

# Highland Park Homeowners' Association

## Common Covenant Violations

The Highland Park Homeowners Association Board ("Board") informs homeowners individually when covenant violations are observed by the Board or brought to their attention by fellow homeowners. This is to maintain the esthetics and property values within the subdivision. The Board believes Highland Park homeowners have decided to purchase a home and live in the neighborhood based on its high quality reputation and community presentation and that all share in the responsibility to maintain both.

Below is a list of common violations of subdivision restrictions appearing in Articles VIII and X of the Highland Park Covenants found on the HPHOA website:

<https://highlandparkhomeowners.com> These are provided to increase homeowner awareness of specifics to remain in conformance.

1. Commercial business signs of contractors performing services are not permitted to be displayed in homeowner yards.
2. Lakes in the subdivision are not part of the Common Area and are owned by the lake lot owners as Tenants in Common. Usage of the lakes is limited to the lake lot owners and their guests in presence (Article VIII, Sections 1 & 2)
3. Maintenance and care of curb side street trees are the responsibility of the Homeowner. Should a tree die, Homeowners have the option to replace in conformance to HPHOA requirements or the HPHOA can replace and bill the homeowner accordingly.
4. RV's, boats, utility trailers or commercial vehicles of any size may only be stored in garages and not in driveways.
5. No overnight street parking is allowed in accordance with Johnson County Ordinance # 9-1-3-2
6. Basketball goals must be positioned behind the front foundation line of homes.
7. Children's playground equipment generally doesn't require board approval as long as it is not more than six (6) feet high, of wood construction only and an effort is made to screen or shield it from view of adjacent lot owners. Equipment higher than eight (8) feet requires approval by the Architectural Review Committee.
8. Fence types and locations are subject to Architectural Review Committee approval.
9. Exterior home improvements requiring structural changes or swimming pool installations are subject to approval by the Architectural Review Committee.
10. Refuse containers are to be stored out of sight from the street and preferably in garages.

**Highland Park Homeowner Association**

**Board of Directors**

**Email:** [Board@highlandparkhomeowners.com](mailto:Board@highlandparkhomeowners.com)