

boundary lines and a line connecting them at points twenty-five (25) feet from the intersection of the street boundary lines, or in the case of a rounded property corner, from the intersection of the street boundary lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street boundary line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**Section 9. Parking.** No vehicles, trailers, implements or apparatus may be driven or parked in the Common Maintenance Area, Common Area or on any easement, except to the extent otherwise established and permitted as a constituent portion of the Recreational Facilities.

**Section 10. Commercial or Institutional Use.** No Affected Lot, and no building erected or maintained on any Affected Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes.

**Section 11. Building Standards.** No building shall be erected or maintained on any Affected Lot unless it complies with all applicable governmental ordinances, laws, rules and regulations. In addition, no building, structure, fence, wall or improvement shall be erected or maintained on any Affected Lot unless same has been approved by the Committee (hereinafter defined) pursuant to the terms and provisions of Section 19 of this Article VIII.

**Section 12. Detached Buildings.** No detached accessory buildings (including, but not limited to storage buildings), save and except for any detached garages approved by the Committee (hereinafter defined) or a majority of its members as set forth in Section 20 of this Article VIII, shall be erected, placed or constructed upon any Affected Lot without prior consent of the Board of Directors.

**Section 13. Fences.** No fence, wall or hedge shall be erected or maintained on any Affected Lot nearer to the street than the building setback lines for the front and side yards. No fence, wall or hedge shall be erected or maintained on any Affected Lot which shall exceed eight (8) feet in height. All fences, walls or hedges must also comply with all zoning laws and building codes of the City of Kansas City, Missouri applicable to any Affected Lot.

**Section 14. Antennae, Satellite Dishes and Solar Collectors.** No Owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish having a diameter in excess of eighteen inches (18"), or similar implement or apparatus, or solar collector panels or equipment upon any Affected Lot unless such apparatus is erected and maintained in such a way that it is screened from public view at a point in the center of the public right-of-way directly in front of (and, in the case of a corner lot, also screened from public view at a point in the center of the public right-of-way to the side of) the house erected on such Affected Lot.

**Section 15. Chimneys.** All fireplaces flues, smoke stacks, and spark arrestors shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the principal finish material of the exterior walls of the dwelling.

**Section 16. Clothes Hanging Devices.** Exterior clothes hanging devices shall not be permitted.

**Section 17. Window Treatment.** No aluminum foil, reflective film or similar treatment shall be placed on window or glass doors.

**Section 18. Water Wells.** The drilling, operating or maintaining of any water wells on any Affected Lot shall not be permitted.