

# The Villas of Asbury Policy

Olathe, KS

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## UNIT EXTERIOR POLICY

### **Landscaped beds, mulched areas, rock beds**

A maximum of five (5) decorative items are permitted in the landscaped bed or rock area of each Unit, none are permitted in the grass. These items could include sculptures, figurines, shepherd's hook, statuary, gazing ball, flower trellis, welcome/seasonal or event flag, decorative stepping stones, potted live plants or flowers and general yard art, with a maximum of two articles not exceeding two feet (24") in height and other items not exceeding one foot (12") in height. Exception: shepherd's hook and flower trellis can be up to five (5') in height. Items are not allowed to be attached to the building.

Bushes or shrubs that have died and/or been removed should be replaced with comparable bushes or shrubs as shown on the list of approved plants. Potted plants or flowers are not to be used to replace any foundation plantings. No artificial flowers or plants are permitted.

### **Unit Exterior & Patio**

No articles shall be placed or attached to the shared/common wall of the patio. A maximum of two (2) items such as a thermometer, planter, wall hanging or plaques may be attached to the other exterior sides of the patio. No holes can be made into the siding, stucco, brick or stone of any building; all items must be attached to the wood trim.

SEASONAL artificial flowers and plants may be used on the porch/patio with a limit of three (3) items per Unit. This includes SEASONAL decorations which may be hung on the front or rear door (not the storm door or light fixture) with a maximum width of 24". Two (2) items may be attached to the trim of the front entrance. Permitted functional attachments on the Unit include: keypad, deadbolt lock similar in material and color to other front/back door hardware; garage door opening devices; and remote transmitter for home security or for thermometers.

Patio fence attachments must be kept within the patio area, not on the exterior side of the fence. Patio concrete floors may be covered with tile suitable for outdoors that will blend with the colors of the Unit. If the patio is not distinctively divided by a fence or totally divided by a common wall the neighboring resident must agree in writing to have his/her patio tiled in the same color/style and installed at the same time or such project will not be permitted. ARC request forms must be submitted along with a document signed by the adjoining Unit owner agreeing to the policy as stated.

One flag pole attachment is allowed per Unit. Only one flag may be displayed at any given time. A seasonal, welcome or event flag may be displayed on this pole but must be removed immediately after the event or season has passed. When displaying the flag of the United States of America federal laws and codes must be followed.

### **General guidelines for all items**

Any item that is worn, faded, disintegrating or broken shall be repaired or removed immediately by the Unit owner. If not removed, the Unit owner will be subject to the HOA Enforcement Policy. No items placed in the landscaped beds shall cause harm or impede the work of the landscape or maintenance people. Neither the landscape and maintenance companies nor the

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HOA will be held responsible for damage to any object a resident places outside the home. The Unit owner must assume all responsibility for any loss of integrity, damage and costs of repair to siding, brick, trim, stone, concrete or any and all damage caused by installation or attempted installation of any items to their Unit.

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