

**ADDENDUM I**  
**ARCHECTITUAL/CONSTRUCTION**

**Table of Contents**

<u>Enclosure No.</u>	<u>Title</u>
1	Construction Bond Fees
2	Building Permit Application
3	New Residence
4	Utility and Sewer Hookup
5	Addition to Existing Residence
6	Fence
7	Gazebo
8	Pet Enclosure
9	Playground Equipment/Structure
10	Retaining Wall
11	Sea Wall and/or Boat Cover
12	Swimming Pool
13	Architectural Appeals Procedure

Note: Driveways, parking areas and culverts are covered under Enclosures (3) and (4)

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**  
**RULES MANUAL**

**This page intentionally blank**

## CONSTRUCTION BOND DEPOSITS

ITEM	DEPOSIT	REFUND
Residence	5,000	2,500
<b>Additions based on Square Footage</b>		
<b>Maximum of 150 square feet (outside dimensions)</b>	<b>1,000</b>	<b>750</b>
<b>150 + square feet</b>	<b>2,000</b>	<b>1,750</b>
Boat Cover	1,000	1,000
Deck	1,000	1,000
Dog Pen	250	250
Fence or <b>Retaining Wall</b>	250	250
Play Area	250	250
Seawall	3,000	2,500
Swimming Pool	1,000	750
Date: 12/08		

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

# Raintree Plantation Property Owners Association, Inc.

## BUILDING PERMIT APPLICATION

Two (2) copies of construction plans and two (2) certified site survey plot plans bearing the seal of a licensed surveyor must accompany this application. All plans and drawings of any type must be drawn to scale.

Name \_\_\_\_\_ Lot No. \_\_\_\_\_ Section No. \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

• Name of general contractor \_\_\_\_\_ Telephone No. \_\_\_\_\_

• When will construction begin? \_\_\_\_\_

• Street name where home will be built \_\_\_\_\_

• Is street paved? Yes \_\_\_\_\_ No \_\_\_\_\_

• Is Lot in applicant's name? Yes \_\_\_\_\_ No \_\_\_\_\_

• Has Jefferson County Permit been obtained? Yes \_\_\_\_\_ No \_\_\_\_\_

• Is there any variance from the restrictions requested? Yes \_\_\_\_\_ No \_\_\_\_\_

• If "yes," explain in full on reverse side of this application.

Applicant's house plans may be accepted by the Architectural Control Committee, but approval does not occur until after a seven (7) day waiting period and only if: 1) ACC minutes are circulated to ACC Committee and Board members and 2) No aggrieved parties have come forward and 3) there are no other outstanding disputes with the builder.

Construction cannot begin until Construction Bond is paid in full and approved plans have been picked up. All roadwork (i.e., culverts installed, ditches shaped/cleaned, and utility cuts) must be completed forthwith. After inspection by a P.O.A. representative and it is deemed that all building rules have been completed satisfactory, a portion of your Construction Bond will be returned. However, applicant is responsible for the road cut repair for a minimum of one (1) year from the date the occupancy permit was submitted to the P.O.A. office.

I certify the above representations are true, that I am familiar with all building guidelines, restrictions and utility requirements, and I have read everything on the permit.

\_\_\_\_\_  
Property Owner's Signature

This application and the plans are approved pursuant to the restrictions of Raintree Plantation, subject to the following conditions:

1. Applicant should immediately notify all utility companies for service, i.e., AmerenUE, AT&T and Jefferson County Sewer District (water and sewer connection).
2. It is the applicant's responsibility to determine the lake water level on any lot bordering the lake. It is also the applicant's responsibility to determine the flow line of the sewer mains after the mains are installed to determine if a sewer pump is needed. Sections 20 through 25 and Raintree Forest, sewer pumps are mandatory.
3. Any modification to the approved plans including upgrades MUST be resubmitted to the ACC for approval before work on such modification is commenced. Construction must begin within three (3) months of the date of approval or the approval will be deemed revoked and plans must be resubmitted.

DATE OF APPROVAL: \_\_\_\_\_

Form: 12/08

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum I-Enclosure 2  
Building Permit Application  
Page 1 of 1

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.**  
**POLICY FOR OBTAINING A BUILDING PERMIT  
TO CONSTRUCT A NEW RESIDENCE**

If you plan to construct a new residence in Raintree you need to familiarize yourself with this procedural policy, the Covenants and Restrictions, the building permit application and verification worksheet. Strict adherence to the rules will avoid delays in obtaining plan approval and construction of your home. The Architectural Control Committee (ACC) normally meets twice a month.

**A. PLAN SUBMITTAL**

Submit plans as follows to the P.O.A. office one week prior to the scheduled ACC meeting date (the ACC meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month).

1. Raintree Building permit application must be completed and signed by the property owner.
2. Two (2) copies of the building plans.
3. Two (2) certified site survey plot plans bearing the seal of a licensed surveyor.
4. All plans, drawings and plot surveys must be drawn to scale and show placement of driveways, decks, culverts, retaining walls, etc.
5. Plans must be clear, readable and as built with no options.
6. Reverse plans will be accepted if plans are so marked.
7. Elevations must be clearly shown on the plans.
8. Minimum square footage: Exterior measurement of heated living space, excluding porches, garages and basements
  - a. Ranch style – requires 1,550 square feet on the main floor
  - b. Two story or one and a half – requires 1,350 square feet on the main floor with a total of 1,550.
9. Two car attached garage and sufficient off-street parking for two additional vehicles unless a variance is granted by the ACC.
10. No outbuildings shall be on any lot in Raintree.
11. Building Setback lines: (house or attached structure)

Raintree  
25 feet from front property line  
30 feet from back property line  
10 feet from each side property line

Raintree Forest  
50 feet from front property line  
50 feet from back property line  
15 feet from each side property line

12. Utility easements must be verified. Some utility easements are 20 feet in width along the property line.
13. A sign no larger than 16" by 20" must be placed at each construction site identifying the lot and section number.
14. Lot/s must be staked at the two front corners prior to submitting plans.

**B. PLAN APPROVAL**

1. Homes must be acceptable by the ACC committee as provided in the Covenants.
2. There are no outstanding assessment balances due on any lots owned by said property owner(s).
3. The P.O.A. has no outstanding disputes with the property owner(s) and/or the builder.
4. All plans are conditionally approved upon ACC vote but such decision shall not be final until seven (7) days have lapsed and no written complaint of approval is filed with the ACC. The ACC reserves the right to rescind its decision during the seven (7) days.
5. Construction must start within three (3) months of approval or resubmission is required. All construction, must be completed within twelve (12) months from the date of approval.

### **C. PLAN DENIAL**

1. You will be notified in writing if plans are not approved.
2. Homes of a similar appearance will not be allowed within four (4) lots and/or sight of one another.
3. Revised plans can be resubmitted to the ACC in accordance with plan submittal guidelines listed above.
4. See Covenants and Restrictions for details to appeal any ACC denials to the Board of Directors.

### **D. PRIOR TO STARTING CONSTRUCTION**

1. A Jefferson County Building Permit and verification of a sewer hookup must be obtained and a copy submitted to the P.O.A. office before construction can begin.
2. The property owner signs the verification worksheet and the POA policy for building a new residence.
3. A complete set of the approved plans has been picked up from the office.
4. A cash construction bond in the amount of \$5,000 per individual home must be submitted to the P.O.A. prior to starting construction. \$2,500 of the bond is a non-refundable fee; these monies will be set-aside in an account to assist in the funding of roads including repairs, culverts, drainage ditches, etc.
5. Any owner, owning multiple lots shall comply with this requirement irrespective of the number of deposits, which have already been secured with the P.O.A. office.

### **E. GENERAL CONSTRUCTION REQUIREMENTS**

1. Any modification to the approved plans including upgrades must be resubmitted to the ACC for approval before work on such modification is commenced.
2. Final elevation must be as per approved plans unless a modification was resubmitted and approved.
3. Debris and cut trees shall be removed (weather permitting) prior to framing.
4. Necessary steps must be taken to prevent erosion, i.e., straw barriers, fences, etc.
5. NO BLASTING IS PERMITTED.
6. Foundation walls and footings must be continuously poured concrete on building site, as per Covenants.
7. Construction site must be kept clean. If not, a dumpster will be required within seven (7) days of written notice. Dumpsters are not allowed to be parked on the street unless a variance has been granted by the ACC. In addition roadways must be cleared of mud and debris.
8. Prior to framing above the foundation, a "Spot" survey executed by a licensed surveyor must be submitted to the P.O.A. office.
9. Vehicles and/or construction equipment shall not be parked in any manner that obstructs traffic flow and/or hinders visibility.
10. Construction materials must be stored on the lot for which the County permit was issued.
11. No trespassing on adjacent property for any reason unless written authorization is obtained from the lot owner(s).
12. No dumping of building excavation waste allowed on adjacent properties or in the lake.
13. Drainage must be constructed in a satisfactory manner to cause surface water to run toward natural drain ways, which are deep enough, wide enough and clear of debris to handle surface water runoff.
14. All contractors must follow Raintree's rules and regulations.
15. All security and gate access procedures must be followed.
16. Construction must be completed within twelve (12) months from date of approval unless a written extension is requested and granted by the ACC.
17. Lot must be seeded and strawed or sodded before bond will be refunded.

### **F. CONSTRUCTION BOND**

Construction Bond refund may be withheld, in whole or part, if any of the following occurs:

1. Non-compliance of this policy, the Covenants and Restrictions, building permit application, verification worksheet and all rules of the Association.
2. All construction, including elevations, driveways, decks, culverts, drainage ditch, retaining walls, etc. have not been built per the approved plans and the plan verification worksheet.
3. Stop Work Orders are ignored.
4. Any outstanding assessment balance on any lots owned must be paid prior to bond refund.
5. \$2,000 will be refunded upon various inspections that verify construction excluding road cut have been completed in accordance with the approved plans, plan verification worksheet and all rules of the Association. If any of the bond adjustments occur the penalty amount will be deducted from your refund.
6. An additional \$500.00 will be refunded after one year from the date the occupancy permit was submitted to the P.O.A. office. Refund will be issued upon inspection that verifies the road cut has been permanently repaired in accordance with standards established by the P.O.A. Association.
7. Balance of bond refunds will be forfeited in full after a three-year period from the original date of plan approval if any construction is not completed within that time.
8. Soil is imported to Raintree and no required documentation is furnished to the POA.

#### **G. BOND ADJUSTMENTS**

Upon various inspections that verify the owner is in violation of this policy, the Covenants and Restrictions, the building permit application, the verification worksheet and all rules of the Association then the Association may at its discretion hire a sub contractor and/or have their maintenance staff correct any violations.

