

ARC guidelines to help maintain our beautiful Leawood South neighborhood.

(Each section is numbered to coincide with the current Deeds & Restrictions numbering system)

2.1 OUTSIDE STRUCTURES.

No structure of a temporary or permanent character, trailer, bus, tent, shack, sheds, greenhouses, garage, barn or other outbuildings shall be used on any property at any time as a residence or otherwise, either temporarily or permanently. No swimming pools of any kind may be constructed or installed without approval in writing from City of Leawood and Leawood South HA Board. No above ground pools are allowed. No clothes lines or clothes hangers may be constructed or used outside of any residence. No dog houses may be placed or constructed outside of any residence. Any retaining walls constructed must be of stone, brick or similar decorative masonry. All play equipment (trampolines, swing sets, slides, tubes not movable by one person, generally constructed on the location where it will remain until removed) must not be of bright colors (ie: pinks, blues, reds, lavenders, pastels) but rather should blend into the yard such as the wood & green plastic types. All of these play sets should be no less than 15ft back from the rear and side property lines if residence is on a golf course lot and 10ft for other lots. No side yard locations for these play sets. All raised gardens and compost bins must be no less than 10ft from any property line.

Basketball goals: Basketball goals may be erected only with the prior approval of the ARC. All basketball goals must be free-standing on poles and may not be attached to any residence or building. Poles, nets, hardware, backboards, and braces must be kept in good condition, and backboards must be of a transparent or clear material.

2.2 ADDITIONS/SUNROOMS/TEAR DOWNS.

See City of Leawood codes at <http://www.leawood.org/commdev/respermits.aspx>

2.3 SCREENED PORCHES & DECKS.

All rear exterior decks and porches, not made of concrete or other type of masonry, must be constructed of a Trex, TimberTech or plastic/vinyl type material or cedar wood (natural, stained or painted to compliment the color of the residence). Spindles may be metal, wood, plastic or vinyl.

2.4 PROPERTY, GENERAL APPEARANCE.

No noxious or offensive activity shall be carried out upon any property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including mechanical work on automotive or other equipment of any kind. All development common areas and lot lawns must be mowed and maintained in a neat and orderly manner. No dumping of grass clippings or yard waste or any other material from any property hereby restricted shall be allowed, either on any lot, common area or golf course area. Lawns, landscaping, and other vegetation must be kept in good condition as soil, climate and other natural conditions permit, and grass may not reach a height of six (6) inches or more or otherwise create an unsightly appearance. If such grass is not kept within the height limitation above, or if any Owner fails or refuses to cut weeds or brush from the Owner's Lot, the Association may cut the grass, weeds, or brush, and the cost incurred by the Association will be collected from the Owner in the same manner as Association dues. Except for holidays, nothing may be attached or

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hung from ^a street trees^o including but not limited to sheet metal bands. Trash, recycling and yard waste containers cannot be stored in view of the street, golf course or neighbors except for designated trash pick-up days. Also see

<http://www.leawood.org/commdev/propertymaintenance.aspx>

2.4 continued^{1/4}

Recreational vehicles / boat storage: No more than 7 days of outside storage. Must be stored in the garage or off site for the remaining 358 days of the year. Also see

<http://www.leawood.org/commdev/propertymaintenance.aspx>

2.5 EXTERIOR PAINT, SIDING, LANDSCAPING/LIGHTING, GARAGE DOORS.

Exterior sculptures, fountains, and other similar yard decor may be installed only with the prior approval of the ARC. No artificial vegetation is permitted on the exterior of any Lot. Exterior house paint, siding & windows must be approved by the ARC as well as garage door replacement.. All tree and bush plantings, landscape walls and borders and lighting must also be approved by the ARC.

Window Replacement: Replacing windows can improve energy efficiency and comfort, reduce maintenance, and improve the appearance of the exterior of the home. Windows are an important feature of the façade of any building, and homeowners are encouraged to maintain a similar character and appearance when replacing windows. For example, if the home originally had double-hung windows with divided-light muntins, then the appropriate replacement would be a single- or double-hung window with either true divided lights or simulated snap-in muntins. All windows on any given elevation of the house (front, side, or rear) should be replaced at the same time.

New and replacement windows are available in a variety of materials. Homeowners will need to consider both the interior and exterior appearance and value that the windows will provide. The homeowner is encouraged to use high-quality, long-lasting products from manufacturers that have a proven track record of performance. Inexpensive low-quality windows are discouraged.

Homeowners will need to choose whether to engage in total replacement of the windows or to use ^a drop-in^o type replacement windows. Either approach, or a combination of both, can be acceptable. An important consideration in making this selection should be the finished exterior appearance of the window. When replacing the windows, it may also be appropriate to replace adjacent trim and siding, if there is rot or damage.

In instances where the entire façade is undergoing changes, it may be appropriate to change the window appearance to be appropriate to the new façade. The Architectural Review Committee

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will review drawings illustrating the new appearance as well as brochures illustrating the colors and materials to be used in the renovation.

Holiday lighting: Permitted between October 15 to November 15 for Halloween, November 15 to January 15 for Christmas/New Years and June 15 to July 15 for July 4th. Except for such holiday lights, all exterior lighting shall be white (clear) and not colored.

3.1 DRIVEWAYS.

All driveways must be improved with hard surface consisting of a minimum of 4" thick concrete, brick or other materials approved in writing by Leawood South HA Board. Gravel driveways or driveways consisting of crushed rock base with asphalt prime and seal coat will not be permitted.

