

CENTRAL PARK HOMEOWNERS ASSOCIATION

THE PARK & THE VILLAGE

ARCHITECTURAL DESIGN GUIDELINES

The Architectural Design Guidelines are intended to ensure the aesthetics and uniformity of design throughout this community.

The Design Guidelines are under the authority of the Central Park Architectural Design Committee. The Architectural Design Committee (ADC) operates under the authority of the Board of Directors of the Central Park Homeowners Association. The Architectural Design Committee oversees the building and design standards as referred to in the Central Park Homeowners Association Covenants. These Guidelines are enforceable by Covenant and, as such, will be honored.

These Design Guidelines, while in accordance with the covenants, are not inclusive of all subject material covered in the covenants. Conversely, the covenants do not cover everything within the guidelines. When searching for references on a particular subject it is advisable to check both the covenants and the guidelines. While the covenants cannot be changed without a majority vote, the guidelines are written so that as design aesthetics change, the guidelines may be changed, as well. For example, as new grasses or design elements, shingle colors, etc. are updated or modernized - the guidelines can easily accommodate those changes.

Homeowners should visit the HOA website at www.belairecentralparkhoa.com with inquiries and can reach the ADC at belairecentralpark@gmail.com. The project approval form can be found under ADC Guidelines. It can be filled out online or printed out and filled in manually. Please include any and all schematics, photos, etc. with the form.

House (Physical Structure)

Antennas and Dish Receivers

All antennas or dish receivers must be installed on the rear of the home and be otherwise invisible from the front of the home.

Decks

Wood decks must be stained and/or sealed and kept in good condition. Stairs and railings must also be kept in good and safe condition.

All plans for new decks, railings, stairs and changes to existing decks must first be submitted to and approved by the ADC.

Any changes and/or modifications must follow all City of Bel Aire Building codes.

Lighting (House)

Lighting affixed to the home can be added to enhance curb appeal and help with safety and security concerns.

**The Central Park HOA recommends that homeowners be considerate when adding lights that may directly shine into a neighbors' home as well as the amount of time the lights are on.*

Paint Colors and Condition (Exterior)

All exterior painted and stained surfaces (wood, siding and trim, concrete, etc.) must be kept in good condition. A homeowner is required to repaint or restain in the event of noticeable fading, chalking, cracking, or peeling.

Any change in paint colors and new color choices must first be submitted to and approved by the ADC.

Siding paint colors should be selected to enhance the home and complement the neighborhood. Colors must be from palettes such as nature, the earth, or sky.

Porches

Railings and/or handrails should reflect the architectural style of the home. Porches and railings and/or handrails must be kept in good and safe condition. All plans for new or replacement railings and/or handrails must first be submitted to and approved by the ADC.

Ramps must be installed to the rear/secondary entrance area only. All plans for new or replacement ramps must first be submitted to and approved by the ADC.

Roof/Shingles

The roofs/shingles used in The Park and The Village are the Heritage asphalt style.

All plans for new roofing must first be submitted to and approved by the ADC.

Solar Panels

All plans for solar panels must first be submitted to and approved by the ADC. They will be considered on a case by case basis.

Windows, Shutters, and Awnings

All plans and specifications for window replacements should first be submitted to and approved by the ADC. Vinyl, Aluminum, Clad, and Fiberglass, are acceptable. Reflective and/or tinted glass is not permitted including aluminum foil over glass. Windows (glass panes) that have a broken seal and are visible (characteristics include: condensation and/or frost between double panes, iridescent haze, dirty look to outer edges, or glass distortion) must be replaced.

Shutters are intended to accent your windows and enhance the style of your home. Shutters should be kept stained or painted. A homeowner will be expected to repaint or stain shutters when noticeable fading, chalking, cracking, and peeling occurs. All plans and color choices for new or replacement shutters should first be submitted to and approved by the ADC.

Awnings are allowed on windows that face the backyard. Retractable awnings, sun sails, and privacy walls all can enhance your backyard if installed correctly. These are wonderful additions to offer shade in the heat of the summer. All plans and specifications for window awnings or patio covers must first be submitted to and approved by the ADC.