The owners of a neglected lot shall be charged with the reasonable expense so incurred by the Association, which shall be a lien upon the owners' land in the subdivision until satisfied. Raintree Plantation Property Owners Association, Inc., its officers, agents or employees shall not be deemed guilty or liable for any manner of trespass or damage for any abatement, removal or the like.

Expenses incurred by the Association will be deducted from the Bond refund amount for the following violations:

- Removal of debris and cut trees.
- Obtain a spot survey from a licensed surveyor.
- Culvert pipe and/or drainage ditch is not constructed as noted on your verification worksheet.
- Each time the maintenance staff is required to make a temporary repair to the road cut.
- Road cut needs to be permanently repaired by the Association.
- Obtain an occupancy permit from the county.

Owners will be notified in writing detailing what works need to be completed and/or corrected prior to the Association taking further action.

#### **H. VARIANCE**

See the Covenants and Restrictions for details to request a variance.

#### **I. CONSTRUCTION HOURS – Outside Work**

- Weekdays 7 a.m. to official sunset time.
- Weekends 8 a.m. to official sunset time

#### **J. CULVERT REQUIREMENTS & DRAINAGE DITCHES**

Addendum I-Enclosure 3  
New Residence  
Page 3 of 7

Access to the lot must be established to protect existing road ditches. All driveways and off-street parking areas shall be durably paved except as to secondary parking. All secondary parking pavement materials must be approved by ACC.

All driveway culverts and any changes to a natural drainage ditch must be approved by the ACC and shall be constructed in accordance with standards established by the P.O.A. Association. The current driveway culvert standards are as follows:

Culvert pipe is required if so noted on your ACC Plan Verification Worksheet.

The culvert pipe to be installed in the road ditch, which the driveway crosses, shall not extend more than two (2) feet on each side of the driveway.

The culvert pipe installed shall be sufficient to carry the flow of water but not less than twelve inches (12") in diameter. The property owner is responsible for installing pipe of sufficient diameter and depth to accommodate water flow so that there is no back up in the road ditch or overflow onto the road.

Any modifications to the culvert requirements MUST be submitted to the ACC for approval. Approval will be granted on a case-by-case basis.

#### **K. BORING, ROAD CUT and REPAIR**

***Boring - Is the preferred method of hooking up utilities and sewer hookups.***

***Road Cut*** - Plans must be approved by ACC prior to making any road cuts. Road cuts must be permanently repaired in accordance with standards established, and outlined by the P.O.A. Association as follows:

The assigned Inspector, or if he is not available, the POA office will be notified 24 hours before the road cut and temporary repair is to be done.

The inspector, or a member of the ACC will monitor this work to insure that the below standards are met. The trench backfill and road repair will not proceed unless the Inspector or an ACC member is present.

The standards to repair a road cut are as follows:

Backfill in trenches through paved or chip and sealed areas shall consist of ¾" minus crusher run limestone, pit run sand and gravel or unwashed river sand, all of which shall be free of consolidated masses in excess of two inches in diameter. Granular fill material shall be free from wood, paper, metal, ash or any other weak, unstable compressible or degradable material and from any material, clay or loam, which could interfere with the compacting qualities of the fill. Pea gravel or similar granular material approximately uniform in size and without bonding properties shall not be used. All granular materials shall be mechanically compacted in six inch-lifts or uniformly flooded a poled or jetted with water. Rock base needs to settle for at least 30 days.

If temporary repairs are not completed within 48 hours the Raintree maintenance staff, or a contractor will make a temporary repair to your road cut and deduct the cost plus \$200.

Permanent repair of the road cut will be done using cement. There must be a 6 inch overlap on each side of the road cut to a depth of 6 inches. Cement will be used to permanently fill the road cut and overlap up to a minimum of 6 inches. Steel plates must be used to protect the cement during its curing process. Permanent repair of a road cut must be completed not later than 60 days after the initial road cut is made.

#### **L. RETAINING WALL**

Addendum I-Enclosure 3  
New Residence  
Page 4 of 7

All retaining walls, regardless of length or height must be within the property lines and require ACC approval. The Property Owner is responsible for ensuring that the walls are properly designed.

#### **M. BRINGING SOIL INTO RAIN TREE**

1. Any property owner/builder prior to bringing soil regardless of the volume into Raintree must provide the POA with a certification attesting that the soil level lead content is less than 240 parts per million. **If soil is obtained from more than one location a certification is required for each location.** This certification must be provided prior to importing the soil.
2. In addition, the property owner/builder must submit certification to the POA on where the soil originated from. This is also due prior to importing the soil.
3. Violation of these requirements can result in forfeiture of the construction bond.
4. These rules incorporate requirements from the EPA, Region 7 resulting from the soil sampling and excavations at Raintree Plantation.

#### **N. STOP WORK ORDERS**

- Failure to comply with this policy, the Covenants and Restrictions, the building permit application and the verification worksheet may result in a stop work order being issued.
- Failure to build the home per approved plans may result in a stop work order being issued.
- By signing this policy you agree to stop working until the issue(s) requiring the stoppage are resolved. In the event a stop order is ignored a court injunction may be filed against the owner(s).

#### **O. TREE REMOVAL**

- If trees are removed (clear cutting) prior to plan submittal debris needs to be removed within 30 days.
- Necessary steps must be taken to prevent erosion, i.e., straw barriers, fences, etc.

#### **P. INSPECTIONS**

During construction, a representative of the P.O.A. will inspect the building site to make certain that all rules are being followed. Inspections will also be made to confirm that all construction complies with the plans as submitted and approved.

Inspections may also be conducted by Jefferson County and Hillsboro Fire District.

#### **Q. Construction Bond Refund**

To arrange for a Construction Bond refund inspection of your building project contact the P.O.A. office.

An occupancy permit issued by the Jefferson County Building Commission must be submitted to the P.O.A. office prior to obtaining any bond refund.

#### **R. Property Owners Responsibilities**

Addendum I- Enclosure 3  
New Residence  
Page 5 of 7

It is the RESPONSIBILITY OF THE PROPERTY OWNER to ensure that all CONTRACTORS follow the rules related to the project and within the subdivision.

*I, the PROPERTY OWNER, have READ and AGREE to all the TERMS AND CONDITIONS in this DOCUMENT and ACKNOWLEDGE THAT I have received a copy of the COVENANTS and RESTRICTIONS APPLICABLE to RAINTREE PLANTATION. I have also been given a copy of this document, the building permit application and verification worksheet.*

**Property Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Signature)

**Building Permit Lot No.:** \_\_\_\_\_ **Section No.:** \_\_\_\_\_

I, the PROPERTY OWNER, have been given a copy of the following documents.

- Covenants and Restrictions
- Building Permit Application and POA Building Permit
- Policy for Building a New Residence
- ACC Verification Worksheet
- Approved set of plans
- Approved Plot Survey

Raintree is a designated Bird Sanctuary and is home to a wide variety of birds including the declining Pileated Woodpecker. You are urged to keep as many trees as possible on your lot to preserve the rural atmosphere and to provide homes, food and protection for the wildlife.

.....  
All utility companies should be notified as soon as possible. In some areas, additional lines may need to be installed which could cause a delay in obtaining service. For your convenience, the connection/service contacts are as follows:

Sewer & Water	Jeff Co. Public Sewer District	636-561-9478
	Environmental Management Corp.	636-789-9086
	Emergency	877-507-0008
Electric	Ameren U.E.	877-426-3736
Telephone	AT & T Service	800-559-7928
Raintree	P.O.A. Office	636-797-3434

Approval - Covenants: 9/05  
Board: 1/10

**INDEX**

Addendum I-Enclosure 3  
New Residence  
Page 6 of 7

<u>SUBJECT</u>	<u>PARAGRAPH</u>	<u>PAGE</u>
Bond Adjustment	G	3
Boring, Road Cut and Repair	K	4
Bringing Soil into Raintree	M	5
Construction Bond – Payment	F	3
Construction Bond – Refund	Q	5
Construction Hours – Outside Work	I	3
Culvert Requirements and Drainage Ditches	J	4
General Construction Requirements	E	2
Inspections	P	5
Property Owners Responsibility	R	6
Plan Approval	B	1
Plan Denial	C	2
Plan Submittal	A	1
Prior to Construction	D	2
Retaining Wall	L	5
Stop Work Orders	N	5
Tree Removal	O	5
Variance	H	3

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

# Raintree Plantation Utility & Sewer Hookup

## Trench Backfill & Road Repair Standards

- **BORING IS THE PREFERRED METHOD FOR ROAD CUTS. IF BORING IS NOT POSSIBLE ACC APPROVAL MUST BE OBTAINED.**

Backfill in trenches through paved or chip and sealed areas shall consist of ¾" minus crusher-run limestone, pit run sand and gravel or unwashed river sand, all of which shall be free of consolidated masses in excess of two inches (2") in diameter. Granular fill material shall be free from wood, paper, metal, ash or any other weak, unstable compressible or degradable material and from any material, clay or loam, which could interfere with the compacting qualities of the fill.

Pea gravel or similar granular material approximately uniform in size and without bonding properties shall not be used.

All granular materials shall be mechanically compacted in six inch-lifts (6") or uniformly flooded and poled or jetted with water.

Rock base needs to settle for at least 30 days

Road cut shall be maintained at all times, adding rock as needed. If road cut is neglected you will be notified. Immediate action on your part will be required. If temporary repairs are not completed within 48 hours the Raintree maintenance staff or contractor will make a temporary repair to your road cut. There will be a charge for material and labor plus \$200 deducted from your bond.

Removed or damaged pavement shall be replaced with concrete pavement not less than six inches (6") thick of comparable thickness to the adjacent undamaged area. Steel plates must be used to protect the concrete during its curing process. Permanent repair of the road cut must be completed not later than 60 days after the initial road cut is made.

