



BenMeyer Ridge

Key Covenants & Restrictions

<input type="checkbox"/> Minimum Square Footage	1,600 sq. ft. on main floor if basement 2,500 sq. ft. for one-level ranch
<input type="checkbox"/> Prohibited Structures	No mobile, manufactured, or modular homes. <i>Must be site-built.</i>
<input type="checkbox"/> Fencing	No chain-link in front yards. Chain-link allowed in backyard behind rear of house.
<input type="checkbox"/> Short-Term Rentals	No rentals shorter than 30 days (Airbnb/VRBO prohibited).
<input type="checkbox"/> Exterior Upkeep	Homes and yards must be maintained in good repair. Lawns mowed, weeds controlled, dead trees removed.
<input type="checkbox"/> Accessory Buildings / Sheds	Max 2 sheds per lot, each at least 20'x20'. Chicken coops & dog houses permitted (not counted as sheds).
<input type="checkbox"/> RV / Boat / Trailer Parking	Allowed in front for up to 96 hours. Long-term storage must be in garage or screened area.
<input type="checkbox"/> Drainage & Grading	No grading changes that damage neighboring property.
<input type="checkbox"/> Duration & Enforcement	Valid 25 years, auto-renews every 10 years. Enforced by Declarant, lot owners, or HOA (if created).

This flyer is for convenience only. Please review the full recorded covenants with Sedgwick County for legal details.