Landscape

The area surrounding your home can be as important to the visual appeal of a home as the home itself. Homeowners are expected to install lawns, trees, and landscape beds within 9 months after occupancy as per the CP HOA covenants. Two trees with a trunk diameter of 2" (not including the boulevard area) and twelve perennial shrubs/bushes are required as per CP HOA covenants. Homeowners are responsible for maintaining all lawns and landscape and keeping them trimmed/pruned, disease/pest free, and looking attractive as well as free of weeds and foreign grasses.

**The Central Park HOA recommends homeowners consider using plant choices and landscape ideas that are drought tolerant. Homeowners can find information about turf, plants, shrubs, and trees as well as information about water conservation at the Sedgwick County Extension Office which is a branch of Kansas State Research and Extension. www.sedgwick.k-state.edu www.ksre.k-state.edu*

Lights (Christmas)

No Christmas lights or decorations shall be installed or hung before November 1st and lit before November 15. No Christmas lights shall remain lit after January 15th. All Christmas lights and decorations must be removed by March 1st.

Lights (Seasonal Holiday)

Lights used to recognize and celebrate holidays, other than Christmas, may be hung and lit for up to two weeks before, the actual day of the holiday, and one week after. They should be removed no later than one week following the holiday.

Lights (Permanently Affixed Under Eaves Accent/Holiday Lighting)

Permanently affixed under eaves accent/holiday lighting is permitted. It should be set to white lighting at all times outside of the time frames specified above for holidays. For two weeks prior to holidays and one week after, they may be set to color modes pertaining to the specific holiday. For Christmas, they may be set to color mode beginning November 15th and must be switched back to white after January 15th.

Lights (Landscape)

Exterior/landscape lighting can be added to enhance curb appeal and help with safety and security concerns.

All plans for exterior/landscape lighting, included in initial new construction plans or added at a later time, must first be presented to and approved by the ADC.

Exterior/landscape lighting might include but is not limited to:

- Deck or Step lights
- Path lights
- Up lighting (small low-voltage spotlight) to highlight trees, etc.
- Patio String lights

Landscape lighting should be solar powered or low-voltage LED.

Staked lights should be consistent in design, shape, style, and placement.

Lighting should be hung in a consistent and balanced manner.

Lighting should compliment the architectural style of the home.

Homeowners are expected to keep landscape lights in good order as staked landscape lights, in particular, can often be moved or disrupted by wind, yard upkeep, animals, etc. The homeowner will be expected to repair or remove lights in disarray or disrepair.

**The Central Park HOA recommends that homeowners have utilities flagged (811) before installing lights. Please be considerate when adding lights that may directly shine into a neighbors' home.*

Fertilizers and Pesticides

No lawn or garden fertilizers and/or pesticides are to be used within 40' of the lakes/ponds.

Mulch/Rock

Wood mulch varieties such as cedar, cypress, and pine are acceptable. These can be found in shredded or bark form. Some things to consider when using wood mulch...heavy rains or sprinkler use can cause mulch to wash out of beds especially if the bed is sloped. Strong winds can also blow wood mulch out of beds. Some wood mulches can attract termites if used too close to the house. It is a good idea to monitor this when using wood mulch.

Other organic mulches such as pine needles, pecan hulls, and cottonseed hulls are acceptable.

Various sizes of river rock and lava are acceptable.

Crushed limestone, gravel, and rubber tire mulch are not allowed in landscape bedding.

Homeowners are responsible for keeping mulched areas full, maintained, and free of weeds and grass.

Organic mulches should be added to or replaced every couple of years.

Trees

There should be at least two trees, with a trunk diameter of 2" (not including the boulevard area), planted in the front yard within 9 months of occupancy as per the CP HOA Covenants.

It is the homeowners' responsibility to care for all trees planted in the homeowner's yard and the boulevard. The boulevard is the area of any lot from the sidewalk to the street. Trees must be maintained properly including watering, trimming, fertilization, disease/pest control, and pruning. It is the homeowners' responsibility to cut down and remove the stump of any diseased or dead tree. It is the homeowners' responsibility to replant any tree that has died or otherwise been removed from the boulevard as per Bel Aire City Code 10.3.8 and 10.3.10.

**Central Park HOA recommends using tree placement to maximize solar shielding during the afternoon and evening hours during the summer months. Evergreens may also be used to buffer Northern winds during the winter months. A list of recommended trees for the Bel Aire area can be found at www.belaireks.org*

Turf Grass

It is the homeowners' responsibility to plant or sod a yard within 9 months of occupancy after home construction is completed as per the CP HOA Covenants.