### CALL RAIN TREE INSPECTOR BEFORE BACK FILLING

Inspector Name \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

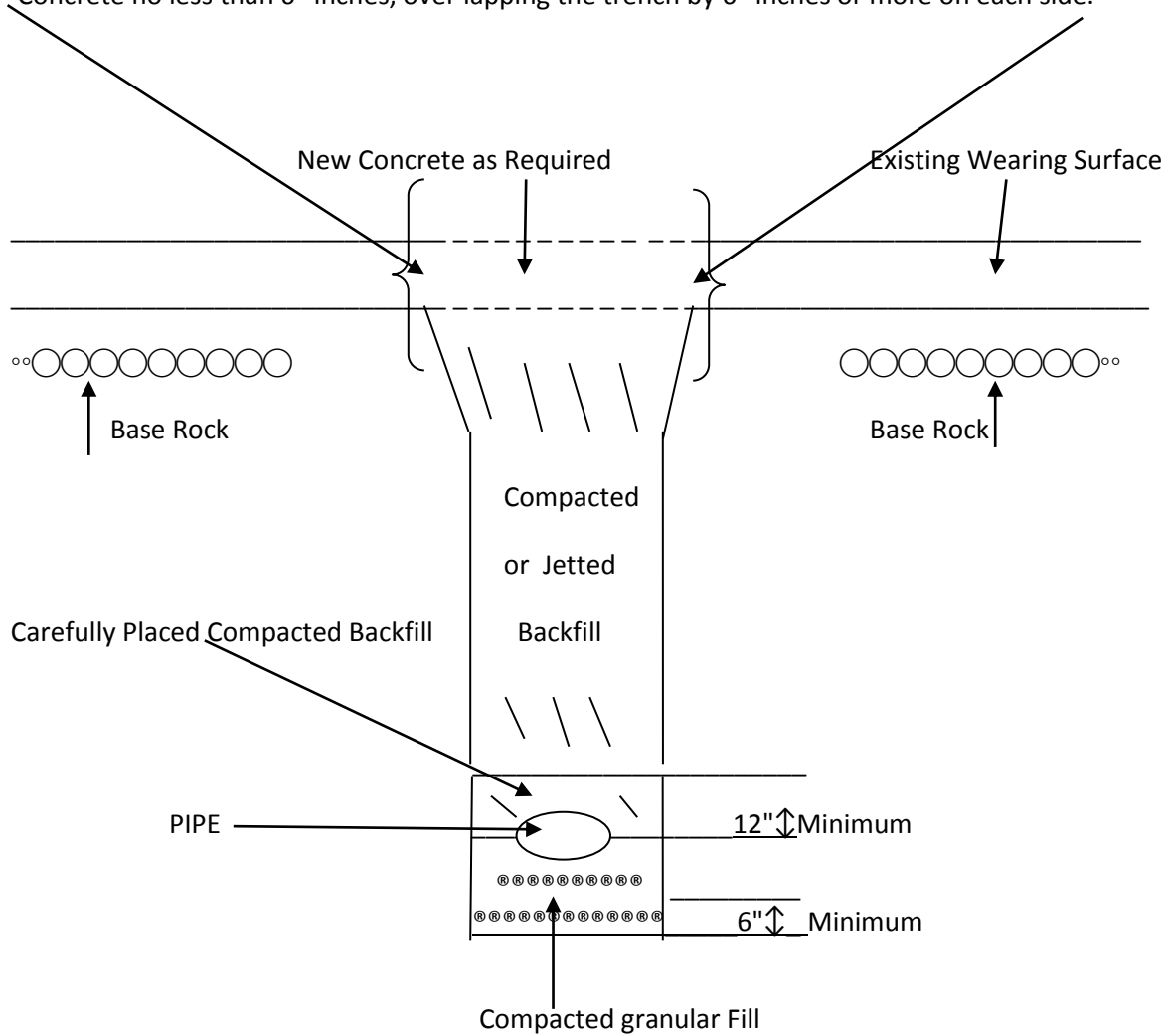
ACC 10/2010

Please see reverse side for diagram

**Minimum Unsupported Trench Width**

<u>Pipe Size</u>	<u>Trench Width</u>
8"	24"
6"	18"
4"	12"
Under 4"	12"

Concrete no less than 6" inches, over lapping the trench by 6" inches or more on each side.



RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT  
TO MAKE AN ADDITION TO EXISTING RESIDENCE

If you are interested in making an addition to or remodeling the exterior of an existing residence on your lot or lots in Raintree you should carefully read this document, follow each step and abide by each rule and regulation. If this is done, the Architectural Control Committee will meet and process your application with the shortest delay of time. If the items are not met, this may cause a delay. Failure to complete in accordance with rules and regulations can be very expensive.

1. Submit two (2) copies of your building plans, all drawings must be to scale. If new foundation walls are to be erected or if an extension is proposed which extends over the existing building line, obtain two (2) certified site survey plot plans bearing the seal of a licensed surveyor to the Raintree POA Office and submit them together with signed application for the building permit desired on forms provided by the Association.
2. If your plans show the construction would encroach upon the established building lines, a variance of those building lines must be obtained from the Board of Directors of the Property Owners Association. The Policy of the Board regarding variances is as follows:
  - (a) Variances to the front building setback line will not be considered.
  - (b) Variances to the back and side building setback lines will be considered only if the lot will not accommodate a home with the minimum square footage requirements (currently 1,550 square feet heated living space on the main floor or 1,350 square feet on the main floor with 1,550 total heated living space for a one and a half or two story home).

Before the Board will consider a variance request, evidence must be presented; showing notice of such request was given to all adjoining property owners, including notice of the date at which the variance request is to be presented to the Board. Evidence of notice must be by affidavit of personal service or receipt of registered or certified mail.

3. After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond as listed below. The refund amount will be returned upon inspection, which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.
  - Maximum of 150 square feet, bond in the amount of One Thousand Dollars (\$1,000.00) of which Seven Hundred Fifty Dollars (\$750.00) will be refunded.
  - More than 150 square feet, bond in the amount of Two Thousand Dollars (\$2,000.00) of which Seventeen Hundred Fifty Dollars (\$1,750.00) will be refunded.

Form: 12/08

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum I – Enclosure 5  
Addition to Existing Residence  
Page 1 of 2

1. If, for some reason, your plans are not approved, you will be notified and provided with information on the process to appeal the decision.
2. In addition to approval of plans by Raintree, you must obtain a Jefferson County building permit before you can start construction. During construction, your home may be inspected by either Jefferson County or representatives of the Raintree Property Owners Association to make certain that the building you are constructing complies with the submitted and approved plans. If the plans call for a new foundation, before you commence any framing above the foundation, a spot survey executed by a licensed surveyor must be filed with the Property Owners Association. This is in addition to any requirement by Jefferson County.

You must execute a copy of this document by which you acknowledge the following requirements:

1. Construction plans must be approved by the Architectural Control Committee and a permit issued before any building starts.
2. Additions must be started within three (3) months of the date of approval of the plans by the Architectural Control Committee or the approval will be deemed revoked and plans must be resubmitted. All work must be completed within nine (9) months from the day building starts.
3. Any new exposed foundation must blend in with the existing foundation. **NOTE: ABSOLUTELY NO BLASTING IS PERMITTED.**

4. Building can not be constructed closer than:

25 feet from front property line - Raintree Forest homes: 50 feet  
 30 feet from back property line - Raintree Forest homes: 50 feet  
 10 feet from each side line - Raintree Forest homes: 15 feet

5. The owner, as well as the contractor, is responsible for keeping the site clean and the owner or builder must have an adequate debris container on site throughout construction in which construction debris is contained. With the approval of the Architectural Control Committee, no separate dumpster may be required if site can be kept clear of debris using existing solid waste disposal.
6. The owner/builder shall take whatever steps are necessary to prevent erosion during construction, i.e., straw barriers, fences, etc.
7. The Property owner is responsible for obtaining permission from security for their contractors to access the subdivision. **IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE THAT ALL CONTRACTORS FOLLOW THE RULES RELATED TO THE PROJECT AND WITHIN THE SUBDIVISION.**

I HAVE READ AND AGREE TO ALL OF THE TERMS AND CONDITIONS IN THIS DOCUMENT.

Property Owner: \_\_\_\_\_ Lot & Section \_\_\_\_\_  
(signature)

Addendum I- Enclosure 5  
 Addition to Existing Residence  
 Page 2 of 2

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT  
TO CONSTRUCT A FENCE

If you are interested in constructing a fence you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your fence plans and two (2) site survey plot plans showing the exact location where the fence will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

**REQUIREMENTS:**

- **Maximum Heights**                    **48 inches**
- **Type(s)**                                **Picket  
Slats  
Spindle  
Split Rail  
Wrought Iron**
- **Spacing**                                **3” Minimum**
- **Installation**                         **Attached rear sides of home  
on or within property lines**

The only exception for the height of a fence is for protection around a swimming pool, in which event the maximum height can be six feet.

Pursuant to paragraph 2f of the Restrictions it reads as follows:

All fences other than those ornamental in nature are prohibited in the subdivision except upon specific approval of the Board of Directors of Raintree Plantation Property Owners Association, Inc. An ornamental fence may be placed on the rear of any lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owners' views or impair the aesthetic appearance of the subdivision. No fence shall be placed on a vacant lot. Any fence, retaining wall or other structure to be erected in front of the building on any lot shall have prior approval of the Architectural Control Committee of Raintree Plantation Property Owners Association, Inc.

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond in the amount of Two Hundred Fifty Dollars (\$250) of which two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

Approved by Board of Directors & Covenants  
September 2003 & September 2005

Addendum I-Enclosure 6  
Fence  
Page 1 of 1

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION INC.**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A GAZEBO

If you are interested in constructing a gazebo you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your gazebo plans and two (2) site survey plot plans showing the exact location where the gazebo will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

### REQUIREMENTS:

- **Must not be a “permanent structure”, meaning not on a permanent Foundation,**
- **Application must have the Gazebo location noted on a plot plan of the lot and such will not be allowed in the area in front of the home,**
- **Will not be permitted on any lot not improved with a home, unless the owner of that lot has a home on the adjacent lot and will not be permitted until construction of the home is completed, furthermore if same is to be on such an adjacent lot, the applicant must agree to remove same in the event the common ownership is not maintained (agreement to remove must be recorded),**
- **May not have enclosed walls,**
- **May not be used for storage area,**
- **Must be ornamental in natural,**
- **Can be no larger than twelve (12) feet in diameter and must be octagon shaped,**
- **May not impair view of neighboring properties,**

After all necessary documents for your Raintree permit have been filed; the POA’s Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit.