3.2 ROOF MATERIALS.

Roofs with a pitch of three inches or more per foot shall be covered with wood shingles or shakes, concrete (or similar) tiles, slate, or architectural asphalt. No three tab asphalt shingles allowed. Flat roofs or roofs with a pitch of less than three inches per foot shall be covered with tin, build-up asphalt, wood shingles or shakes, concrete (or similar) tiles, slate or three tab asphalt. The ARC may also, from time to time, approve other high quality composition, synthetic or other roofing materials that are consistent with other upscale and well maintained residential communities in the surrounding area. Also see <http://www.leawood.org/commdev/roofing.aspx>

5.1 OUTBUILDINGS PROHIBITED.

No outbuilding or other detached structure of any nature or design may be erected, nor any trailers, trucks, mobile homes, boats, motor homes, buses, equipment or machinery shall ever be parked, located or otherwise maintained on any property, parking area or street adjoining property hereby restricted. Also see <http://www.leawood.org/commdev/propertymaintenance.aspx>

6.1 FENCES.

On all lots not subject to the provisions of paragraph 6.2 below and where fences are allowed, no fence shall be erected without prior written consent by the Leawood South HA Board. The maximum height of any fence shall be six feet (6') and the material shall be limited to cedar wood, plastic/vinyl or black wrought iron or other metal material that provides the same look as wrought iron. No chain link or other similar fences shall be permitted. All fences and fencing must be approved in advance in writing by the ARC and kept in good condition. No fence shall exceed 48 inches in height unless specifically approved for a greater height by the ARC and the City of Leawood. Fences shall not be erected in the front or side yards of the property and shall not be placed farther toward the front of a residence than a straight line extended from the rear building line of the residence. All fences that have been erected prior to 1/1/2017 must adhere to these guidelines at the time any structural repair or replacement is required. Buried wire pet

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fences are allowed but must maintain the same boundary restrictions. No dog or animal pens or runs of any kind shall be permitted. Also see <http://www.leawood.org/commdev/fences.aspx>

6.2 LOTS ABUTTING THE GOLF COURSE.

In addition to all other restrictions, conditions and covenants contained herein, all lots which abut the golf course and on the side portion of any lot that abuts the golf course, said lots being referenced plats of Leawood South (hereafter referred to as "Golf Course Lots"), shall be required at all times to maintain a fifteen foot (15 ft) unobstructed open space on the rear portion of the lot. No structures of any kind shall be placed in this open space, including but not limited to fences, decks, patios, gazebos, play structures, nets, screens, television antennas, storage structures or similar structures. No gardens or similar areas shall be kept in this open space. The fifteen foot open space shall be measured as beginning from the property line which abuts the golf course and progressing toward the opposite property line for fifteen feet, and shall cover the full width of the lot to each property line which is perpendicular to the property line which abuts the golf course. Only lots with swimming pools may be fenced. If fencing in a swimming pool, only a wrought iron-type metal fence may be installed. Such installation and maintenance shall be at the cost of the respective lot owner. Any existing wood fences requiring structural repair or replacement, must be replaced with a wrought iron-type metal fence. And, "if space allows" (re: existing pool) any part of the fence currently located on any property line abutting the golf course, must be moved back to leave a 15ft unobstructed open space.

No structures of any kind may be placed on the sides or rear of Golf Course Lots, even if outside the fifteen foot open space area or, as close to 15 feet as allowable.

All residences constructed on Golf Course Lots shall be finished on the rear and both sides with materials compatible with the front and in such manner as to provide coverage of the concrete foundation to a minimum of one foot from ground level.

Golf Course Lots shall not be watered or drained in such a manner as to cause water puddles or excessive drainage onto the abutting golf course area.

Land surveys shall be required before any building or improvements on Golf Course Lots may be commenced. Said survey shall include iron stake pins on the property, marking each boundary, and shall indicate all existing natural land features such as trees greater than 3" in diameter, water courses, water falls, rock formations, or similar land features. Said survey shall be submitted to Leawood South HA Board and City of Leawood prior to any construction. Approval of construction will be contingent on preservation of as many natural land features as possible while maintaining conformity and harmony with the development and the golf course.

9.1 ANIMALS PROHIBITED.

No poultry, cows, swine, rabbits, sheep, goats or similar domestic animals. It shall be unlawful for any person to own, harbor or keep more than two dogs and/or two cats over six months of age in the City of Leawood unless the person has properly obtained a permit allowing the person to keep a greater number of dogs and/or cats per residence. All property and the buildings and appurtenances thereon, shall be kept clean, neat and in proper sanitary conditions. No such pets will be kept, bred or maintained for commercial purposes.

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10.1 BILLBOARDS PROHIBITED.

No signs, advertisements, billboards or advertising structure or media of any kind, may be erected or maintained on any of the property hereby restricted, provided, however, that permission is hereby granted for the erection and maintenance of not more than one advertising board on each lot or tract as sold and conveyed, which advertising board shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease the lot or tract upon which it is erected. Also see

<http://www.leawood.org/commdev/propertymaintenance.aspx>

11.1 POWER LINES AND TELEPHONE WIRES OR CABLES.

No overhead power lines or overhead telephone wires or cables may be erected or maintained upon any of the property hereby restricted.

11.2 WIND TURBINES/SOLAR PANELS.

As times and technology change, the Leawood South HA reserves the right to review wind turbines at a later date. Solar panels restrictions must be in accordance with the City of Leawood codes.