

RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
RULES MANUAL

INTRODUCTION

Dear Property Owner,

Rules and Restrictions are important to our Raintree Community. We also realize that you may not be aware of all the rules. With that in mind, this booklet has been prepared to inform you of the current rules. The rules are itemized by category. In some instances you will find that you are referred to an Addendum. In the Addendum you will find a detailed description of guidelines, agreements, etc.

We have made an attempt to note the source and effective date of the rule. The source of the information is based on the Raintree Covenants and Restrictions (also referred to as Covenants), last updated September 19th, 2010 and Board Motions thru April 18th, 2011. Covenants and Restrictions and By-Laws supersede motions approved by the POA Board.

This is a living document subject to change, as changes to the Covenants are approved by the membership and motions are approved by the Board.

Please take the time to read and familiarize yourself and your family with the Rules and Restrictions of Raintree. Help make Raintree a better place to live by abiding by the rules.

The Raintree Rules Committee thanks you for your cooperation.

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ADDENDA

ADDENDUM

TITLE

I	ARCHITECTURE/CONSTRUCTION
II	CAMPGROUNDS
III	LAKES/BOATING
IV	PAVILION
V	SECURITY

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SECTION 1 - ANIMALS & PETS

1.0 ANIMALS/PETS

Pet ownership within Raintree is governed by the Raintree Covenants and Restrictions (paragraph 1d) and Jefferson County rules and regulations (Animal Control Order of the County of Jefferson available on the web).

1.1 Pet Rules

The following rules and restrictions apply to pets:

- a. No livestock of any kind are permitted on Raintree Lots. (Covenants, paragraph 1d)
- b. Not over two (2) house pets of any kind are permitted. (Covenants, paragraph 1d)
- c. Pets must be confined to the owner's property either physically or electronically or on a leash at all times. (Covenants, paragraph 1d)
- d. Residents are required to pick up and properly dispose of pet feces. (Covenants, paragraph 1d)
- e. Jefferson Country rules and regulations respecting animals apply to all pets within Raintree. (Covenants, paragraph 1d)
- f. No pets of any kind are allowed in the beach area. (Approved 4/18/11)

1.2 Jefferson County Pet Rules/Regulations

Following is a partial list of rules and regulations Order 12-23-004A "Animal Control Order of the County of Jefferson" filed December 22nd, 2004.

- a. Dogs & cats must be vaccinated against rabies.
- b. Registration tags. Dogs & cats must be registered with the county (fees apply)
- c. Dogs & cats may not run at large.
- d. Feces removal: "It shall be the duty of every animal OWNER to immediately remove any feces left by the animal on any sidewalk, gutter, roadside ditch, street, park or other public area, or on any private property used by the animal for depositing any feces. No feces or animal waste shall be deposited in any natural storm water drainage area or in any man-made storm water system that will result in the waste being carried to any stream or water shed in the County."
- e. It shall be the duty of every animal OWNER to keep clean and sanitary the area where animals are kept.
- f. Stray cats prohibited. No OWNER of a CAT shall permit such CAT to be found AT LARGE on the streets, any public place or on another PERSON'S property.
- g. For additional Animal Control Order information see: www.jeffcomo.org

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SECTION 2 - ARCHITECTURE/CONSTRUCTION

2.0 ARCHITECTURE/CONSTRUCTION

2.1 Approval

Approval must be obtained from the Architectural Control Committee (ACC) **before** beginning construction on any of the following:

- New Home
- Addition to Existing Residence (rooms, garages, decks, storage areas, etc.)
- Driveways/parking areas/culverts/changes to natural drainage ditch
- Fences
- Gazebo
- Pet Enclosure (kennels/runs)
- Playground Equipment/Structure
- Propane Tank Decorative Cover
- Retaining Wall (regardless of height)
- Sea Wall/Boat Cover
- Swimming Pool
- Other Items - Contact the POA/ACC

Per the Covenants, paragraph 2i, “No outbuildings shall be allowed on said lot.”

See **Addendum I** for ACC Requirements and associated construction bond fees. Contact the POA office or check the POA web site to verify that you have the latest version. (Source: Covenants & Restrictions, paragraphs 2a thru 2p, dated 9/19/10 and ACC Requirements in effect as of April 18th, 2011).

2.2 Propane Tanks/Shielding

The following rules apply to Propane Tanks and shielding of same. The items are governed by the Covenants effective as noted.

- a. Above ground tanks shall be screened from exposure by a decorative covering approved by ACC. (Covenants, paragraph 2k, approved 9/20/95)
- b. No storage tank shall be above ground except a propane tank limited in size to 250 gallons and used solely for outdoor grills or indoor fireplaces. (Covenants, paragraph 2k, approved (9/19/01)
- c. **No** above ground storage tanks permitted. (Covenants, paragraph 2k, approved 7/15/91)
Note: Above ground tanks installed prior to July 15th, 1991 are deemed grandfathered in.

2.3 Variances

Variances to the front building setback line will not be considered. Variances to the back and side building setback lines will be considered only if the lot will not accommodate the minimum square footage requirements (Approved 8/14/02). Note: Legal wording is reflected in the Covenants, paragraph 2h, approved September 2002.