Form 9/03

**This page intentionally blank**

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

Approved by POA Board April 18<sup>th</sup>, 2011

## GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A PET ENCLOSURE

If you are interested in constructing a pet enclosure you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your pet enclosure plans and two (2) site survey plot plans showing the exact location where the enclosure will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

Invisible fencing shall be used to contain pets within the confines of the owner's property, if at all possible. However pet enclosures may be approved if the Architectural Control Committee is satisfied that:

- **Invisible fencing is not deemed possible**
- **The pet enclosure does not impair the view from neighboring properties**
- **The enclosure abuts the rear of the home (*no free standing structures*)**
- **Enclosure does not extend more than 8 feet from the rear of the home or 16 feet in length**
- **The enclosure is screened from view; i.e., bushes, shrubs or flowers**
- **Does not encroach upon side setback lines**

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond in the amount of Two Hundred Fifty Dollars (\$250) of which two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

Form 9/03

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION**

Addendum I-Enclosure 8  
Pet Enclosure  
Page 1 of 1

Approved by POA Board April 18<sup>th</sup>, 2011

**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A PLAYGROUND EQUIPMENT/STRUCTURE

If you are interested in constructing a playground equipment/structure you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your playground equipment/structure plans and two (2) site survey plot plans showing the exact location where the equipment/structure will be located in relation to your home. Submit pictures of the type of playground equipment that will be used. All plans and drawings of any type must be drawn to scale.

### **REQUIREMENTS:**

- **Temporary in nature**
- **Does not impair the view of neighboring properties**
- **Must remain within the original setback restrictions**
- **May not be enclosed with walls and roofs**
- **May not be used for storage areas**
- **Tree house and/or raised platforms are prohibited**

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond in the amount of Two Hundred Fifty Dollars (\$250) of which two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION INC.**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A RETAINING WALL

Pursuant to paragraph 2f of the Covenants it reads as follows:

A Retaining wall may be placed on the rear of any lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owners' view or impair the aesthetic appearance of the subdivision. No fence shall be placed on a vacant lot. Any fence, retaining wall or other structure to be erected in front of the building on any lot shall have prior approval of the Architectural Control Committee of Raintree Plantation Property Owners Association, Inc.

**RESOLVED**, that applications to construct any fence, retaining wall or other structure to be erected in front of a building on any lot shall be submitted to the Architectural Control Committee for review and recommendation to the Board.

**RESOLVED FURTHER**, that the Board establish the following guidelines for any retaining wall permitted to be constructed in front of the building on any lot, said wall shall:

- a) Be 48" or less in total height;
- b) Be built entirely within the property lines of the lot;
- c) Be constructed of concrete, brick or stone which is aesthetically acceptable to the Architectural Control Committee.

**RESOLVED FURTHER**, that the approval granted to anyone for the building of any retaining wall, fence or structure shall contain a disclaimer that states that the P.O.A. assumes no responsibility for the structural soundness or for the management of surface water that might be displaced as a result of the construction.

Submit two (2) copies of your plans showing the exact location where the retaining wall/s will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

After all necessary documents for your Raintree permit have been filed; the P.O.A.'s Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree permit or submit recommendations to the Board.

Approved by Board of Directors & Covenants  
May 12, 2004 & September 18, 2005

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION**

Addendum I-Enclosure 10  
Retaining Wall  
Page 1 of 1

Approved by POA Board April 18<sup>th</sup>, 2011

**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A SEA WALL OR BOAT COVER

If you are interested in constructing a sea wall or a boat cover you will need approval of the Architectural Control Committee before construction commences. All property from your property line to the lake is referred to as common ground and owned by the Property Owner's Association. No property owner has the right to construct anything on this property and/or to extend any structure into the lake without prior permission from the Association.

1. Bring two (2) copies of your building plans and two (2) certified site survey plot plans which show the exact location of the structure being proposed and the normal water line of the lake and its location in relationship to the property line to the Raintree POA Office and submit them together with signed application for the building permit desired on forms provided by the Association. All drawings must be to scale and the site survey must bear the seal of a licensed surveyor.
2. After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond for a sea wall in the amount of Three Thousand Dollars (\$3,000.00) of which Two Thousand Five Hundred Fifty Dollars (\$2,500.00) will be refunded. You must submit a cash construction bond for a boat cover in the amount One Thousand Dollars (\$1,000.00) of which One Thousand Dollars (\$1,000.00) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association. If the application is for both sea wall and boat cover construction, the bond is Four Thousand Dollars (\$4,000.00) of which Three Thousand Five Hundred Dollars (\$3,500.00) will be so refunded.
3. If, for some reason, your plans are not approved, you will be notified and provided with information on the process to appeal the decision.
4. In addition to approval of plans by Raintree, you must obtain a Jefferson County building permit before you can start construction for a boat cover. During construction, the site may be inspected by either Jefferson County or representatives of the Raintree Property Owners Association to make certain that construction complies with the submitted and approved plans.

You must execute a copy of this document by which you acknowledge the following requirements:

1. The Architectural Control Committee must approve construction plans and a permit issued before any building starts.
2. Work on your seawall or boat cover must be started within three (3) months of the date of approval of the plans by the Architectural Control Committee or the approval will be deemed revoked and plans must be resubmitted. All work must be completed within nine (9) months from the date work begins.

3. Seawalls may not extend into the Lake more than 15 feet from your lot line unless a variance has been granted by the Board or it does so to tie into an existing seawall. The Committee does not have to approve 15 feet. Wherever a sea wall exists on the adjoining property, proposed seawall, if practical, should blend into existing seawalls. Boat slips must be a minimum of 15 ft. in Length (Length meaning perpendicular to the Lake, from Lake into land) and 12 ft. in width (Width meaning parallel to the Lake Shore).
4. Boat covers may not be larger than Forty (40) feet in length including all overhangs (Length meaning parallel to the Lake Shore) or more than Thirty (30) feet in width (Width meaning perpendicular to the Lake, from Lake into land). The Boat cover **MUST** cover the boat slip and any overhang may not extend more than two (2) feet over the water. Storage areas may not exceed thirty-five (35) square feet outside measurements. Must be within the overall covering that is part of the boat slip roof covering; i.e., same material and physically connected to the boat slip roof covering so as not to impair the aesthetic appearance of the waterfront or subdivision.
5. The owner, as well as the contractor, is responsible for keeping the site clean and the owner or builder must have a container on site throughout construction in which construction debris is contained. With the approval of the Architectural Control Committee, no separate dumpster may be required if site can be kept clear of debris using existing solid waste disposal.
6. All vessel lifts of any type **MUST** be within a boat slip.
7. No Floating, Piered, Wood, etc. docks are allowed.
8. The owner/builder shall take whatever steps are necessary to prevent erosion during construction, i.e., straw barriers, fences, etc.
9. **The owner is responsible to assure the Lake bottom is restored to original condition. All cofferdam methods used must be approved by ACC prior to construction. No filing or earthen materials will be allowed.**
10. The Property owner is responsible for obtaining permission from security for their contractors to access the subdivision. **IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE THAT ALL CONTRACTORS FOLLOW THE RULES RELATED TO THE PROJECT AND WITHIN THE SUBDIVISION.**

I HAVE READ AND AGREE TO ALL OF THE TERMS AND CONDITIONS IN THIS DOCUMENT.

Property Owner: \_\_\_\_\_ Lot & Section \_\_\_\_\_  
(signature)

**NOTE: ABSOLUTELY NO BLASTING IS PERMITTED.**

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.  
GUIDELINES FOR OBTAINING A BUILDING PERMIT  
TO CONSTRUCT A SWIMMING POOL

If you are interested in constructing a swimming pool you will need to be aware of the determination and policy of RAINTREE relating to swimming pools.

The Board has determined that any device intended for swimming, recreation bathing, or wading, intended to contain water over twenty inches in depth or extending more than two feet in maximum height above ground and which is not removable, is deemed to be a structure within the meaning of the Restrictions and, therefore requires prior approval of the Architectural Control Committee before construction commences. Furthermore, any such device, which is removable, must be physically removed during the period of September 15 through May 15.

The policy of the Architectural Control Committee in reviewing applications shall be as follows:

Above ground swimming pools and structures related thereto are deemed to be aesthetically and architecturally unacceptable and not to comply with the general plan or concept of Raintree Plantation.

In-ground swimming pools which fully comply with the regulations of Jefferson County may be placed on the rear of any residential lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owner's views or impair the aesthetic appearance of the subdivision.

- NO swimming pool may be erected on a vacant lot.
- Any equipment installed in connection with a swimming pool shall be screened from exposure by decorative covering approved by the Architectural Control Committee to obscure the equipment from public view.
- All fences must be ornamental in nature, no higher than 6 feet and comply with the regulations of Jefferson County and be approved by the Raintree Architectural Control Committee prior to construction.

Accordingly, if you are interested in constructing an in-ground swimming pool you will need to submit the following to the Raintree POA office:

1. Submit two (2) copies of your swimming pool plans; including the equipment to be installed, the screening to be used to obscure the equipment from public view and the fence plans.
2. Submit two (2) site survey plot plans showing the exact location where the swimming pool and any fence/equipment will be constructed in relation to your home. It is suggested that either a picture or an explanation of the type of materials to be used be included as well.
3. All plans and drawings of any type must be drawn to scale.

After all necessary documents for your Raintree permit have been filed the Architectural Control Committee will review your application and plans to make sure they meet standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit.

Upon approval of the plans you must submit a cash construction bond in the amount of One Thousand Dollars (\$1,000) of which Seven Hundred, Fifty Dollars (\$750) will be refunded upon inspection, which verifies completion of construction in accordance with the approved plans and the rules and regulations of Jefferson County and the Association.

Form: September 2007

**JEFFERSON COUNTY BUILDING DEPARTMENT  
SECTION 3109  
SWIMMING POOL ENCLOSURES AND SAFETY DEVICES**

**3109.1** General Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

**3109.2** Definition. The following word and term shall, for the purposes of this section and used elsewhere in this code, have the meaning shown herein.

**SWIMMING POOLS.** Any structure intended for swimming, recreation bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

**3109.3** Public swimming pools. Public swimming pools shall be completely enclosed by a fence at least 4 feet (1290 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

**3109.4** Residential swimming pools. Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.  
**Exception:** A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

**3109.4.1** Barrier height and clearances. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

**3109.4.1.1** Openings. Openings in the barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

**3109.4.1.2** Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

**3109.4.1.3**

Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width.

Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

**3109.4.1.4**

Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

**3109.4.1.5**

Chain link dimensions. Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 (44 mm).

**3109.4.1.6**

Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).

**3109.4.1.7**

Gates. Access gates shall comply with the requirements of Sections 3109.4.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

**3109.4.1.8**

Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 30 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.

2. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

**3109.4.1.9**

Pool structure as barrier. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch diameter (102 mm) sphere.

**3109.4.2**

Indoor swimming pools. Walls surrounding indoor swimming pools shall not be required to comply with Section 3109.4.1.8.

