

Rockwood Homes Association Covenants

The Covenants primary purpose is to “protect” each homeowner from undesirable construction and/or development and to provide the continued maintenance and improvement of the common areas. When the Wichita School System elected not to build a grade school in Rockwood, the area was developed and homes were built on Norfolk Circle as well as a section on Pagent. The balance of the land was given over to the common area just south of the Rockwood Recreational Facility. The common areas belong to all Rockwood homeowners and are protected by the Covenants. In other words, all of the common area belongs to you the homeowner. The Rockwood Homeowners Association only administers compliance to the Covenants, as well as the care, maintenance and improvements to the common areas. All of this administration by law must be performed by volunteer staff.

The list below is a brief overview of the RHA Protective Covenants.

1. Only single family dwelling are permitted. The Huntington-Armour Condos and the duplex on Live Oak are not legally part of Rockwood and have separate covenants.
2. Vehicular ingress or egress (driveways) to lots adjacent to Central, Douglas, or Rock Road are prohibited.
3. The set backs for all properties are: 30 feet from frontal streets and 15 feet from side streets. On corner lots, the dwelling may be diagonal but also requires a 30 foot setback.
4. Building and/or improvement plans are to be submitted to the Association so that they may be checked for covenant compliance. The Association must act on any submitted plans within 30 days of receipt.
5. All dwellings must be set back 7.5 feet from property lines.
6. Dwellings are limited to 85% frontal width of the lot.
7. Detached garages, outbuildings and greenhouses in rear yard must be a minimum of 4 feet from side building site lines.
8. Minimum size of building lots is 75 foot frontage on any front street or 90 feet if a corner lot.
9. Retail, wholesale, manufacturing, repair business and so-called home occupations are not permitted.
10. No activity which may be or become an annoyance or nuisance is permitted.
11. No basement, tent, shack, garage, barn, or other outbuildings other than guesthouses or servants quarters may be used for human habitation temporarily or permanently.
12. Used, second-hand, pre-build houses, buildings and/or trailers are not permitted.
13. No animals or poultry other than house pets are permitted.
14. Signs, advertisements, billboards and advertising structures are not allowed without written permission of the Association.
15. No fences, walls, hedges or mass plantings are allowed beyond the minimum front and side street building set back lines.
16. TV and/or radio antennas may not be higher than 10 feet above the highest peak of the dwelling without written permission of the Association.
17. No oil drilling, refining, mining, quarrying is allowed. Nor are storage tanks, tunnels, mineral excavations, or shafts permitted. Heating fuel oil tanks are permitted if located underground.
18. All easements for utility installations and maintenance are reserved as shown on recorded plats.
19. Maintenance fees assessed by the Association are limited to 2 mills per square foot per residential site. Fees may be levied by the Association annually or as determined by the governing body.

Administration and compliance to the Covenants is truly a community task! The Covenants can only be applied fairly when all homeowners understand that the common areas belong to them and affect the value of their homes as well as the community. The Covenants depend on everybody, not just the Association and even provide for individual action should the RHA Board fail in our duties. Your help is absolutely necessary to the betterment of our community.