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SECTION 2 - ARCHITECTURE/CONSTRUCTION (continued)

2.0 ARCHITECTURE/CONSTRUCTION (continued)

2.4 Signs

A sign indicating the lot and section number must be posted at the construction site. Real Estate signs may be posted in the interior of the home (window). (Approved 7/18/05)

2.5 Satellite Dishes

Satellite dishes larger than 18 inches in diameter must be located within the easement of the building lot. (Approved 4/18/11)

2.6 Undeveloped Lots

Lots without homes shall be considered as undeveloped.

- a. With Architectural Control Committee (ACC) approval, property owners may construct sea walls/boat docks. (Approved 9/14/83) See **paragraph 2.1** and **Addendum I** of this document for procedures/guidelines..
- b. Fences are not permitted on vacant lots. (Covenants, paragraph 2f)
- c. No outbuildings shall be on said lot. (Covenants, paragraph 2i)

2.7 Trees

If trees are removed (clear cutting) **prior to plan submittal**, debris needs to be removed within thirty (30) days. Necessary steps must be taken to prevent erosion, i.e. straw barriers, fences, etc. (Approved 7/18/95)

2.8 Aggrieved Parties

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. (Covenants, paragraph 2o) See **Addendum I** for additional information.

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SECTION 3 - BEACH

3.0 BEACH

3.1 Beach Rules

The beach and swimming area located on Autumn Lake is available to all Property Owners and their guests. There is no lifeguard on duty. All swimmers swim at their own risk. In order to ensure the safety of all, the following rules apply:

- a. The beach is open from 7:00 a.m. to dusk. The beach, parking area and park is closed from dusk until 7:00a.m. (Approved 5/16/05)
- b. Swimmers must remain inside the beach area rope at all times.
- c. The following items are prohibited at all times: (Approved 4/18/11)
 - Glass Containers
 - Campfires/grills
 - Pets
 - Disruptive behavior
 - Foul language
 - Loud music
 - Fireworks
 - Fishing
 - Destruction of Property (violators will be billed for repairs)
 - Sitting or hanging on the swim area rope.
- d. Property owners are responsible for their guest(s) at all times. (Covenants, paragraph 3a)
- e. Property owners must be present with their guests at all times. (Approved 4/18/11)
- f. Property owners and guest(s) are responsible for removing all trash or other items. (approved 4/18/11)
- g. Igniting of fireworks are prohibited in the beach area. (Approved 4/18/11)
- h. All vehicles operated within Raintree must display a property owner's identification or guest pass at all times. (Covenants, paragraph 1j) Only vehicles displaying a Raintree Property Owners identification sticker on its windshield will be permitted to park at the "Owner Only" lake/beach side parking area or any other "Owner Only" parking area. (Approved 6/21/10)

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SECTION 4 - CAMPGROUNDS

4.0 CAMPGROUNDS

4.1 Campground Reservations

The Campgrounds are for use of Property Owners and their guests. Advance reservations must be made through the POA Office. Upon payment of rental fees and key deposit you will receive a bathhouse key and be asked to sign the “Campgrounds Rules & Regulations” provided as **Addendum II**.

4.2 Campground Rules

Property Owners are responsible for their guests. (Covenants, paragraph 3a). Property Owners must be present with their guest, when the guest is at the beach (Approved 4/18/11). See **Addendum II** for applicable cost and detailed rules associated with campground usage.

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SECTION 5 - FISHING

5.0 FISHING

5.1 Fishing Rules

Local and State law enforcement personnel have jurisdiction over Raintree's lakes and may cite violators. All Missouri State fishing rules/laws apply to Raintree Lakes. Please request a Missouri Rule book when getting your fishing license.

In addition to State rules, the following rules are also noted in **Addendum III**. (Approved January 18th, 2009)

- a. Only pole fishing is allowed. No trot lines, jug lines, snagging, etc.
- b. Largemouth bass: Limit is five (5) under 12 inches or over 18 inches in length.
- c. Crappie: Limit is six (6) and must be at least 9 inches in length.
- d. Catfish: Limit is five (5) of any size.
- e. Blue Gill: Limit is thirty (30) of any size.
- f. Walleye: Limit is four (4) and must be at least 15 inches in length.
- g. Green Sunfish: Recommended that green sunfish be kept and disposed of.
DO NOT throw them back into the lake.
- h. Littering is prohibited on the lakes of Raintree. (Approved 4/18/11)
- i. Placing anything in the lakes of Raintree is prohibited, unless approved in writing by the Lakes and Beach Committee.
- j. Vessels must remain outside the beach area buoys and ropes and may not tie up to the buoys or ropes.
- k. Boat ramp areas are for launching and removing of vessels only.

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SECTION 6 - LAKES/BOATING

6.0 LAKES/BOATING

6.1 Lakes

6.1.1 Lake Privileges

In accordance with the Covenants, paragraph 3a, all Property Owners are licensed for the use and privilege of the following:

- Lakes
- Boating
- Bathing
- Fishing
- Beaches
- Mooring
- Parkway- There is a 10-15 foot 'parkway' at the water's edge around the lakes. Refer to 3a under RIGHTS AND POWERS of the Covenants and Restrictions, which would permit someone to fish while continuously walking; therefore no squatting of any kind; i.e., camping picnicking, etc. is allowed." (Approved 5/25/11) Closed Board Meeting

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. (Approved 4/18/11).