**3109.4.3**

Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

**3109.5**

Entrapment avoidance. Where the suction inlet system, such as an automatic cleaning system, is a vacuum cleaner system which has a single suction inlet, or multiple suction inlets which can be isolated by valves, each suction inlet shall protect against user entrapment by an approved antivortex cover, a 12 inch (304 mm by 304 mm) or larger grate, or other approved means.

In addition, all pools and spas shall be equipped with an alternative backup system which shall provide vacuum relief should grate covers be missing. Alternative vacuum relief devices shall include one of the following:

1. Approved vacuum release system.
2. Approved vent piping.
3. Other approved devices or means.

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**RAINTREE PROPERTY OWNERS ASSOCIATION**  
**ARCHITECTURAL APPEALS PROCEDURE**

Aggrieved Parties \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Lot \_\_\_ Section \_\_\_\_\_

Aggrieved Parties Original Request to the ACC \_\_\_\_\_

**I. If the ACC has denied your request you have the following option per our covenants:**

Anyone aggrieved by an Architectural Control Committee decision may prepare a written statement that sets out the aggrieved parties' position and facts that support that position. This statement **must be delivered to the Secretary of the Raintree Plantation Property Owners Association, Inc., within fourteen (14) days of the original disapproval date.** The Architectural Control Committee shall review the statement at its next meeting (1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month).

**II. If after review of their written statement, the Architectural Control Committee disapproves the plans of the aggrieved parties,** then they may appeal the disapproval of the Architectural Control Committee to the Board of Directors of Raintree Plantation Property Owners Association, Inc. The Board of Directors of Raintree Plantation Property Owners Association, Inc. shall have the authority to reverse, amend or approve the decision made by the Architectural Control Committee. Any appeal shall be in writing, setting forth the position of the aggrieved parties and any facts that support that position. The appeal must be delivered to the Secretary of Raintree Plantation Property Owners Association, Inc. within thirty (30) days of the second disapproval date.

Addendum I-Enclosure 13  
Architectural Appeals Procedure  
Page 1 of 2

**RAINTREE PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL APPEALS PROCEDURE**

The Board of Directors of Raintree Plantation Property Owners Association, Inc. shall promptly dispose of the appeal at a regular meeting. At the meeting the aggrieved parties may appear and give a brief oral statement. The decision of the Board of Directors of Raintree Plantation Property Owners Association, Inc. shall be final.

---

Chairperson of ACC Committee

Date

Record of Actions:

ACC initial disapproval date: \_\_\_\_\_

Appeal received by the POA Secretary on (date): \_\_\_\_\_

ACC 2<sup>nd</sup> disapproval date: \_\_\_\_\_

Appeal received by the POA Secretary on (date) \_\_\_\_\_

Date Grievant is advised of POA Regular Board Meeting when their appeal will be  
Heard: \_\_\_\_\_

POA Board Meeting Decision:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ADDENDUM II**  
**CAMPGROUND**

**Table of Contents**

<u>Enclosure No.</u>	<u>Title</u>
1	Campground Agreement, Rules & Regulations
2	Key Agreement

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**  
**RULES MANUAL**

**CAMPGROUND AGREEMENT**  
**RULES AND REGULATIONS**

The Campgrounds are for use of Property Owners and their Guests. Campers must check-in at the POA Office or with the Visitor's Center before entering and/or setting up camping.

**Reservations/Fees**

- Camp sites must be reserved through the POA Office. Campgrounds are open from the last week of April through October 31<sup>st</sup>. (Approved 3/21/01)
- Fee is \$10.00 per day per electric hook-up campsites, payable to the POA Office.
- There is a refundable deposit of \$25.00 for campground and bathhouse key. Failure to return the key will result in forfeiture of deposit. (Approved 4/18/11)
- A maximum of two (2) campsites may be reserved for up to two (2) weeks at a time, unless it is a holiday weekend, then only one (1) site for one (1) week may be reserved.
- There is a limit of two (2) tents per campsite.
- Campers may not be left unattended for more than 24 hours unless prior approval is received from the office.
- Campers must be removed from the Campgrounds at the end of your stay.

**Campground Rules**

- Property Owners are responsible for their guests. Property Owner must be with guest while at the beach. (App. 4/11)
- Quiet zone is 10:00p.m. to 6:00a.m.
- Campers with pets must adhere to the Raintree Rules and Regulations for Pets. Please request a copy from the office.
- Campfires are only permitted in specified campground areas
- Campers must police their site(s) and dispose of trash in proper containers provided by Raintree. Littering and removal of trash cans are not permitted.
- Picnic tables may not be removed from the campground area.
- Dirt bikes, ATV's, etc are not permitted in Raintree.
- Igniting of fireworks is prohibited in the campground area. (Approved 4/18/11)

**Utilities**

- Electrical hook-up are provided at each campsite.
- Water hook-ups are not available. The bathhouse is the only accommodation for water, showers and toilets.
- A sewage disposal is available for campers. The bathhouse key will unlock the lid to the sewage disposal drain. Dumping of sewage is prohibited, except at the approved dumping station. The property owner will be responsible for any cleanup and damages caused by any illegal dumping. (Approved 4/18/11)

**In case of emergency call 911. Report violations and/or vandalism to the POA Office (797-3434 or the Visitors Center (797-4641)**

**My pet will be camping with me** Yes \_\_\_\_\_ NO \_\_\_\_\_ (Approved 7/13/83) If yes, request pet rules.

**I have read the above and fully understand and agree to abide by the rules and regulations of Raintree.**

Name \_\_\_\_\_  
Property Owner

Date \_\_\_\_\_

Name \_\_\_\_\_  
Guest Camper

Date \_\_\_\_\_

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**  
**CAMPGROUND/BATHHOUSE**  
**KEY AGREEMENT**

We ask that you enter into the following contract as a condition for the rental and use of the campground and bathhouse. Fill out and sign this document and return it along with your CHECK for \$25.00 to the P.O.A. Office. This deposit is in addition to the rental fee of \$10.00 per day for an electric hook-up campsite.

This is a \$25.00 refundable key deposit for use of the campground and bathhouse. The deposit will be refunded after the key is returned to the P.O.A. Office or Drop Box and an inspection of the campsite and bathhouse are found to be in good condition, i.e., trash, bottles, cans debris picked-up and deposited in trash cans provided by Raintree.

You may obtain the campground and bathhouse key either at the P.O.A. Office, or if the office is closed from the Visitors Center. Office hours are Monday thru Friday, 9:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 1:00 p.m.

All campsites must be reserved through the P.O.A. Office. A maximum of two (2) campsites may be reserved for up to two (2) weeks at a time, unless it is a holiday weekend, then only one (1) site for one week can be reserved.

Please remit one (1) check in the amount of \$25.00 for the key deposit and one (1) check or cash for the rental of the campsite.

Failure to return the key will result in not being allowed to use the camping facilities again.

\_\_\_\_\_  
**Property Owner Signature**

\_\_\_\_\_  
**Lot & Section**

\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
**Date**

Approved by the POA Board April 18<sup>th</sup>, 2011

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum II-Enclosure 2  
Key Agreement  
Page 1 of 1

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**ADDENDUM III**  
**LAKES/BOATING**

**Table of Contents**

<u>Enclosure No.</u>	<u>Title</u>
1	Condensed Watercraft & Fishing Rules
2	Lakes Responsibility Agreement
3	Motorized Boating Stickers & Agreement
4	Non-motorized Boating Stickers & Agreement
5	Guidelines for Floating Water Toys and Private Buoys

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
CONDENSED WATERCRAFT & FISHING RULES**

- All motorized boats must be properly registered **PRIOR** to launching with a **yearly validation sticker on the rear of the craft on the starboard (right) side**. The stickers are available at the P.O.A. office. A current Missouri state title and/or state registration receipt is required. Motorized stickers are \$25.00 each. Non-motorized watercrafts are required to be registered but there is no charge for the validation sticker.
- **PERSONAL WATERCRAFT** (i.e., jet skis, etc.): All previously owned personal watercraft is grandfather prior to 1/1/03. They must be properly registered, **PRIOR** to launching with a yearly validation sticker, which is available at the P.O.A. office. A current Missouri title **AND** a current registration receipt is required. Stickers are \$25.00 each. Personal watercraft may be on Autumn Lake from 9:00 a.m. until sunset Monday through Friday; and from 9:00 a.m. to 6:00 p.m. Saturday, Sunday and holidays.
- Per the Covenants and Restrictions: Where a lot is titled in more than one name, one name shall be designated with Raintree Plantation Property Owners Assn., Inc. as the primary, the use of amenities shall be limited to the primary only. If no designation is made, the first listed person on the title (deed) shall be presumed designated as primary.
- **MAXIMUM** of two (2) motorized watercraft per property owner, regardless of number of properties owned. Title must be in owners name. No co-owned boats are allowed unless **BOTH** co-owners are property owners.
- **NO ONE** is allowed to operate a boat while intoxicated.
- The **MAXIMUM SPEED** on Autumn Lake is 35 MPH. Boat operators are legally responsible for damage caused by their boat's wake, even if complying with the rules. In **NO WAKE AREAS** the speed is 5 MPH or slower when a wake is created at that speed. The other lakes in Raintree are used strictly for fishing and are **NO WAKE AREAS**.
- Boats shall assume a counter-clockwise pattern of traffic on all lakes. This means: keep the starboard (right) side of the boat closest to the nearest shoreline, but no closer than 100 feet to shore.
- Proper boat lighting, in accordance with U.S. Coast Guard Regulations, must be displayed at night, even when at anchor.
- **LAW** in the State of Missouri prohibits reckless endangerment. Raintree will prosecute to enforce this law to ensure the safety of this subdivision.
- Persons found to have operated their boat in a negligent manner on two separate occasions may have their boating privileges suspended by the Board of Directors. This refers to a simple violation. On serious violations (possibly where accidents occur), the Board has the power to suspend boating privileges immediately.
- Riding or sitting on the sides or bow of a boat is not permitted.
- **RED** caution areas are for **START/STOP** for **EVERYONE**. There is to be no continuous boating through red caution areas. Refer to marked maps.
- **SKIING**: You must either have a ski mirror or an observer in the boat **AND** the skier must wear a life jacket. No skiing is allowed after sunset or before sunrise as determined by the weather bureau.
- Report any accident immediately to the police, water patrol, or P.O.A. Office.

Date: 1/09

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum III-Enclosure 1  
Condensed Watercraft &  
Fishing Rules  
Page 1 of 2

## BOATING EQUIPMENT REQUIRED ON ALL LAKES

Canoes, Rowboats, Windsurfers, and Sailboats (under 16 feet in length): Lifejackets of suitable size for each person on board. White hand-held light at night.

