

BEDFORD DOWNS HOMES ASSOCIATION

PROPERTY IMPROVEMENT REQUIREMENTS

The Bedford Downs Homes Association, in addition to any City of Overland Park requirements, must have sufficient information with which to evaluate proposed improvement(s) to any existing property in Bedford Downs Sub-Division prior to issuing approval for commencement of the improvement(s).

The request for improvement(s) of existing property shall be made to the Bedford Downs Homes Association Board of Directors by the fifteenth (15th) of the month, so that if necessary, the information can be reviewed with the property owner and then discussed at the next Homes Association Board of Directors monthly meeting.

All requests for improvement(s) include a "**Property Improvement Requirements Form**", a "**Proposed Improvement Request Form**", and a "**Plot Plan Example**." For basketball goals, an additional "**Basketball Goal Regulations Form**" is included. Likewise for fences, an additional "**Fence Type Form**" is included.

The "**Plot Plan**" to be submitted with any proposed improvement(s) shall show the location of the proposed improvement(s) on the lot with relation to the lot lines and the outline of the home.

The following items are some of the more common requests for improvements:

FENCE

Usually the fence is connected to the back corners of the home. When there is some special condition, consideration may be given to approving the installation of the fence in front of this usual connecting point. A special condition could be the way the home is located on the lot, a drainage problem, handicap accessibility or the desire to connect to the neighbors existing fence and etc.

To date, installed fences have been one of five designs as shown on the attached **Fence Type Form**. To maintain consistency and continuity throughout Bedford Downs Sub-Division, approval is limited to only these existing five fence types unless you have unusual circumstances that your homes association should consider. It is felt the fewer fence types installed, the more consistency and continuity of similar fences can be achieved. Therefore, your Board of Directors has limited approval of fence types available for installation to the five (5) fence types already installed and shown on the attached form. Effective November 19, 1994, the highest point of any new fence shall be no greater than sixty inches (60") or five feet (5 ft.) above ground level unless additional privacy is desired because the fence is enclosing an inground swimming pool or other special circumstances that association should consider.

Property Improvement Requirements

Page Two

Approved fence types include:

1. Spaced Picket - 1 x 4 or 1 x 6 Boards
2. Solid Picket
3. Special Picket w/2 x 4's toenailed between posts
4. Board on Board Overlap - Closed Picture Frame
5. CCA Treated, PVC or White Cedar Multiple Rail

BASKETBALL GOAL

Refer to the "**Basketball Goal Regulations Form**".

SWIMMING POOLS

No above ground swimming pools shall be allowed. Only inground swimming pools located in the residence back yard, completely surrounded by an approved security/safety fence with lockable passage gate(s) shall be approved for installation. Each gate shall have an automatic closure plus an automatic "closed position" latching device installed within the upper one quarter (1/4) of the gates height which requires manual unlatching each time gate is opened. All gate closures and latching devices shall be properly installed, maintained and shall function and operate as designed at all times.

SPA

Any outdoor spa or hot tub must be located on the back side of the residence and shall be safely and securely covered when not being attended to or in use.

SATELLITE COMMUNICATIONS DISH

A written request to install a satellite dish must be presented to, reviewed and approved by the homes association **prior to** the any satellite dish installation.

Association members are highly encouraged to consider the type of satellite dish which can be installed in their residence attic (not visible from the residence exterior) which will not require association approval.

As stated above, any satellite dish installed outside the residence must be approved by the homes association prior to installation. Each approved external mounted satellite dish must comply with either;
1) Section A or **2) Section B Installation Rules and Regulations** requirements below depending on the proposed satellite dish diameter:

Section A - Satellite Dish eighteen inches (18") or smaller in diameter:

1. Satellite dish may be installed on the exterior of a residence or in the rear yard of a residence. If installed on the exterior of a residence, the satellite dish shall be installed on either side or the rear side of the residence. Satellite dishes shall not be installed on the front side nor the roof, or any portion thereof, of a residence.
2. Installed satellite dish shall not extend above the roof line and not protrude away from the house any more than design necessitates.
3. Satellite dish shall be installed to reduce as much as possible, its installed appearance from the frontal view of the residence.
4. The exterior color of the satellite dish shall not contrast with the residence exterior color. Efforts should be expended to install the satellite dish so that it's silhouette visibility is reduced as much as possible from public and adjoining property neighbor view.
5. The residence mounted satellite dish installation should be non-obtrusive and blend well with the lines and exterior color of the residence.
6. All required wiring attached to the residence exterior shall be installed professionally, neatly and shall be painted the same color as the exterior of the residence immediately upon completion of the satellite dish installation.

