

To All Genesis Creek & Genesis Creek Estates Homeowners,

Over the past few weeks the homes association has received an overwhelming amount of phone calls, emails, and photographs regarding the number of trailers, boats, and recreational vehicles parked upon the lots of neighboring residents; this is not allowed within either of the two sub-divisions. We allow homeowners a 72 hour, per month, turnaround period for loading and unloading purposes; homeowners who choose to ignore this policy are subjected to a \$25.00 non-compliance fee, per each offense.

**Additional complaints that have been reported by homeowners:**

1. Cars and trucks parked upon lots that have not moved in 10 or more days; as long as the vehicle is not tarped, stored on jacks, missing wheels and doors, in operable condition, registered, etc., the homes association has no control over how long a homeowner(s) chooses not to drive his/her vehicle. If said incident is occurring on city property, it is your right to call the Gardner police department and report the vehicle as being possibly “abandoned.”
2. There are some homeowners who are required for work to drive larger sized vehicles, such as: conversions vans E-250, F-250’s, Transit Connect, and/or similar; these vehicles are permitted so long as they don’t exceed the 1 ton classification, ie: larger than an F-350.
3. Recreational vehicles, travel trailers, oversized vehicles including buses, boats, utility trailers, etc. are not to be parked within either of the two sub-divisions for more than 72 hours, per month, to include, weekend and weekday overnights. The purpose of the 72 hour window is for loading, unloading, and maintenance; if your recreational vehicle or any of the above are parked for more than the allowed 72 hours turnaround period, you are be subjected to a violation notice followed by a non-compliance fee of \$25.00, per each offense. The homes association does not have jurisdiction over these vehicles parked on city streets, however, the city of Gardner follows the same 72 hour turnaround window for select recreational vehicles. Oversized recreational vehicles, travel trailers, and other equipment are not to be parked on the public street per city ordinance. We encourage you to call the Gardner Police Department to report any vehicles that are in violation or submit a request to the City Codes Enforcement Department (<http://www.gardnerkansas.gov/discover/resident-resources/code-enforcement> ).

Typically, our policy is to mail each homeowner who is in violation of any type of covenant restriction a letter with proof of delivery; on average, this costs the homes association roughly \$7.00, per sent notice. The purpose of the Non-Compliance Fee is to reclaim the expense of sending the notices. As of right now, we have a large number of homeowners who are in violation. In an attempt to reduce the amount of postage spent, we

have chosen to reach out to homeowners via email first; homeowners who choose to not comply with this requests will receive a letter with proof of delivery listing said violation(s), following any applicable non-compliance fees that may apply.

We appreciate your cooperation in keeping our neighborhood(s) clean and orderly by correcting these violation(s).

Homeowners who wish to be obtain additional information on the conditions and restrictions for both Genesis Creek and Genesis Creek Estates subdivisions, please refer to the Genesis Creek Declaration of Easements and Covenants and the Covenant Non-Compliance Policy; this information can be found on our website at: [www.genescreek.com](http://www.genescreek.com) under *resident information – Genesis Creek Covenants & Restrictions* and *Covenant Non-Compliance Policy*

If we can be of any assistance please feel free to contact us, again we appreciate your cooperation.

Respectfully,

Genesis Creek HOA Board of Directors