

Sherwood Estates Homes Association

EXTERIOR PROPERTY ALTERATIONS APPROVAL FORM

The **Sherwood Estates Homes Association Board of Directors** is charged with the responsibility of interpreting and enforcing the Association's Declaration of Restrictions. Those restrictions, which are **binding upon all properties** within Sherwood Estates, **REQUIRE** that:

"No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition thereto or change or alterations therein be made, until plans and specifications, color scheme, plot plan and grading plan therefrom, or other information satisfactory to the company shall have been submitted to and approved in writing by the Company (Board) ... In so passing upon such plans, specifications, and other requirements, the Company may take into consideration the suitability of the proposed building or other structure and the materials of which it is to be built, the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from adjacent or neighboring property."

The Declaration of Restrictions contains much more information about what is permitted on the property you own within Sherwood Estates. When the Board is aware of new residents, copies of the restrictions are sent, copies are available at all general meetings of the association, and are available when requested in writing from the association at 4120 NE Vivion Raod, Antioch Station, Kansas City, MO, 64119. (Please include a legal sized envelope, self addressed and stamped.)

These restrictions may limit our personal freedom to do what we wish to property we own, but have been successful in the 40+ years they have existed in helping to maintain the esthetics and values of all our homes.

The Board of Directors is made up of residents just like you, and members are elected to two year terms at annual meetings of the association, generally held in *November*. Board members are usually not construction specialists or engineers, but are responsible to uphold, to the best of our abilities, the restriction by which we must all abide.

PLEASE BE ADVISED the current board interprets the restrictions as follows:

The primary purpose of the restrictions requiring home owners to obtain written approval of the Sherwood Estates Homes Association prior to construction of improvements to any property is to preserve the esthetics within the neighborhood. Therefore, you are advised to consult with qualified professionals if your improvements might cause encroachments, building code violations, drainage problems or other changes in your property which might impose legal liability upon you.

The enclosed form is intended to make submission of alteration plans easier for residents. If needed information is missing, the Board will request it. If alterations require a building permit, a copy of the permit is needed before construction begins. If your plans appear to cause any changes which may affect water flow, drainage, the committee may request that you supply expert opinion regarding such changes.

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Name: _____ Phone: _____

Address: _____ E-mail: _____

Date of Request _____ Expected Date of Completion _____

Please check the type of work being performed:

- Exterior Room Addition
- Deck
- Patio or Patio Covering
- Concrete Work (Driveway, Sidewalk etc.)
- Painting
- Hot Tub
- Exterior Siding
- Fence
- Other** (Any work on outside of house or property) _____

Does the city of Kansas City, Missouri require a building permit? Please contact City's Permit Question Line at 513-1511 if unsure.

- Yes No (If yes, a copy of permit must accompany this application)

Some examples of what requires a City permit (not an inclusive list):

- Sewer line work
- Driveways with sidewalk at street edge
- French drains
- Decks over 30 in. above ground
- Retaining walls over 4 ft. measured from the lower grade surface

Please describe the materials to be used in the construction, including but not limited to:

- Color Scheme** (must provide color samples)
- Roofing Materials** (composition, wood shake, tile)
- Exterior Wall Materials** (D4, Dutch lap, vinyl siding, etc.)
- Decking Material** (CCA, redwood, cedar, etc.)
- Landscaping or House Addition Plans** (provide copy of official specs)
- Fencing materials and height** (4' chain link, 6' cedar wooden privacy, etc.)

Details (include sketch on grid at back of this form) _____

Will the proposed modification affect drainage patterns presently in existence?

- Yes If yes, please provide a grading plan No

