

SUMMARY OF DEEDED RESTRICTIONS

The following is an abridged summary of the Declaration of Restrictions on file in the office of the **Register of Deeds** of Johnson County, Kansas. This summary is presented only to acquaint the residents with some of the restrictions running with their property. Deeded Restrictions that apply to all will appear on the **Countryside East Homes Association (CEHA)** web-site at www.pvkansas.com under **Resident Resources** then **PV Communities**. Any legal question or enforcement of these restrictions must be based on the actual documents of record. Questions pertaining to the rights of the CEHA should be directed to the Association's Board Members.

1. The plots shall be used for private dwelling purposes only. Each dwelling shall be designed for occupancy by a single family only.
2. No garage or outbuilding shall be used as a residence or living quarters.
3. No building, fence, wall, hedge or structure shall be commenced, erected or maintained until acceptable professional plans and specifications are submitted to the CEHA and approved in writing by the board. In passing upon such plans, the CEHA may take into consideration the suitability of the proposed construction, the materials of which it is to be built, the harmony thereof with the surroundings and the outlook from adjacent or neighboring property.
4. Every outbuilding, except a greenhouse, shall correspond in style and architecture to the dwelling and shall be of the same exterior materials. No outbuilding shall exceed the dwelling in height or number of stories.
5. No dwelling or any part thereof shall be erected nearer to the adjoining street than the building limit line shown on the recorded plat.*
6. No part of any dwelling shall be erected nearer to the side property line than 12-½ percent of the width of the plot at the front property line.*
7. No outbuilding shall be erected on any plot nearer to the adjoining street than the outbuilding limit line shown on the recorded plat.*
8. Except with the written permission of the CEHA, no dwelling exceeding 1-½ stories will be permitted.
9. No permanent building or structure shall be erected within easement areas. Fences, walls or hedges may be erected within the easements but are subject to the right of access by utility companies at any time.
10. Only those signs used to advertise the property for sale may be posted for a prolonged period of time. Signs should not exceed 1 1/2 feet by 2 feet.

11. No radio or television antenna shall be more than 3 feet higher than the roof line. No radio or television towers shall be constructed. Any antenna shall not be visible from a point in the center of the street directly opposite the center of the dwelling.
12. No fence, wall, hedge, pergola or detached structure for ornamental purpose shall be erected nearer a front or side street than the building line limit.
13. No cows, horses, pigs, poultry, goats, or rabbits shall be maintained on any plot and no owner may maintain more than 2 dogs or 2 cats or other household pets on any plot at one time.
14. No trash, ashes or other refuse may be thrown or dumped on any plot in the Countryside East addition. All trash and garbage containers shall be hidden from view.

* The deeded restrictions allow minor modifications under certain circumstances.