Sailboats (16 feet and over): Lifejackets of suitable size for each person on board. One (1) throwable device on board. Horn or whistle; Red, Green lighting in front and White showing in the rear.

Jet Ski-type Watercraft (personal watercraft): Use Missouri Coast Guard rules and regulations. Personal watercraft rules apply. From 9:00 a.m. until Sunset Monday through Friday, and 9:00 a.m. to 6:00 p.m. Saturday, Sunday and holidays.

Motorboats (under 16 feet): Red, Green combination light in front. White 360-light in rear showing to all horizons. Lifejackets of suitable size for each person on board. One (1) 2-½ pound fire extinguisher, horn or whistle. Proper bilge ventilation.

Motorboats (16 feet and over): Lifejackets of suitable size for each person on board and one throwable device. One (1) 2-½ pound fire extinguisher, horn or whistle. Proper bilge ventilation. Red/Green combination light in front, White light in rear showing to all horizons.

**HAVE THE COAST GUARD AUXILIARY CHECK YOUR BOAT AT LEAST ONCE A YEAR.**

### BOATING COURTESY

- Try to obey the rules at all times.
- DO NOT come along side another boat throwing excessive wake and DO NOT tie up to another boat, unless invited to do so.
- Boaters should stay well behind skiers.
- Skiers who fall down should, as quickly as possible, raise a ski out of the water to signal other boats (LAKE RULE).
- Boats should return for downed skiers immediately.
- Unused ski ropes should be brought in.
- Boats and skiers should not throw a wake within 50-feet of shoreline (LAKE RULE).
- When throwing a wake, boats and skiers should try to stay at least 100-feet away from fishermen and boats at anchor.
- Attempt to pass sailboats well to their stern (backside).
- **PLEASE DON'T LITTER.**

**THE RIGHT-OF-WAY RULE IN LAYMAN'S LANGUAGE:** Sailboats have the right-of-way over motorized watercraft. Any boat crossing your path on your right side has the right-of-way. If you are passing a boat from behind, steer to the boat's left side and pass; until you pass it, the other boat has the right-of-way. If you meet another boat head-on, neither boat has the right-of-way and both should steer to their right side and pass the other boat on its left side. ALSO, just because you do what is required of you in the above rules, doesn't mean that you would not be responsible, should an accident occur. If the other boat doesn't obey the rules of right-of-way and you still have time to avoid a collision, you must do everything in your power to do so.

**FISHING RULES: Only pole fishing is allowed. NO trotlines, jug-lines, snagging, etc.**

### **DAILY FISH LIMITS - PLEASE RELEASE ALL FISH UNDER LIMIT SIZE**

- Large-mouth bass limit is five (5) under 12 inches or over 18 inches in length.
- Crappie limit is six (6) and must be at least 9 inches in length.
- Catfish limit is five (5) of any size.
- Blue Gill limit is thirty (30) of any size.
- Walleye limit is four (4) and must be at least 15 inches in length.
- It is recommended that green sunfish caught be kept and disposed of. DO NOT throw them back into the lake. Date: 1/09

**RAINTREE LAKES & BEACHES COMMITTEE  
LAKE RESPONSIBILITY AGREEMENT**

ATTN: Raintree Property Owners

The Lakes of Raintree are an incredible asset to our community and are for the enjoyment of all the Property and Home Owners of Raintree and their registered guests. In order to ensure the enjoyment and safety on the Lakes of Raintree, it is important that all Property Owners and their guests are knowledgeable of the rules of Raintree and respect all the amenities within Raintree.

With that said, the Lakes of Raintree are STRICTLY private. The Raintree Board of Directors can deny use of the Lakes of Raintree and remove any person from the Lakes of Raintree for failure to follow the appropriate rules. But please be reminded, even though these lakes are STRICTLY private, all appropriate STATE laws are still enforceable on the Lakes of Raintree by the Jefferson County Sheriff's Office, the Missouri State Water Patrol, and the Missouri Conservation Department.

Please take a minute to review the following points pertaining to the use of the Lakes within Raintree, initial each item and please sign and acknowledge you understand these rules and that you, your family, and your guests will abide by these rules.

Have a safe and enjoyable season on the Lakes of Raintree!

Lakes & Beaches Committee

\_\_\_\_\_ I have read and understand the complete boating regulations for the Lakes of Raintree.

\_\_\_\_\_ The Lakes of Raintree are STRICTLY PRIVATE. NO GUEST BOATS.

\_\_\_\_\_ All vessels must have a properly displayed CURRENT permit PRIOR to launching. All vessels without a current permit properly displayed are considered trespassing.

\_\_\_\_\_ Personal Water Craft, (PWC), not registered by December 31, 2002 are **NOT** allowed on the Lakes of Raintree. Lake Patrol MUST inspect all SERIAL NUMBERS on PWC prior to launch.

\_\_\_\_\_ Spring Lake and the two small lakes are entirely NO WAKE.

\_\_\_\_\_ Autumn Lake has a 35 MPH Speed Limit. This is for the safety and enjoyment all of users of the lake-both on the lake and on shore.

\_\_\_\_\_ All vessels operating at wake speed, MUST remain at least (100) feet from shore, from other vessels, and from skiers/tubers.

\_\_\_\_\_ All BUOYS are navigational devices and are not to be tied to, hit, sunk, damaged or moved in anyway. Any person witnessed tampering with a buoy will incur replacement cost to replace and reset the buoy.

\_\_\_\_\_ All vessels must remain at least (50) Feet from the SWIM AREA rope and MUST remain outside the SWIM AREA BUOYS. **No Vessel may tie up to the Swim Area rope or buoys.**

Addendum III- Enclosure 2  
Lake Responsibility Agreement  
Page 1 of 2

\_\_\_\_\_ Valid Fishing Licenses\* are required on all Lakes of Raintree and the Lake Patrol may check any live well to ensure all creel limits are enforced.

\_\_\_\_\_ Anyone born after January 1, 1984 is required to have a certificate stating that they took a Boating Safety course in order to operate any watercraft. Even though our lakes are private we are governed under the Missouri Boating regulations.

\_\_\_\_\_ According to the Rules and Regulations of Raintree, no vessel operating on the Lakes of Raintree may have a head (Bathroom) or in-flow mufflers (mufflers above the water line). Any operator of a vessel displaying either of these items on the Lakes of Raintree will be asked to remove their vessel from the Lakes of Raintree. Any operator failing to remove their vessel will have their access denied and will be considered trespassing. There are no vessels grand fathered into this rule, thus even if your vessel was on the water prior, it is now a violation.

\_\_\_\_\_ The Raintree Lake Patrol has been given authority by the Board of Directors to enforce and report all violations to the Board of Directors. Persons guilty of a water violation on two (2) separate occasions during the same year may have their boating privileges suspended for a period of 30 days.

\_\_\_\_\_ No outside fish/wildlife are to be stocked in the Lakes of Raintree without the prior written consent of the Raintree Lakes and Beaches Committee. Bringing fish from another body of water can damage the Raintree ecosystem and breed disease.

\_\_\_\_\_ Any operator that has a vessel that has operated on another body of water should thoroughly wash the vessel prior to launch in Raintree to prevent the spread of contaminants including the Zebra Mussel.

\_\_\_\_\_ Any operator agrees to have the live wells inspected by the authorized Lakes & Beaches Patrol Personnel of Raintree Plantation POA, Inc.

PROPERTY OWNER: \_\_\_\_\_  
(Print Name)

LOT #: \_\_\_\_\_ Section # \_\_\_\_\_

PERMIT #: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

\*Note: Missouri resident's age 65 and older and age 15 and under are not required to have a Missouri fishing license by law. They are required to carry a valid ID indicating their age.

**Raintree Plantation Property Owners Assoc., Inc**  
**MOTORIZED**  
**BOATING STICKERS & AGREEMENT**

**Name:** \_\_\_\_\_  
(Print)

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Telephone No:** \_\_\_\_\_

**Lot/Section:** \_\_\_\_\_  
(Signature)

**I, the above signed, hereby acknowledge that I have received the “Rules and Regulations” that govern the activities on the lakes.**

**By signing this document, I agree and understand that the 53-acre lake is a “no-wake lake,” which means a speed limit of five miles per hour (5 m.p.h.) or less.**

**I further agree and understand that my boating privileges may be suspended if I violate the Rules & Regulations.**

-----  
**FOR OFFICE USE ONLY:**

**Motorized:**      **Sticker No.** \_\_\_\_\_ **MO Reg. #** \_\_\_\_\_

**Sticker No.** \_\_\_\_\_ **MO Reg. #** \_\_\_\_\_

**Payment received on:** \_\_\_\_\_

**Check No.** \_\_\_\_\_ **or Cash (amount)** \_\_\_\_\_

**Received by (initials):** \_\_\_\_\_

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

Raintree Plantation Property Owners Association, Inc.

**NON-MOTORIZED  
BOATING STICKERS & AGREEMENT**

**Name:** \_\_\_\_\_  
(Print)

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Telephone No:** \_\_\_\_\_

**Lot/Section:** \_\_\_\_\_

(Signature)

**I, the above signed, hereby acknowledge that I have received the “Rules and Regulations” that govern the activities on the lakes.**

**By signing this document, I agree and understand that the 53-acre lake is a “no-wake lake,” which means a speed limit of five miles per hour (5 m.p.h.) or less.**

**I further agree and understand that my boating privileges may be suspended if I violate the Rules & Regulations.**

-----  
**FOR OFFICE USE ONLY:**

**Non Motorized: Sticker No.** \_\_\_\_\_ **Type of Boat** \_\_\_\_\_

**Non Motorized: Sticker No.** \_\_\_\_\_ **Type of Boat** \_\_\_\_\_

**Received by (initials):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, LLC**  
**RULES MANUAL**

**This page intentionally blank**

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR FLOATING WATER  
TOYS and PRIVATE BUOYS

With the increased popularity and use of anchored floating toys and private buoys on the lakes the Board of Directors have approved the following set of guidelines for the safe and courteous use of these items.

All property from your property line to the lake is referred to as common ground and owned by the Property Owner's Association. No property owner has the right to construct anything on this property and/or to extend any structure into the lake without prior permission from the Association.

**FLOATING TOYS** (anchored floating trampolines, slides, bumpers and other inflatable toys)

1. May not be anchored in the main channel.
2. May not be anchored in a manner to interfere with the use and enjoyment of the lake by other boaters, fishermen and swimmers.
3. May not be anchored more than 25 feet from shore.
4. Must be removed from the lake when not in use.
5. May not be left in the lake for more than 48 continuous hours.