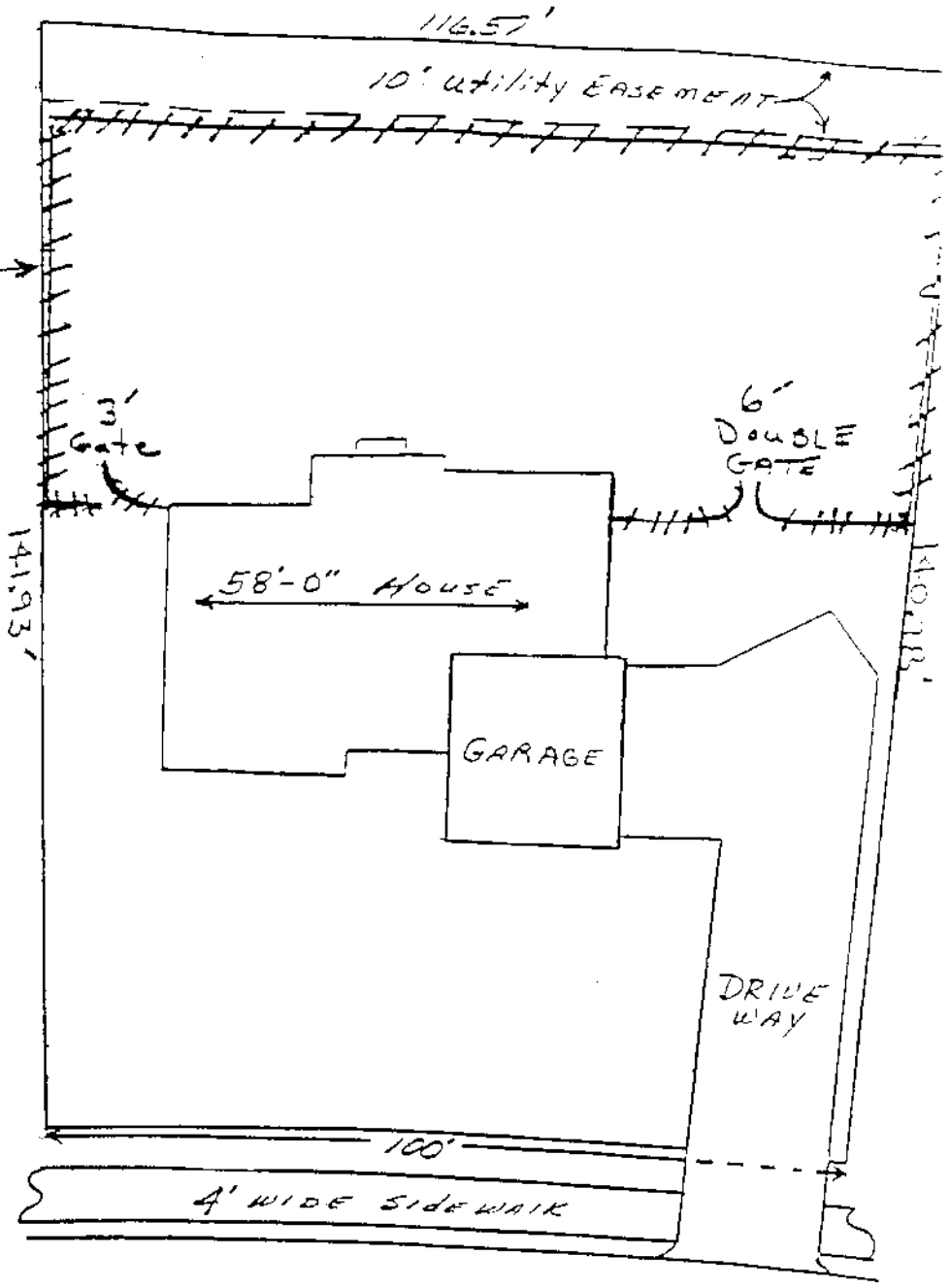
7. If the satellite dish is not installed on the residence, then **Section B Installation Rules and Regulations** shall apply to this smaller diameter size satellite dish installation.

Section B - Satellite Dish larger than eighteen inches (18") in diameter:

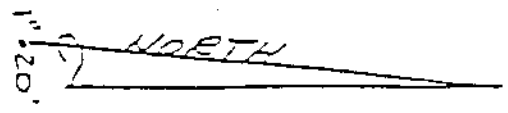
1. Satellite Communications Dish shall not be mounted to or on any part of the residence.
2. Satellite Communications Dish shall be installed behind the back corners of the residence. The base of the dish shall rest directly on the ground or on a concrete pad interfacing with the ground.
3. The maximum diameter of the satellite dish shall not exceed thirty-seven inches (37") nor shall the overall height of the installed satellite dish assembly exceed forty-two inches (42") when measured vertically from the earth's surface to the highest point of the assembly.
4. The satellite dish assembly shall be concealed from visual sight up to it's tallest point, when viewed upon from other than the owner's property, by the planting of perennial evergreen bushes or trees. Deciduous type bushes or trees will not be acceptable. The bushes and/or trees shall be selected and maintained so as to enhance and contribute to the desired concealment landscape effect. The installation of a fence around the satellite dish area for concealment purposes is not acceptable nor approved.
5. Any wiring between the residence and the satellite dish shall be buried below the earth's surface and meet the City of Overland Park Regulations and Codes.
6. Association member/resident shall obtain all necessary city permits and comply with applicable City of Overland Park, Kansas Regulations.

New Bedford Land Development Company, L.C., the Declarant, assigns the responsibility of approval, interpretation and enforcement of the above satellite dish rules and regulations which shall be binding upon all of the existing, additional and future lots, regarding the location, size, landscaping and other aesthetic aspects of satellites dishes so as to control the impact thereof on the District, and all parts thereof in the Foxfield 2nd Plat, Foxfield Estates 1st Plat and Foxfield Estates 2nd Plat Developments all being part of the Bedford Downs Homes Association.

PROPOSED
FENCE
5' HIGH



E GRANADA LANE



LOT 1 BLOCK 1

Bedford Downs Homes Association
"Plot Plan"
Example