owner that adds their property to the other properties in Red Oak Hills whose owners are required to be members of the Homes Association.

**4. How many property owners have signed Declaration of Servitude?**

Since the program was started in 2016, 17 lots have been added to the original 187 lots whose owners were required to be members of the Homes Association.

**5. Why should we sign a Declaration of Servitude?**

Signing a Declaration of Servitude affirms your commitment to Red Oak Hills, helps to protect your property values and ensures you enjoy all the benefits of membership in the Homes Association.

**6. What does it cost to sign a Declaration of Servitude?**

There is no cost to you other than the annual assessments all Homes Association members pay in January of each year. If you already pay dues, you may know that Association dues are about the same or less that the annual cost of trash collection for residents that are not affiliated with our Homes Association.

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### **7. Why should we want to be members of the Homes Association?**

There are many benefits to Homes Association membership. For example, to promote a sense of community in Red Oak Hills, Homes Association members enjoy social functions throughout the year. To keep Red Oak Hills attractive and protect your property values, the Homes Association maintains the monument signs and landscaping at the entrances to our subdivision, maintains the subdivision's recreational areas such as the walking trail and green space, and monitors compliance with applicable property restrictions. In addition, some have noted that belonging to the Homes Association increases the value of their property.

### **8. Does signing a Declaration of Servitude add deed restrictions to my property?**

For the vast majority of residents, signing a Declaration of Servitude does not add any restrictions to your property other than requiring current and future owners of your property to be members of the Homes Association.

### **9. What are the steps to sign a Declaration of Servitude?**

The process is easy. A representative of the Homes Association will prepare the necessary documents at no cost to you. The documents are signed by all current owners of the property and the signatures are notarized. Once the documents have been executed, the Homes Association will make arrangements to have the Declaration of Servitude filed with the Johnson County Register of Deeds and provide you with a copy of the executed document for your records.

### **10. How long does it take for the Declaration of Servitude to become effective?**

As soon as the document is filed with the Register of Deeds the owners of the property become members of the Homes Association. The entire process can be completed within one to two weeks.

### **11. If we sign the Declaration of Servitude can we later decide to end our membership in the Homes Association?**

Once the document is filed with the Register of Deeds your membership in the Homes Association cannot be rescinded. Your membership ends when you sell your property and the next owner automatically becomes a member of the Association.

### **12. How can I get more information about the Declaration of Servitude program?**

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