**PRIVATE BUOYS** (anchored buoys, bumpers or tie downs)

1. May not be used in the main channel
2. May not be anchored more than 25 feet from shore.
3. Must be removed from the lake when not in use.
4. May not be left in the lake for more than 48 continuous hours.

Failure to follow these regulations may result in the loss of privileges and the removal of the above items by the Lake Patrol.

Form: February 2006

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum III-Enclosure 5  
Guidelines for Floating Water Toys  
and Private Buoys  
Page 1 of 1

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**ADDENDUM IV**  
**PAVILION**

**Table of Contents**

<u>Enclosure No.</u>	<u>Title</u>
1	Pavilion Rental Information
2	Pavilion Rental Contract
3	Pavilion Indemnification Agreement

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**

**PAVILION  
RENTAL INFORMATION**

**RESERVATIONS TAKEN:** As of MARCH 1st

To secure your reservation the rental fee of \$30.00 must be received by the POA office within two weeks after making your verbal reservation.

**PAVILION AVAILABILITY:** May 1 TO OCTOBER 31

**NOTE: NOT AVAILABLE ON HOLIDAY WEEK-ENDS**

**PAVILION CAPACITY:** 75 GUESTS MAXIMUM

**REQUIREMENTS:**

- ☞ Must be property owner with all assessments & trash fees paid in-full
- ☞ Check for rental fee \$30.00 non-refundable
- ☞ Check for deposit \$75.00 refundable
- ☞ Signed rental contract
- ☞ Signed indemnification notice
- ☞ Guest list

All requirements must be submitted two (2) weeks prior to date of reservation or reservations will be cancelled and rental fee forfeited. The rental of the pavilion does not include the use of the electric grill. Fires are not allowed in the pavilion area with the exception of BBQ pits. Igniting of fireworks is prohibited in the pavilion area.

**DEPOSIT REFUND/NON-REFUND INFORMATION:**

Deposit fee will be refunded after an inspection of the pavilion and pavilion grounds has been made and is found to be in proper order. Property Owners are responsible for damages and cleanup of the pavilion area. Property Owners will be billed for repairs and additional cleanup and deposit forfeited. At the discretion of Security, any group in the pavilion area that becomes a nuisance will be removed and their deposit will be forfeited.

**CANCELLATION NOTIFICATION:**

**CANCELLATIONS MUST BE MADE NO LESS THAN ONE (1) WEEK PRIOR TO DATE OF RESERVATION OR FEE IS FORFEITED.**

**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**

**PAVILION  
RENTAL CONTRACT**

We ask that you enter into the following contract as a condition for the rental and use of the Pavilion and sign the attached Indemnification Notice. Fill out and sign both documents and return them along with your checks to the P.O.A. Office.

There is a \$30.00 non-refundable rental fee for use of the Pavilion, plus a refundable \$75.00 guest deposit. The Deposit will be refunded after inspection by the Maintenance Department to ensure that the Pavilion area is left in a neat and orderly condition. Property Owners are responsible for damages and cleanup of the pavilion area. Property Owners will be billed for repairs and additional cleanup and deposit forfeited. At the discretion of Security, any group in the pavilion area that becomes a nuisance will be removed and their deposit will be forfeited.

The rental of the pavilion does not include the use of the electric grill. Fires are not allowed in the pavilion area with the exception of BBQ pits. Igniting of fireworks is prohibited in the pavilion area.

A guest list must be submitted. This is a MANDATORY requirement. Your guest list and signed Indemnification Notice must be submitted to the P.O.A. Office no later than one (2) weeks prior to date of reservation. If not your reservation will be cancelled and your \$30.00 fee will be forfeited.

**Cancellations:** If plans must be cancelled, please notify the P.O.A. Office as soon as possible. To avoid forfeiture of your \$30.00 rental fee, cancellations must be made at least one (1) week prior to your event.

Please remit two (2) checks: one for the \$30.00 rental fee and one for the \$75.00 guest deposit fee.

I hereby agree to the above and understand that my guest deposit will be refunded after inspection of the Pavilion and grounds, if they are in proper order (e.g., trash, bottles, cans, debris picked-up and deposited in trash cans provided by Raintree).

\_\_\_\_\_  
**Property Owner Signature**

\_\_\_\_\_  
**Lot & Section**

\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
**Date**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**

**PAVILION**

**INDEMNIFICATION AGREEMENT**

**Indemnification in consideration of facilities use and hold harmless for use of intoxicating beverages agreement**

**In consideration of a request to use Raintree Plantation Property Owners Association, Inc. Pavilion facilities on \_\_\_\_\_, 2011 for the purpose of hosting a \_\_\_\_\_ (type of activity/event), I hereby agree to guarantee and indemnify the Raintree Plantation Property Owners Association, Inc., its officers, agents, successors, members, members successors or any other party directly or indirectly associated with said Association, against all incidents incurred, through the misconduct, negligence or actions of the host or any guest of said host, while anywhere on Raintree Plantation grounds. This guaranty is to be a continuing guaranty and is to remain in force for a period of five (5) years, notwithstanding any change(s) that may from time-to-time take place in the membership of the Association.**

**The indemnification includes the cost of litigation all reasonable attorney's fees expended by the Association or it agents and any damages assessed in any action which may be brought by yourself or any guest in your party.**

**In the event any alcohol is consumed during the course of your event planned for the Pavilion, you and your guests agree that you will hold harmless the Raintree Plantation Property Owners Association, Inc., its officers, agents, successors, member, members' successors or any other party directly or indirectly associated with the Association from all loss, damage or personal injury, directly or indirectly sustained or incurred, through misconduct, negligence or actions of you or any of your guests, while on the facilities being engaged or anywhere on the Raintree Plantation grounds.**

**Having read all of the above, I, individually and on behalf of my guests, by my signature to this document, do agree to all of the terms contained in this document, understanding its requirements, and do so voluntarily without any equivocation whatsoever.**

\_\_\_\_\_  
**Property Owner Signature**

\_\_\_\_\_  
**Lot & Section**

\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
**Date**

Form: 9/05

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**ADDENDUM V**  
**SECURITY**

**Table of Contents**

<u>Enclosure No.</u>	<u>Title</u>
1	Gate Card Agreement & Procedures - Service Provider
2	Gate Card Agreement & Procedures - Property Owner
3	Gate Card Agreement & Procedures - Non-owner
4	Gate Card Agreement & Procedures - Construction

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**  
**GATE CARD AGREEMENT & PROCEDURES**  
**Service Provider**

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

Service Provider: \_\_\_\_\_  
(please print name)

Company Name \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

-----  
--

**FOR OFFICE USE ONLY:**

Card No. \_\_\_\_\_ Issued By: \_\_\_\_\_

**GATE CARD USAGE**

- At each entry gate there is a small reader box.
- On the reader box there is a small red light.
- Hold the card in front of the red light approximately 18" away.
- Red light will turn green and the barrier arm gate will open.
- If there is a vehicle in front of you, activate your card before proceeding. You will not have to wait for the arm to close before activating your card.
- If you fail to use your card and tailgate or stop within the opening area and the gate causes damage the P.O.A. is not liable.
- A card is not needed to exit. A motion detector will activate the gate.
- Wait until the arm is completely up before driving forward.
- Once you start through the gate **DO NOT STOP** until you are clear of the opening. The gates are on a timer and will automatically close if you stop in between the gate loops.
- Video cameras are located at all gates.

ALL access to P.O.A. amenities such as lakes, beach, pavilion, campground or other common ground areas is strictly prohibited unless you are accompanied by a property owner. I further understand that this card cannot be given or used by anyone other than myself. Any violation of the P.O.A. rules or mis-use of the gate card will result in immediate cancellation of the card. I also agree and understand that the speed limit on all roads, unless otherwise posted, is 20 m.p.h.

\_\_\_\_\_  
Signature

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC**  
**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GATE CARD AGREEMENT & PROCEDURES

**All property owners will be able to enter Raintree through any gate with a Gate Card or Gate Pass. A card or pass is not needed to exit. All vehicles in Raintree need a Property Owner sticker or Temporary Pass.**

### **Procedures for obtaining a Gate Card or Pass:**

- Gate card will be issued at no cost to any property owner that is in good standing. A property owner in good standing is one who is current in all Raintree Property Owners Association fees and in compliance with all Covenants and Restrictions. A valid driver's license is required and shall be displayed at the time of application. Property owner is defined as having a given name on the property deed. **Property Owners must be in good standing for any household member to receive cards.**
- Gate card will be issued at no cost to family members of the property owner under 21 years of age who are valid licensed drivers and reside with the property owner. The property owner of the lot must consent in writing on the approved Property Owners Association application to have the applicant issued the card. Proof of residence and valid driver's license is required.
- Gate card may be obtained by an individual who is 21 years or older who resides with the property owner. The property owner of the lot must consent in writing on the approved application of the issuance of the card to applicant. The applicant must provide proof that their primary residence is with said property owner and a valid driver's license is required. The applicant must pay a deposit of \$100.00, which is fully refundable.
- Only one (1) gate card will be issued per property owner. All gate cards must be picked up and signed for at the P.O.A. office. Gate Cards will not be mailed or given to any one other than the property owner.
- Property owners who are not eligible to obtain a permanent gate card will be able to access their property by obtaining a daily **Gate Pass** from the security building. They will not be allowed use of our amenities (lakes, pavilion, campground, etc.).
- All gate cards are individually coded and will be entered and removed from the system as warranted. Thus, we will be able to control access of property owners who have had their privileges denied or who are not current with their fees. A vehicle at any entry that does not have a card or pass will be required (by security through an intercom) to go to the security building.
- Replacement for a lost card will be issued at a cost of \$10.00 per card. Report lost gate cards to the P.O.A. office immediately so they can be removed from the system.
- **Any willful damage to gates or property will result in the loss of privileges to have card access through Raintree gates. The Raintree Board of Directors will pursue prosecution of willful violator.**

### **Procedures for obtaining a Property Owner Vehicle Sticker:**

- Property Owner Sticker will be issued for each vehicle licensed in the property owner's name including a company-owned car or a leased vehicle.
- Stickers are available at the P.O.A. office free of charge.
- Car title, current registration or insurance card must be presented at time sticker is issued
- All vehicles without a sticker may be stopped by security and will need to verify that they are a property owner or a guest.

