

Southcrest Homeowners Association

P.O. Box 159
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southcresthoaderby@gmail.com

Design Committee Rules and Guidelines

These are in addition to Southcrest Homeowners Association covenants and should be adhered to by all homeowners of Southcrest property.

Fences:

- Not to exceed 6 feet tall.
- Must be of wood (except where otherwise restricted, see further down the list), black wrought iron, or other materials that may be approved upon request.
- Wood fence may be of cedar, redwood, or other approved wood. Posts may be of cedar, redwood, CCA certified or steel.
- Black wrought iron fence may have black wrought iron posts or approved wooden posts.
- A fence that runs parallel to the street or faces the street must have the posts inside the fence.
- If steel posts are approved, they must be inside the fence or outside the fence and boxed in with like fence boards.
- Any stained fence must be approved. Painted wooden fences or gages are not permitted.
- Lattice fences, picket fences, or chain link fences are not permitted.
- Any fence installed for homes located in Southcrest 3rd Addition, Block 1, will be required to be black wrought iron along the Reserve A and along the sides of said property a minimum of 20 feet from the rear of the house. A Design Committee approved fence can be used forward of the 20 foot requirement and along the front of the house.
- No fence shall be installed on building setback areas.
- All fences must be properly maintained as to appearance, construction, stains, etc. at all times.
- Request for a fence must be submitted in a written form to the Design Committee with
- detailed specifications and materials list, as well as an approved copy of the City of Derby fence permit.

Sheds:

- Shall not be permitted in Southcrest 3rd Addition, Block 1, along the Reserve "A".
- Shall not be over 10' x 12', one story, 8' eaves with 6/12 pitch roof.
- Shall not be used for a garage.
- Shall be made of wood.
- Shall be same color and trim as home.
- Shall have the same shingles as house (Heritage II (or25) weathered wood color).

- Shall be located within a 6 foot approved privacy fence.
- Shall be properly maintained at all times.
- Shall have concrete pad floor or raised wooden floor on skids.
- Shall not be built on building setback area.
- Requests for a shed must be submitted in a written form to the Design Committee with detailed specifications and materials list, as well as an approved copy of the City of Derby building permit.

Satellite dishes and antennas:

- Mounted dish shall not be visible from street or from front of the house.
- Dish no larger than 18" diameter allowed.
- No external antennas allowed, as per covenants.
- Any exceptions must be submitted to Design Committee for approval.

Swimming Pools:

- Above ground pools with a maximum height of 48" and in-ground pools are allowed.
- Shall meet the applicable city zoning regulations, city codes, or any other rules, laws, or regulation of any governmental authority.
- Must not interfere with Master Drainage Design as recorded.
- Above ground pools that may be installed without a city permit, i.e. 24" or less in height, with a capacity of less than 5000 gallons (Reference City of Derby, City Code, Section 15.44.010, R105.2, Item 8), may be installed without Design Committee approval.
- Above ground pools with a maximum height of 48" and a capacity of 5000 gallons or less must submit an approved copy of the City of Derby pool permit to the Design Committee. Design Committee approval is not required.
- Above ground pools with a maximum height of 48" and a capacity of greater than 5000 gallons and all inground pools must submit a request in a written form to the Design Committee with detailed specifications and materials list, as well as an approved copy of the City of Derby pool permit.
- In-ground pools must submit a request in a written form to the Design Committee with detailed specifications and materials list, as well as an approved copy of the City of Derby pool permit.
- Must be properly maintained as to appearance and construction at all times so as not to be detrimental to public health, safety and welfare.
- Must not be located within 5 feet of any electrical source, including buried and overhead lines (Per city attorney, but not on the pool permit itself).

Decks:

- Must be made of wood or wood-alternative material, with same specifications as the wood fence requirements.
- Requests for a deck must be submitted in a written form to the Design Committee with detailed specifications and materials list, as well as an approved copy of the City of Derby deck permit.

Patios and Sidewalks:

- Requests for a patio or sidewalk must be submitted in a written form to the Design Committee with detailed specifications and materials list, as well as an approved copy of the City of Derby permit, if required.

Grass:

- No Bermuda, Zoysia or any other spreading grasses allowed.
- Lawns must be properly mowed and maintained as per covenants.

Rain Barrels:

- Must not be larger than a 55 gallon container and have a closed top.
- The color of the barrel shall match the color of the house or the trim color of the house.
- Must be located at a vertical down spout and set against the house.
- The height of the barrel stand should not exceed 12".
- A total of 2 rain barrels allowed per residence with only one barrel visible from the street.
- The barrel(s) shall compliment the landscaping and not attract attention from passersby.
- Existing rain barrels must comply with DC Rules & Guidelines by May 1, 2015.

If a homeowner does not seek approval from the Design Committee for any given project, the Board of Directors have the authority to stop the project until approval is given by the Board to proceed. If the Board does not approve the project, the covenants allow the board the right to have the project removed at the homeowner's expense and the project will not be completed.

There is a minimum fine of \$100.00, which can be accrued per day, to any resident who chooses to disregard any notices from the Board of Directors.

If you have questions regarding your project, please contact any Design Committee member.

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Amended and adapted by the Board of Directors this the 25th day of August 2020.