All plans and specifications for new yards and yards where large areas (1/4 of the total yard) are to be reseeded or sodded must first be presented to and approved by the ADC.

No more than three-fourths (3/4) of the total yard area surrounding the home including the boulevard should be planted in turf grass. The boulevard is the area of any lot from the sidewalk to the street. Grass choices should be appropriate for the Bel Aire area. The majority of Central Park lots have been planted with a variety of tall fescue. Fescue is a cool season grass. It can struggle and turn brown during very hot periods and times of drought. Other more drought tolerant turf grasses are acceptable providing they are non-encroaching.

Approximately one-fourth (1/4) to one-third (1/3) of the total yard area surrounding the home can be landscape areas or beds.

Homeowners are responsible for the maintenance and up-keep of all grass areas surrounding the home. This includes but is not limited to mowing, watering, fertilization, and weed control. Homeowners must keep their yards and fence line mowed at a height not to exceed 5" as per CP HOA covenants.

Homeowners can find information about turf and native grasses as well as information about water conservation at the Sedgwick County Extension Office which is a branch of Kansas State Research and Extension.

www.sedgwick.k-state.edu

www.ksre.k-state.edu

Exterior Outdoor Space

Accessory Storage

Accessory storage buildings should be used to help a homeowner store equipment conveniently and neatly while keeping the yard uncluttered.

All plans and schematic drawings for accessory buildings must first be presented to and approved by the ADC.

All accessory storage buildings must copy the architectural style and colors of the home.

All accessory storage buildings must sit on a permanent solid concrete pad.

All accessory storage buildings must be set back 10' from any property line. If the building is to be on an alley it must be placed a minimum of 5' from the rear property line.

All accessory storage buildings must be maintained and kept in good condition. A homeowner is required to repaint in the event of fading, chalking, cracking, or peeling.

No prefabricated, metal, fiberglass, or plastic storage buildings will be allowed. No under-deck enclosures will be allowed.

Dog Enclosures

Chain link enclosures are prohibited.

Separated or sectioned off areas for dogs are permitted using the same Innsbruck black fencing as the Central Park neighborhood allows.

Homeowners are responsible for the turf upkeep within any separated or sectioned off areas and not allow bare areas within or along the fence line. This includes but is not limited to, mowing, weed control, irrigation, and fertilization. Homeowners must keep the separated area clean of pet feces and odors.

Sectioned off areas may not accommodate more than two dogs and may not be used for breeding purposes.

Each dog should have a dog house designed in the same architectural style and colors of the house. Each doghouse should be designed to meet the needs of dogs to provide adequate shade and shelter from harsh elements. Homeowners are responsible for keeping each doghouse in good condition and are required to repaint in the event of noticeable fading, chalking, cracking, or peeling.

All plans for separated or sectioned off areas, fencing, and doghouse must first be submitted to and approved by the ADC.

Fencing

Metal Fencing

An Innsbruck style black fence is the required style throughout The Park and The Village in Central Park. The specifications for this style are available to any company manufacturing fencing. The common height is 5' from grade. City permits are required.

No section, temporary, picket, or push-in fence styles are allowed.

No fencing shall be placed in the front yard unless approved by the ADC.

All plans and schematic drawings for fences must first be presented to and approved by the ADC.

All fencing must be placed within property lines.

All lake lots are required to keep fencing on the property side of the rear easement.

All fencing along alleys must be placed 5' from the pavement.

All fencing encompassing an easement is required to have an access gate or an approved removal panel.

Any reputable fence company should have no problem locating specific property lines and underground utilities and/or cables. However, the homeowner is ultimately responsible for fencing placed outside the property line or damage to utilities and it will be the homeowner's responsibility to rectify the situation.

**Central Park HOA recommends calling 811 to have underground utilities and cables located and flagged before having a fence installed.*

Gates

Gates can have personalized features if first presented to and approved by the ADC.

All fencing encompassing an easement is required to have an access gate or an approved removal panel.

**Central Park HOA recommends safety latches on all gates surrounding a pool.*

Invisible Fencing

Invisible Fencing can be installed provided no part of the system is in a sidewalk, public right of way, or a utility easement. The use of an invisible fence does not negate other restrictions, covenants, and regulations pertaining to animal care.

