

THIS DECLARATION WITNESSETH THAT:

WHEREAS, HOELTING BUILDERS ASSOCIATES, INC., a Kansas corporation (hereinafter referred as the “Developer”), has filed with the Register of Deeds of Johnson County, Kansas, as page 34 of Plat Book 91, a plat of the land known as CRYSTAL PARK, a subdivision in the City of Shawnee, Johnson County, Kansas; and

WHEREAS, said plat creates said CRYSTAL PARK, a subdivision, composed of the following described lots, to-wit:

Lots 1 through 15, inclusive, of block 1, and Lots 1 through 5, inclusive of Block 2, CRYSTAL PARK (a replat of BRENTWOOD), a subdivision in the city of Shawnee, Johnson County, Kansas;

AND WHEREAS, said developer has heretofore dedicated to the public all of the streets and roads shown on said plat for use by the public; and

WHEREAS, Developer is now owner of all the lots shown on the aforesaid plat and now desires to place certain restrictions of said lots, all of which restrictions shall be for the use and benefits of Developer as the present owner thereof and for its future grantees and assigns.

NOW, THEREFORE, Developer, for and in consideration of the benefits for itself, its successors and assigns, and its future grantees, hereby agrees that all of the lots shown on the above described plat shall be and they are hereby restricted as to their use in the manner hereinafter set forth.

DEFINITION OF TERMS USED:

For the purposed of these Restrictions, the word “Developer” shall mean Hoelting Builders Associates, Inc.

The word “street” shall mean any street, road, drive, or terrace of whatever name, as shown on any plat of CRYSTAL PARK.

The word “outbuilding” shall mean an enclosed, covered structure not directly attached to the residence to which it is appurtenant.

The word “lot” as used herein may mean any numbered lot platted by Developer and designated “CRYSTAL PARK”, whether in one or more plats, and upon which a residence may be erected in accordance with the restrictions herein set forth. A “corner lot” shall be deemed to be any lot as platted having more than one street contiguous to it.

“Architectural Control Committee” or “Committee” shall mean the Developer or its successor designated written instrument properly executed and recorded with the Register of Deeds. When Developer shall have sold all lots in all of the subdivisions designated as “CRYSTAL PARK”, whether in one or more plats, the owners of more than 50% of the lots governed herein may appoint the Committee by written instrument in recordable form.

PERSONS BOUND BY THESE RESTRICTIONS

All persons and corporations who may own or shall hereafter acquire any interest in the above described lots hereby restricted shall be taken to hold and agree and covenant with the owner of said lots, and with its successors and assigns, to conform to and observe the following covenants, restrictions, and stipulations as to the use thereof and the construction of residences and improvements thereon for a period of time ending on December 31, 2015, provided, however, that each of said restrictions shall be renewable in the manner hereinafter set forth.

SECTION I. – USE OF LAND:

None of the lots hereby restricted may be improved, used or occupied for other than private residence purposes, and no two family homes or multi-family homes, although intended for residence purposes, may be erected thereon. Any residence erected or maintained on any of the lots hereby restricted shall be designated for occupancy by a single family and each such residence shall have an attached and enclosed garage designed for the parking therein of at least two (2) passenger vehicles. Off-street parking, exclusive of garage interiors, shall be provided and maintained on each lot, hereby restricted, for not less than two (2) automobiles; all off-street parking surfaces, including driveways, shall be initially constructed and thereafter maintained with concrete. No business or commercial enterprise of any nature shall be conducted on the land herein described, provided, as always, however, that the Developer reserves the right for itself or its designated real estate representative, to maintain a residential real estate sales office upon any of the herein restricted lots owned by it for the purpose of promoting, advertising for sale, showing and selling lots, either improved or unimproved, within CRYSTAL PARK.

SECTION II. - REQUIRED HEIGHT OF RESIDENCE:

Any residence erected on any of the lots hereby restricted shall not be more than two (2) stories in height, provided, however, that a residence more than two (2) stories in height may be erected thereon with the prior consent in writing of the Architectural Control Committee.

SECTION III. – FRONTAGE OF RESIDENCE:

Any residence erected wholly or partially on any corner lot shall front or present a good frontage on the street designated by the Architectural Control Committee.

SECTION IV. – SET BACK OF RESIDENCE ON STREETS:

(a) No part of any residence, except as hereinafter provided, may be erected or maintained on any of the lots hereby restricted, nearer to the front street or the side street than is the front building or the side building line shown on said plat of CRYSTAL PARK on the lot or lots on which said residence may be erected, provided, however, that the Developer shall have, and does hereby reserve the right in the sale and conveyance of any of said lots, to change any building line shown thereon. No building may be constructed in violation of existing municipal zoning ordinances relating to setback of structures.

(b) Those parts of the residence which may project to the front of and be nearer to the front street and the side street than the front building lines and the side building lines are as allowed by applicable municipal zoning ordinances.

