



## DESIGN REVIEW COMMITTEE REQUEST FOR APPROVAL

### COMMUNITY ASSOCIATION, INC.

The purpose of the DEERBROOK DESIGN REVIEW COMMITTEE (DDRC) Request for Approval is to ensure that the planned improvement enhances the appearance, maintains the architectural harmony of Deerbrook Community, in no way inconveniences other homeowners and meets all requirements of the governing documents.

Please review the "DECLARATION OF RESTRICTIONS FOR DEERBROOK" before submitting.

MAIL TO: Deerbrook Community Assoc, Inc, Design Review Committee, PO Box 23324, Shawnee Mission, KS 66283 or scan and email to BVAM2020@gmail.com

NAME: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ WORK/CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

<input type="checkbox"/> BASKETBALL GOAL	<input type="checkbox"/> EXTERIOR PAINTING	<input type="checkbox"/> IN-GROUND POOL	<input type="checkbox"/> PERMANENT STOVE/GRILL/OVEN
<input type="checkbox"/> DECK/PATIO	<input type="checkbox"/> FENCE/WALLS	<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> DRIVE/WALK ADDITION	<input type="checkbox"/> FLAG POLE	<input type="checkbox"/> "MINI DISH" DSS SATELLITE	<input type="checkbox"/> ROOFING
			<input type="checkbox"/> ROOM ADDITION

OTHER \_\_\_\_\_

PLEASE ATTACH A DETAILED DESCRIPTION OF IMPROVEMENTS/MODIFICATIONS, INCLUDING THE FOLLOWING INFORMATION, IF APPLICABLE, AS WELL AS A SURVEY SHOWING LOCATION OF MODIFICATION ON THE PROPERTY:

1. Copy of Property Survey, with Proposed Changes/Additions shown
2. Location on Lot in relation to property line and existing structure
3. Size/Dimensions
4. Color, with Paint swatch
5. Material
6. Contractor
7. Plans/Drawings
8. Exterior Finish
9. Types/quantities of plants, addition or removal

Planned Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

I understand I must receive written approval from the DDRC before the commencement of any work. I understand that DDRC approval does not constitute approval of the local building department and that I may be required to obtain a building permit.

Homeowner's signature \_\_\_\_\_ Date: \_\_\_\_\_

Date Received: \_\_\_\_\_

#### DDRC ACTION:

Approved as Submitted: \_\_\_\_\_

Approved with Conditions: \_\_\_\_\_

Disapproved as Submitted: \_\_\_\_\_

## DDRC FREQUENTLY ASKED QUESTIONS

**ALL plans and specifications must be approved by the Deerbrook Design Review Committee (DDRC). Submission to the City for building permits or approval should not be made until final plans have been approved by the DDRC. Please read the DEERBROOK DECLARATION OF RESTRICTIONS (DOR) prior to completing this form.**

**BASKETBALL GOAL and PLAY STRUCTURE:** No exterior basketball goal shall be erected or maintained on any Lot without the prior written consent of the DDRC. Basketball goal must have a transparent backboard mounted on a single black pole. It may not be installed or attached to any exterior of any portion of a residence. Please see the Declaration of Restrictions for rules and setbacks for backyard recreation and play structures

**WOOD DECK/PATIO:** All decks and patios must be approved by DDRC and the City. Wood decks may include treated floor joists, but all trim, support beams, posts and railing must be finished in cedar, redwood, wrought iron or wrought iron style aluminum.

**EXTERIOR PAINTING:** Colors must be approved in advance. Neutral, earth tone colors in medium to dark shades are encouraged. Bright primary colors and pastels will not be permitted. Detailed window and door trim shall be required on all four elevations. Garage doors will be paneled or painted to match the residence.

**FENCES:** Only specific fence styles are approved for use in Deerbrook, please see the Deerbrook DOR for specifications.

**STRUCTURES NOT ALLOWED:** detached structures, above-ground swimming pools, above-ground trampolines, dog runs, clotheslines and some basketball goals.

**MAINTENANCE, LANDSCAPE & NUISANCES:** All property to be maintained so as not be detrimental to adjoining property or unattractive in appearance.

- Each Owner shall keep his property in good order and repair, including, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery.
- The painting of all buildings, including trim and garage doors, with such frequency as is consistent with good property maintenance.
- All trash and rubbish to be removed. No trash cans may be stored outside.
- No tree or shrubbery shall be maintained in such a manner as to obstruct the view of vehicular traffic.
- Landscaping must conform to the area. Each residence shall include at least \$2000 (\$5000 in the Estates) in landscaping (not including sod or sprinkler system) plus 3 yard trees of at least 2.5 inches in diameter, measured 2 feet above ground.
- Garage doors facing the street shall be closed as much as practicable to preserve the appearance of the elevation of the residence.
- No truck, commercial vehicle, trailer, recreational vehicle, all-terrain vehicle, camper, motorcycle, automobile, boat or boat trailer shall be brought upon, stored or habitually parked on any Lot in front of any Living Unit or garage, or between any residence or garage and an abutting side street, or upon any street abutting any Lot.
- No exterior lighting shall be directed outside the boundaries of any lot but shall be directed so as to avoid glare and excessive light spills onto abutting or adjacent lots. Exterior lighting shall be white only.

**RESTRICTIONS FOR RESIDENTIAL LOTS:** Leasing of an entire Living Unit, but not a portion thereof, will be allowed provided that the Owner complies with the Deerbrook HOA rental requirements, including but not limited to providing to the HOA the following:

- Rental registration with the City of Overland Park
- Registration with the HOA
- A \$5000 deposit to the HOA
- Fully executed copy of the lease delivered to the HOA
- Full contact information for both owner and tenant (mailing address, email and phone)
- Property Management Company contact (if PM is used)

**DISCLOSURE** – These FAQ's are presented in summary form and are subject to details set forth in the Deerbrook Covenants and Restrictions. Please contact BVAM at [BVAM2020@gmail.com](mailto:BVAM2020@gmail.com) for further information.