

SUMMARY GUIDELINE FOR COMPLIANCE WITH THE 2024 AMENDED & RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS

Items designated with NEW are changes from the 2002 version of the Covenants.

A copy of the Declaration of Covenants & Restrictions can be found at

www.kensingtongrovehoa.org/resources under HOA section.

HOA BOARD APPROVAL MIGHT NOT BE NECESSARY

(No approval needed if your actions are within the stated guidelines. Always check the source document for up-to-date and complete information.)

- **Installation of Satellite dish, exterior Antennas (Sec. 21.3)** if it is not visible by neighbors, or from street or common area; or is indistinguishable from structures, devices or improvements; cannot be larger than 39" in diameter; not attached to the roof; not prohibited by applicable governmental authority. Otherwise, approval is necessary.
- **(NEW) Landscaping (Sec. 21.17)**. Approval is not needed if you do not enlarge your landscaped area, plant trees that do not exceed 12 feet in height at planting, and do not encroach upon easements on your property. Otherwise, approval will be necessary. Landscape lights do not require approval.
- **(NEW) Patio, Deck Modifications (Sec. 21.17)**. Changes to existing patio or deck should not require pre-approval if you are not enlarging your patio or deck and the style and color or stain complements house colors.
- **(NEW) School Spirit Signs (Sec 21.34)**. School spirit signs are permitted. Such signs must be adjacent to the house.
- **Flags (Sec. 21.42)**. You may mount one flag to your house. It can be no larger than 3'x5'. If you wish to install a flagpole, it must be approved by the Board. Only one flagpole per lot. No more than two (2) flags per flagpole.

AVOID NON-COMPLIANCE CITATION. FOLLOW THESE GUIDELINES:

- **Air conditioning units, power backup generators (Sec. 21.1)**. This equipment, like other utilities outside your residence, must be located at the side or rear of your home, unless otherwise permitted by the Board. No window air conditioners are permitted.
- **Animals and Pets (Sec 21.2)**. No more than 3 pets per lot. Animals must not be allowed to roam free. Dogs must be on a leash at all times and be held by a responsible person. No animal breeding or livestock or poultry is permitted.

- **Artificial vegetation, Statues, Sculptures, etc. (Sec 21.4).** None of these items are permitted on the exterior of your lot, unless approved by the Board.
- **Open-air Composting, Garbage Cans (Sec 21.6).** Open-air composting is not permitted; other forms of composting are allowed. Garbage cans must be stored where they are concealed from view from the street.
- **Owners fail to maintain their lot (Sec 21.7).** If the owner fails to maintain their lot and does not comply after receiving notice from the Board, the Board reserves the right to enter upon the property to repair, mow, clean or remove items as may be reasonably necessary and the owner shall be liable for the expenses as a special assessment against the owner.
- **Ditches and Swales (Sec 21.8).** Each owner has a duty to maintain all storm drainage ditches and swales and not alter their topography and to prevent erosion of both. Storm drainage ditches and swales are part of Johnson County's storm water maintenance system.
- **(NEW) Energy Conservation Equipment (Sec 21.10).** All energy conservation equipment (including solar panels) installations must be approved by the Board. Refer to Article XXI, Sec. 21.10, for additional details.
- **Fences, Privacy Screens (Sec 21.11).** No hedges, walls, dog runs, animal pens, privacy screens, or fences of any kind are permitted without the approval of the Board. Only 4-foot high, black wrought-iron style fencing is permitted. No chain-link fences are allowed.
- **(NEW) Outdoor lighting (Sec 21.18).** Only white exterior lighting is permitted, except for holiday decorative lights which must be removed as soon as possible following the holiday.
- **Business Use (Sec 21.5, Sec 21.20).** Business activity within your residence is permitted as long as it is not apparent by sight, sound or smell from outside; your business must conform to zoning requirements; and your business does not involve significant number of visits or unreasonable parking by clients or customers coming into Kensington Grove or involves door-to-door solicitation and is consistent with the residential character of the community.
- **Exterior Attachments to Home (Sec 21.24).** You are not permitted to hang or display anything outside of your home. Awnings, canopy, shutters or other attachments are not permitted without prior approval by the Board.
- **Vehicles and Parking (Sec 21.25).** Parking is only permitted in driveways or in the garage. Overnight street parking is not permitted. If the owner has a social function and invited guests are unable to park on the owner's lot, street parking is allowed.
- **Prohibited Vehicles (Sec 21.25).** Commercial vehicles, tractors, mobile homes, recreational vehicles, one-ton trucks or larger, campers, camper trailers, boats, boat trailers, other

watercraft, or other trailers shall be parked only in enclosed garages.

- **(NEW) Driveways (Sec 21.25).** Only concrete driveways are permitted and only one driveway with the primary residence is permitted.
- **Playground Equipment (Sec 21.26).** No playground equipment, including trampolines, tree houses or similar structures may be erected on your lot with approval of the Board. However, children's play equipment such as sandboxes, swings and slides shall not require approval if such equipment is not more than 8' tall.
- **Quiet Enjoyment (Sec 21.29).** NEW: Only gas-sourced fire pits are permitted.
- **Sidewalks (Sec 21.32).** Sidewalks are the responsibility of the owner. If damage occurs in a manner that causes a safety hazard, the owner is responsible for repairing the sidewalk.
- **(NEW) Contractor, Political Signs (Sec 21.34).** No yard signs are permitted except for contractor or realtor signs, and only while work is performed on your property or while your property is for sale. One (1) political sign is permitted in an election year. It may be displayed beginning 30 days before election day and up to 5 days afterwards.
- **(NEW) Basketball Goals (Sec 21.37).** Basketball goals must be approved by the Board. Permitted locations of the goal have been expanded to include the front of the house. Certain restrictions apply and are outlined in the Article XXI, Sec 21.37.

Article XXII – Leasing and Rental Restrictions

- **(NEW) Rentals.** Rentals are not permitted, except under certain hardship conditions. Pre-existing rentals (that is, rentals that existed prior to the adoption of the current Covenants) are grandfathered in and are permitted so long as you own your home. All rentals are required to supply a copy of the lease executed by the owner to the Board within 30 days after execution. Refer to Article XXII for detailed information and specific reporting requirements.