SECTION V. – REQUIRED SIZE OF RESIDENCE:

Any residence erected on any lot in CRYSTAL PARK shall contain a minimum of one thousand four hundred (1,400) square feet of enclosed floor area.

The words “enclosed floor area”, as used herein shall mean and include, in all cases, areas on the first and second floor of the residence enclosed and finished for all-year occupancy, computed on outside measurements of the residence and shall not mean or include any areas in basements, garages, porches, or attics; provided, however, that certain interior areas of the second floor need not be immediately finished for occupancy if the residence is so designed and built that such area can be finished at a later date without any structural changes being made to the exterior of the residence.

SECTION VI. – FREE SPACE REQUIRED:

No residence, including attached garages, attached greenhouses, or porches, shall occupy a greater portion of the lot than is allowed by applicable municipal zoning.

SECTION VII. – RIGHT TO APPROVE PLANS:

No building shall be erected, placed, or altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of such building, have been approved, in writing, as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by the Architectural Control Committee.

Upon any such request for approval, the party requesting such approval shall submit simultaneously with said request the following documentation:

- (a) a site plan of the house as it will set on the lot and the location of the driveways.
- (b) floor plan.

The documentation listed above is intended only as a minimum requirement and the Architectural Control Committee shall be free to request any and all other documentation that said Committee in its sole discretion deems necessary. All such documentation shall be submitted in duplicate and shall be signed by the party requesting its approval.

In the event that said Committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, such approval will not be required this covenant will be deemed to have been fully complied with.

SECTION VIII. – MAINTAINING SIGHT DISTANCE:

No vegetation, fence or wall which tends to block the view of traffic shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property.

SECTION IX. - REQUIRED BUILDING MATERIALS:

Building materials shall be such as comply with the applicable municipal code for residential structures. All wood and masonite exteriors shall be covered with a workmanlike finish of paint, and/or stain, unless another finish is approved in writing by the Architectural Control Committee.

The Developer reserves the right to repurchase, at the sales price paid Developer, any lot on which the owner thereof fails to begin the commencement of construction of a residence thereon within one (1) year of the recording of the Developer's deed to the initial purchaser of such lot.

No building shall be permitted to stand with its exterior in an unfinished condition for longer than three (3) months after commencement of construction. The term "commencement of construction", as used herein and in the preceding paragraph, shall mean the pouring of foundation walls. In the event of fire, windstorm, or other damages, no building shall be permitted to remain in damaged condition longer than three (3) months after the commencement of construction. Any owner of a structure in violation of this section may, in the discretion of the Architectural Control Committee, be assessed an amount payable to the Developer or its success of not less than One Dollar (\$1.00) nor more than One Hundred Dollars (\$100.00) per day for every day the violation continues.

The amount provided herein, if not paid when assessed, shall become a lien upon the real estate upon which the structure in violation of this section is located, provided, however, that such lien shall be inferior and subordinate to the lien of any valid first mortgage now existing or which may hereafter be placed upon said real estate. Such liens may be enforced by the Developer or its successor in any court in Johnson County, Kansas, having jurisdiction of suits for the enforcement of such liens.

SECTION X. – SODDED YARDS:

Such portion of the front, rear, and side yards of every lot in CRYSTAL PARK as is required by applicable municipal ordinance or regulation to be sodded shall be sodded with grass at the earliest time after construction of a dwelling on said lot as the weather will permit.

SECTION XI. – OUTBUILDINGS PROHIBITED:

Homeowners shall be permitted to erect a shed on their property that meets the following requirements: it shall be made of a similar material to the home and painted the same color with a cement slab or footings, it shall be maintained at the same level as the home, and it shall be positioned on the property so as to be least intrusive. It shall be no larger than 10 feet high by 12 feet wide by 16 feet long. The homeowner shall gain written approval of the Architectural Control before building.

SECTION XII. – FENCES, WALLS, SHRUBS AND ABOVE GROUND POOLS:

No fence, wall, shrub, hedge, or above-ground swimming pool, shall be erected, constructed, planted, or maintained upon any of the lots hereby restricted without prior approval as to material, design, shape, location, type and height by the Architectural Control Committee and said Architectural Control Committee shall not approve any fence, wall, hedge or shrub that violates Section VIII of the restrictions of CRYSTAL PARK in its several plats however said Architectural Control Committee shall approve fences along Johnson Drive or Monticello Road only when the fences are six (6) foot tall privacy fences located on the line designated by the Architectural Control Committee located inside the berm adjacent to said road and only when made of wood, with a gate built into such fence to allow the owner to mow and maintain the lot on both sides of said fence and the design is in accordance with the design of other fences along said road. All other fences in CRYSTAL PARK shall be made of wood and four (4) feet in height unless required by municipal ordinance to be taller, and then only to the height required by said ordinance.

SECTION XIII. – PETROLEUM TANKS PROHIBITED

No tank for the storage of fuel may be maintained on any of the lots hereby restricted.