Firewood

All firewood stacks in excess of two (2) cords shall be screened from view of neighboring lots. All firewood must be stored in the rear of the home.

Flagpole

All plans for the installation of any flagpole must first be submitted to and approved by the ADC. This plan should include any landscaping plans surrounding the new flagpole.

Garden Walls

When properly installed, garden or decorative walls can add charm and character to a yard and home in addition to separating private and semi-private spaces.

Garden and decorative walls must be maintained and kept in good condition. A homeowner will be expected to repair, replace, or remove a wall that is in disrepair.

All plans and schematic drawings of any walls must first be presented to and approved by the ADC.

House Numbers

The address of the home shall appear on the front wall visible and readable from the street and not to exceed 7" in height as per the CP HOA covenants.

Hot Tubs/Jacuzzis

All plans for installation of any hot tubs must be presented to and approved by the ADC.

All hot tubs must be in the rear of the home.

All hot tubs must be securely covered when not in use.

All plans for privacy partitions must first be presented to and approved by the ADC. No lattice, pickets, or siding is permitted.

**The Central Park HOA recommends that safety measures be a major concern for homeowners with a hot tub.*

Landscape Structures

Gazebos, trellises, pergolas, outdoor fireplaces, outdoor kitchens, fire pits, fountains, etc. can enhance the outdoor space around a home.

All landscape structures need to complement or be consistent with the architectural style of the home.

Privacy panels or surrounds must be approved by the ADC.

All plans, materials, and schematic drawings must first be presented to and approved by the ADC.

The homeowner is expected to keep any/all landscape structures painted, stained, structurally sound, and otherwise in good condition.

The homeowner is expected to follow common sense safety rules in regards to open fires and fountains and make sure the surrounding area is secure and/or supervised.

Lawn Equipment

Lawn equipment, tools, and materials are expected to be stored in the garage or within an ADC approved storage building. (see Accessory Storage)

Mailboxes

All mailboxes and mailbox posts shall comply with the Central Park HOA Architectural Design Guidelines and must be approved by the ADC prior to installation. All mailboxes and posts must comply to USPS requirements.

The Salisbury Classic Mailbox Post #4890Blk is discontinued and no longer in production. This is the style the City of Bel Aire, as developer, chose for The Park and The Village originally.

All replacements should be as close to this style as possible, and follow the below guidelines:

***Neighbors who currently share a post must continue to share.**

*Posts and Mailboxes must be Black

*Posts and Mailboxes must be made of metal

*Mailbox openings must be 41"-45" from the road surface

*Neighbors who share a post are equally responsible for choice of style and must choose identical mailbox styles

*Neighbors who share a post are equally responsible for replacement costs unless only one neighbor is responsible for damage and/or destruction.

*If a new selected post is not a surface mount (as the original post) the homeowner/s are responsible to securely anchor the new post on/in the existing concrete pad. Homeowners may choose to remove the existing pad and securely mount the post in the original spot. This must look like or be professionally installed and aesthetically pleasing.

If a newly selected post is not compatible with the original mailbox style, new mailboxes must be purchased along with the new post.

*Each homeowner is responsible for the maintenance of their respective post and/or mailbox. Mailboxes on a shared column and pad require both homeowners to share maintenance responsibility equally as per the CP HOA covenants. Homeowners are expected to keep mailboxes and posts in good working condition as well as sealed and painted as the original paint fades and deteriorates.

USPS.com states “position your mailbox 41”-45” from the road surface to the bottom of the mailbox front. Place your mailbox 6”-8” back from the curb”.

Locking mailboxes are not restricted in Central Park, however, it is recommended to speak to your carrier before deciding to switch to a locking mailbox. Mail carriers are not allowed to carry keys. Locking mailboxes must be the specific Salisbury Rural Mailbox.

Pets

All dogs over 5 months of age must be registered by their owner/keeper within 30 days of entering the City. Bel Aire City code states the registration year is January 1 to December 31. After March 1, an additional fee will apply.

Dogs must be kept within fenced portions of a lot.

Dogs must always be on a leash when outside the homeowners’ property.

When walking a dog in residential and public areas, the homeowner is responsible for picking up and discarding any waste the dog creates.

Farm animals including, but not limited to, chickens, goats, and miniature pigs are not allowed within The Park and The Village.