**Raintree Plantation Property Owners Association**

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum V-Enclosure 2  
Gate Card Agreement &  
Procedures-Property Owner  
Page 1 of 3

# GATE CARD AGREEMENT & PROCEDURES

## Guests, Deliveries, Services, Etc.

- Property Owner should provide, in writing, the name(s) and date of arrival to the P.O.A. office or to the security building.
- If notice is not given PRIOR TO ARRIVAL:
  - Security will contact the **property owner** by phone for permission to allow entry.
  - **If the property owner is not available, security will refuse entry.**
  - **Property owners are responsible for their guests.**
- For extended visits the resident must come to the P.O.A. office to make arrangements for a pass.
- All guests will be issued a security pass, which must be displayed on the vehicle's dashboard.
- Any vehicles without a sticker or a "Temporary Pass" may be stopped by security. The vehicle and occupants will be viewed as trespassers. Appropriate action will be taken to remove the individuals, up to and including prosecution.

## Realtors

- A realtor or property owner must accompany all prospective buyers.
- Realtors showing property must have a business card and picture ID in order to obtain a Pass.
- A realtor or property owner wishing to have an "**open house**" must notify the P.O.A. office of the date and time of the open house by 2:00 p.m. of the previous day.
- The realtor or property owner must register at the security building the day of the open house and be at the property before prospective buyers will be issued a Pass to view the property.

## BOAT STICKERS

- All Raintree P.O.A. fees must be current to obtain a boat sticker.
- All watercraft (motorized and non-motorized) must have a current sticker affixed to the vessel prior to launching. There is an annual fee for the motorized stickers.
- A current Missouri state title and/or state registration receipt is required for motorized boats. A current Missouri state title and a state registration receipt is required for motorized personal watercraft.
- Stickers for non-motorized watercraft are required and are free of charge.
- All stickers are available at the P.O.A. office.
- No co-owned boats are allowed unless BOTH co-owners are property owners.
- Property owner may purchase a sticker for no more than two (2) motorized watercraft.
- Annual motorized stickers cover the period from January 1<sup>st</sup> through December 31<sup>st</sup> of each year.

**I acknowledge that I have received a copy of the "Gate Card Agreement & Procedures" that govern entry into Raintree Plantation Subdivision. I further agree and understand that all P.O.A. fees must be paid in full and compliance with all Raintree Covenants must be met or access will be limited to a daily pass obtained from security personnel. I also agree and understand that the speed limit on all roads, unless otherwise posted, is 20 m.p.h.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Gate Procedure 5/06

**Raintree Plantation Property Owners Association**

Addendum V-Enclosure 2  
Gate Card Agreement &  
Procedures-Property Owner  
Page 2 of 3

Approved by POA Board April 18<sup>th</sup>, 2011

**GATE CARD AGREEMENT & PROCEDURES**  
**Property Owner**

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

Property Owner: \_\_\_\_\_  
(please print)

Spouse/Co-owner: \_\_\_\_\_  
(please print)

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Lot/Section: \_\_\_\_\_

-----  
--

**FOR OFFICE USE ONLY:**

Card No. \_\_\_\_\_ Card No. \_\_\_\_\_

Issued By (initials): \_\_\_\_\_

**GATE CARD USAGE**

- Upon approaching the gate if there is a vehicle in front of you wait for it to complete its entry and let the arm come to a closed position.
- Drive forward and stop at the intercom/card reader station.
- Hold your card 15 to 18 inches in front of the card reader, which is located next to the intercom box and numerical keypad.
- On the reader box there is a small red light, which will turn green when your card is recognized to allow entry.
- The gate will open and remain open for ~ 10 seconds. If you hesitate you will have to wait for the gate to close and you must use your card again to open the gate.
- Wait until the arm is completely up before driving forward.
- Once you start through any of the gates **DO NOT STOP** until you are clear of the opening. The gate will close behind you.
- If you fail to use your card and tailgate or stop within the opening area and the gate causes damage the P.O.A. is not liable.
- A card is not needed to exit. A motion detector will activate the gate.
- Follow the same procedure for entry and exit.
- Video cameras are located at all gates.

Gate Procedure 10/06

**RAINTREE PLANTATION PROPERTY OWNERS ASSOC**

Addendum V-Enclosure 2  
Gate Card Agreement &  
Procedures-Property Owner  
Page 3 of 3

Approved by POA Board April 18<sup>th</sup>, 2011

**RULES MANUAL**

**This page intentionally blank**

**Raintree Plantation Property Owners Association, Inc.**

Approved by POA Board April 18<sup>th</sup>, 2011

## GATE CARD AGREEMENT & PROCEDURES

**Non-owners will be able to enter Raintree through any gate with a Gate Card or Gate Pass. A card or pass is not needed to exit. All vehicles in Raintree need a Property Owner sticker or Temporary Pass.**

### **Procedures for obtaining a Non-Owner Gate Card:**

- Property Owners must be in good standing for any household member to receive a card. They must also consent in writing on the approved Property Owners Association application to have the applicant issued a card. If the property owner chooses to withdraw consent for the applicant having a gate card, then the property owner must submit in writing to the Raintree P.O.A. office a written withdrawal of consent along with the gate card.
- Gate card will be issued at no cost to family members of the property owner under 21 years of age who reside with the property owner. A valid driver's license and proof of residence is required and shall be displayed at the time of application.
- Gate card may be obtained by an individual who is 21 years or older who resides with the property owner. A valid driver's license and proof that their primary residence is with said property owner is required and shall be displayed at the time of application. The applicant must pay a deposit of \$100.00, which is fully refundable.
- Only one (1) gate card will be issued per applicant. All gate cards must be picked up and signed for at the P.O.A. office. Gate Cards will not be mailed or given to anyone other than the property owner and/or applicant.
- All gate cards are individually coded and will be entered and removed from the system as warranted. Applicant and property owner(s) agree that any violation of the procedures, covenants, rules, regulations or the misuse of the gate card can result in immediate cancellation of the card and it may subject property owners to loss of their gate cards. Applicant further agrees to return the gate card to the Raintree P.O.A. office if they no longer reside with the property owner.
- A vehicle at any entry that does not have a card or pass will be required (by security through an intercom) to go to the security building.
- Replacement for a lost card will be issued at a cost of \$10.00 per card. Report lost gate cards to the P.O.A. office immediately so they can be removed from the system.
- **Any willful damage to gates or property will result in the loss of privileges to have card access through Raintree gates. The Raintree Board of Directors will pursue prosecution of willful violator.**

**I acknowledge that I have received a copy of the "Gate Card Agreement & Procedures" that govern entry into Raintree Plantation Subdivision. I further agree and understand that all P.O.A. fees must be paid in full and compliance with all Raintree Covenants must be met or access will be limited to a daily pass obtained from security personnel. I also agree and understand that the speed limit on all roads, unless otherwise posted, is 20 m.p.h.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Raintree Plantation Property Owners Ass**

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum V-Enclosure 3  
Gate Card Agreement & Procedures-Non  
Property Owner  
Page 1 of 2

**GATE CARD AGREEMENT & PROCEDURES**  
**Non-Property Owner**

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

Property Owner: \_\_\_\_\_  
(please print)

Applicant: \_\_\_\_\_  
(please print)

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Lot/Section: \_\_\_\_\_

Relationship to Owner: \_\_\_\_\_ Birth Date: \_\_\_\_\_

-----  
--

**FOR OFFICE USE ONLY:**

Card No.: \_\_\_\_\_ Deposit Amount: \_\_\_\_\_

Issued By (initials): \_\_\_\_\_

**GATE CARD USAGE**

- Upon approaching the gate if there is a vehicle in front of you wait for it to complete its entry and let the arm come to a closed position.
- Drive forward and stop at the intercom/card reader station.
- Hold your card 15 to 18 inches in front of the card reader, which is located next to the intercom box and numerical keypad.
- On the reader box there is a small red light, which will turn green when your card is recognized to allow entry.
- The gate will open and remain open for ~ 10 seconds. If you hesitate you will have to wait for the gate to close and you must use your card again to open the gate.
- Wait until the arm is completely up before driving forward.
- Once you start through any of the gates **DO NOT STOP** until you are clear of the opening. The gate will close behind you.
- If you fail to use your card and tailgate or stop within the opening area and the gate causes damage the P.O.A. is not liable.
- A card is not needed to exit. A motion detector will activate the gate.
- Follow the same procedure for entry and exit.
- Video cameras are located at all gates.

Gate Procedure 10/06

**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION**

Approved by POA Board April 18<sup>th</sup>, 2011

Addendum V-Enclosure 3  
Gate Card Agreement & Procedures-  
Non Property Owner  
Page 2 of 2

**RULES MANUAL**

**GATE CARD AGREEMENT & PROCEDURES**  
**CONSTRUCTION**

Effective November 12, 2003, all construction builders and full time employees of a builder will be allowed to obtain a gate card for entry into Raintree.

**FEES**

- There is a Non-refundable fee of \$25.00 per card. (Approved 4/18/11)

**PROCEDURE**

- Builder provides list of full time employees to be issued cards to the POA office.
- Valid Driver's License is required at time of application.
- Construction Gate Card Agreement is completed and signed by card recipient.
- Cards must be renewed on a monthly basis. If the card is not renewed it will be removed from the computer system.
- The Builder is responsible for the conduct of his employees.

Builders and employees of the Builder without cards must stop by the Visitor's Center to obtain a daily gate card.

**RULES MANUAL**

**GATE CARD AGREEMENT**

**CONSTRUCTION**

**Name (please print):** \_\_\_\_\_

\_\_\_\_\_  
**Signature**

**Telephone No.:** \_\_\_\_\_

**Builder:** \_\_\_\_\_

**Lot:** \_\_\_\_\_

**Section:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Expires (30 days):** \_\_\_\_\_

**ALL access to P.O.A. amenities such as lakes, beach, pavilion, campground or other common ground areas is strictly prohibited unless you are accompanied by a property owner.**

**I further understand that this card cannot be given or used by anyone other than myself. Any violation of the P.O.A. rules or mis-use of the gate card will result in immediate cancellation of the card.**

**By signing this document, I also agree and understand that the speed limit on all roads is twenty miles per hour (20 m.p.h.).**

**Any damage to gates or property will result in the loss of privileges to have card access through Raintree gates. The Raintree Board of Directors will pursue prosecution and financial restitution.**

---

**FOR OFFICE USE ONLY:**

**Card No.** \_\_\_\_\_

**Fee Amount** \_\_\_\_\_

**Issued By (initials):** \_\_\_\_\_

Security – 01/04

Addendum V-Enclosure 4  
Gate Card Agreement &  
Procedures-Construction  
Page 2 of 2