SECTION XIV. – OUTSIDE ANTENNAS OR TOWERS PROHIBITED

No radio or television antennas or towers or satellite dishes may be kept or maintained on any of the lots hereby restricted except within the confines of a dwelling unit erected thereon.

SECTION XV. – RESTRICTIONS ON MAINTAINING PETS:

No wild, semi-wild or domestic mammals, reptiles or birds may be kept or maintained upon any of the lots hereby restricted without the prior consent in writing of the Architectural Control Committee, except that no more than two (2) dogs, two (2) cats, two (2) rabbits or two (2) birds, or any combination of the foregoing specific animals not exceeding two (2) in aggregate may be kept on any such lots without such consent.

SECTION XVI. – BILLBOARDS PROHIBITED

Except for entrance signs, signs for traffic control or safety, signs for community “theme areas”, “for sale” signs, such as promotional sign or signs as may be maintained by the Developer or agents of the Developer, and yard or garage sale signs during times allowed for said sales by these restrictions, no signs, billboards, objects or advertising devices of any character shall be erected, posted, displayed or permitted to remain upon any lots hereby restricted or upon any improvement located upon such lot.

SECTION XVII – AUTOMOBILE REPAIRING AND STORAGE OF AUTOMOBILES, BOATS, TRAILERS, ETC.

No automobile repair or rebuilding, whether for hire or otherwise, shall occur on any of the lots hereby restricted, except that automotive repairs on a non-commercial basis and not for hire may be conducted in any enclosed garage located on such lot.

No recreational vehicle, two or three wheeled motorized vehicle, truck, trailer, bus, over-cab

camper, inoperative motor vehicle of any nature, boat, delivery vehicle or damaged or rusted vehicle of any other type or description may be stored or parked upon any of the lots hereby restricted for more than two (2) hours, except that such storage or parking shall be permitted within the confines of any building built on any of the lots hereby restricted and except that a recreational vehicle owned by a guest of the lot owner may be parked on a lot for not more than fourteen (14) days per year. Nothing in this section, however, shall be construed as to prohibit the regular parking of not more than two (2) automobiles of running condition and in a reasonable state of repair and preservation on any driveway permitted to be maintained on any of the lots hereby restricted.

SECTION XVIII. – AIR CONDITIONERS

No air conditioning apparatus or unsightly projects shall be attached or affixed to the front of any residence.

SECTION XIX. – OFFENSIVE ACTIVITIES

No noxious or offensive activities, as so defined by the owners of a majority of the lots within CRYSTAL PARK, shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

SECTION XX. – MISCELLANEOUS PROVISIONS:

- (a) Garage Doors: All doors on garages located on the lots hereby restricted shall be kept closed except when opened for the purpose of parking or removal therefrom of motor vehicles.
- (b) Exterior Clothes Lines and Poles: No exterior clothes lines or poles may be erected or maintained on any of the lots hereby restricted.
- (c) Exterior Christmas Lights and/or Decorations: No exterior Christmas lights and/or decorations may be erected or maintained on any of the lots hereby restricted except during a sixty (60) day period beginning November 15 of each calendar year.
- (d) Garage, Porch, or Basement Sales: No garage, porch, or basement sales may be conducted on any of the lots hereby restricted except upon days specifically designated for said sales by the Architectural Control Committee. Absent permission to hold such sales, such sales may be held only on the last full weekend in May before Memorial Day and the first full weekend in October of each year.
- (e) Dogs Running at Large: Dogs shall be confined to the lot of the owner(s) thereof.
- (f) Exterior Sporting Equipment: No exterior tether poles, trampolines, volleyball or badminton posts or nets or similar sporting equipment shall be erected or maintained on any of the lots or tracts hereby restricted, without prior written consent by the Architectural Control Committee. The foregoing sentence shall be deemed to include basketball goals, which shall require approval of said Architectural Control Committee unless said basketball goal shall have a backboard made of glass, plexiglass, or other transparent material and is placed on a pole which is of a material other than wood, such construction being hereby specifically approved by said Architectural Control Committee.
- (g) Exterior Painting
 - 1. House colors must be approved prior to their application. Homeowners will provide a color sample of all paints to be used to the Architectural Control Committee. The Committee shall give preference to neutral tones that blend in with the surrounding homes and shall have 30 days to approve or deny the color choice, or this covenant shall be considered fulfilled. Alternately, the homeowner may acquire the approval of all adjoining homes and present this to the Committee. Such approval shall fulfill this covenant. Homes that are already painted at the time of approving this restriction shall not be required to change. However, current home colors are not automatically approved and are subject to approval. Homeowners violating either the color approval may be

Declaration of Restrictions - Crystal Park Homes Association

THIS INSTRUMENT was acknowledged before me on the 21st day of June, 1995, by DAVID W. HOELTING as President of HOELTING BUILDERS ASSOCIATES, INC., a Kansas corporation.

[SEAL] s/ Reva Harris
My appointment expires: March 21, 1996

Filed June 23, 1995
Johnson County Kansas
Register of Deeds