**The Central Park HOA recommends that owners observe common courtesy when they have their pets out beyond the confines of their yard. Some behaviors can be observed as aggressive or a nuisance such as, but not limited to, running off leash, jumping up, aggressive barking, and digging in mulched areas.*

Recreational Equipment

Recreation and sports equipment such as, but not limited to, soccer nets, bicycles, badminton nets, and wading pools should not be kept in the front yard on a semi-permanent or permanent basis.

Swing sets, trampolines, and other more permanent recreational equipment should be in the rear yard only.

Homeowners are responsible for all turf and landscape areas, pertaining to weeds and upkeep, within, near, or under recreational equipment.

Homeowners are responsible to keep recreational equipment such as swing sets and trampolines anchored.

Homeowners are responsible to keep recreational equipment in good and safe condition.

Homeowners will be expected to maintain or remove any equipment deemed to be in disrepair or unsafe.

Sidewalks

Sidewalks are required leading from the front door to the driveway, sidewalk, or curb. These are considered primary sidewalks.

Sidewalks are the responsibility of the homeowner after construction is completed. Homeowners are expected to keep primary sidewalks in good and safe condition.

All plans for repair or replacement of primary sidewalks must first be submitted to and approved by the ADC.

Grass maintenance around primary and boulevard sidewalks and snow removal are the responsibility of the homeowner.

Stepping stones, pavers, etc. may only be used as secondary paths or walkways from rear or side doors.

All plans for stepping stone or paver paths must be submitted to and approved by the ADC.

Signs

No signs or advertising devices of any nature are to be placed except: political signs (no more than 45 days prior to an election and to be removed promptly after the election), signage relating to specific personal events such as graduations or birthdays (in place for no longer than 30 days), garage sale signage (for the duration of the sale), usual and customary “for sale” signs, and security system signage.

Sports Courts

All plans for permanent sports courts such as tennis, pickleball, or basketball must first be submitted to and approved by the ADC. All sport-courts and similar sports surfaces must be located in the rear yard on the back of the home.

Swimming Pools

All swimming pools must be in-ground. No above ground pools are permitted.

All plans and schematic drawings for pool construction, surrounding deck hardscape, surrounding landscape, garden walls, fences, and landscape structures must first be submitted to and approved by the ADC.

A homeowner must follow the proper procedures for emptying swimming pools. Pools may not be drained onto the street or into a storm sewer.

The Kansas Department of Health and Environment has recommended procedures for draining swimming pools. Homeowners are responsible for compliance with any local rules and for not creating nuisance conditions or a public health problem as a result of drainage.

www.kdheks.gov/water/download/disposal

**The Central Park HOA recommends that safety measures be a major concern for homeowners with a pool. This would include but is not limited to safety gate latches, automatic covers, and water motion alarms.*

Trash

A homeowner can choose to store their trash containers in the garage, in the rear of the home, or within a permanent enclosure. Any permanent enclosure must align with the colors and architectural style of the home. All plans must first be submitted to and approved by the ADC.

Containers may be placed in the open on any day that a pickup is being made and the evening prior, to provide access to the persons making the pickup.

No lumber, rocks/stones, dirt, sand, compost, bulk/leftover materials, refuse, trash, and the like shall be kept, stored, or allowed to accumulate on any lot.

Vegetable Gardens

All vegetable gardens must be in the rear of the home.

All vegetable gardens must be a minimum of 5' from any property line and cannot be within an easement.

Maximum size of a vegetable garden is 12' X 8'.

No overgrown weeds, piles of compost, or garden equipment are allowed.

Homeowners are expected to be courteous to other neighbors regarding smell, insects, critters/rodents, pesticides, and appearance.

All plans for a vegetable garden must first be submitted to and approved by the ADC.

Vehicles and Parking

No recreational vehicles, campers, boats, buses, trailers, specialty trucks/vehicles, motorcycles, semi-trucks, machinery or similar shall be permanently or regularly parked or stored in the street or driveway. Parked vehicles must be in working order.

Wading Pools

No soft or hard sided pools with sides taller than 15” are allowed. Wading pools should be placed in the rear of the home. Wading pools should be drained and/or covered securely when not in use.

**The Central Park HOA recommends that safety measures be a major concern for homeowners with a wading pool especially if it is not placed within a fenced yard.*

Yard Art

All forms of sculpture and other “yard art” must be approved in advance by the CP HOA ADC as per the CP HOA covenants.