6.1.2 Lake Water Level

Anytime the POA Board issues an Emergency Order for NO WAKE boating, all boat operators are prohibited from operating their boat at any other speed. (Approved 4/18/11) Note: Spring, Summer and Winter lakes are NO WAKE at all times.

6.1.3 Water Quality

Placing anything in the lakes of Raintree is prohibited, unless approved in writing by the Lakes and Beach Committee.

Littering is prohibited on the lakes of Raintree. (Approved 4/18/11)

6.2.1 Boat Stickers

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. Stickers for Motorized and Non-Motorized watercraft are available at the POA office effective January 1st. Fees apply to motorized watercraft only. (Approved 3/27/06) Boat stickers, for a previously registered boat, may be obtained by mail. (Approved 11/21/05)

See **Addendum III** for a list of Condensed Watercraft and Fishing Rules, Boat Stickers and Lake Responsibility Agreements.

SECTION 6 - LAKES/BOATING (continued)

6.0 LAKES/BOATING (continued)

6.2 Boating (Watercraft - all types)

6.2.2 Personal Watercraft (PWC)

Effective January 1st, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. (Covenants, paragraph 1h)

Personal watercraft registered by December 31st, 2002 will be allowed to continue to operate on Autumn Lake. (Covenants, paragraph 1h) See **Addendum III** for PWC sticker requirements.

6.2.3 Vessel Mooring and Parking

The following were approved as of April 18th, 2011.

- Vessels must remain outside the beach area buoys and ropes and may not tie up to the buoys or ropes.
- Boat ramp areas are for launching and removing of vessels only.

6.2.4 Local/State Jurisdiction

Local and State law enforcement personnel have jurisdiction over Raintree's lakes and may cite violators. All Missouri State laws apply to Raintree, some are noted in Attachment III and some are reiterated below for your convenience. Please note that this is not to be considered a complete listing of Missouri State Laws.

- a. No one may operate a vessel while intoxicated.
- b. Proper vessel lighting is required from sunset to sunrise and in adverse weather conditions.
- c. While skiing or tubing
 - Vessel must have a mirror or spotter on board.
 - Skier or tuber must wear a life jacket.
 - Ski flag must be elevated when someone is in the water.
 - No skiing or tubing after sunset.
 - PWC's must have a spotter

In case of an accident, call 911. Report all accidents to the Jefferson County Sheriff's Dept., State Water Patrol and Raintree Security, Lake Patrol or POA office.

SECTION 6 - LAKES/BOATING

6.0 LAKES/BOATING (continued)

6.3 Water Toys

The POA has established guidelines for the safe and courteous use of floating water toys, provided in **Addendum III**. These guidelines apply to anchored floating trampolines, slides, bumpers and any other inflatable toys. (Approved 2/20/06)

Failure to follow the guidelines in **Addendum III** may result in the loss of privileges and the removal of items by the Lake Patrol.

6.4 Private Buoys

Guidelines, provided in **Addendum III**, have been established for private buoys, including anchored buoys, bumpers, tie downs, etc. (Approved 2/20/06)

Failure to follow the guidelines in **Addendum III** may result in the loss of privileges and the removal of items by the Lake Patrol.

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SECTION 7 - LOTS

7.0 LOTS

7.1 Use of Lots

The following restrictions regarding use of lots applies to all lots, developed and undeveloped. Some of the following may be noted elsewhere in this document, but are provided below for your convenience.

- a. Lots shall be used for residence purposes only; no business of any nature shall be permitted, maintained, or conducted thereon. (Covenants, paragraph 1a)
- b. Only one (1) residence is allowed per lot and must not be designed, converted or used for more than one family. (Covenants, paragraph 1a)
- c. Where a lot is titled in more than one non-resident family name, one family shall be designated with the POA as the primary family. Use of amenities, access and facilities shall be limited to the designated primary family. (Covenants, paragraph 1a)
- d. No signs of any nature, business or otherwise are permitted, except the identifying name of the home or owner. (Covenants, paragraph 1b)
- e. No lot, residence or portion of either shall be leased or rented. (Covenants, paragraph 1a)
- f. Lots may not be used for Camping or any unlawful purpose. (Covenants, paragraph 1c)
- g. Lot owners are responsible for keeping the lot free of rubbish, debris, etc. Failure to do so is considered a violation and the POA will notify the owner(s) to remove same. In the event the owner fails to comply, the POA has the authority to correct the situation and bill the property owner(s). (Covenants, paragraph 1c)
- h. See Section 1 of this document for animal restrictions.

7.2 Rights and Powers

In accordance with the Covenants, paragraph 3a, Property Owners and their families are licensed for the use of any and all of the following:

- Roads
- Commonly used facilities (Campgrounds, Pavilion, parks, etc.)
- Lakes
- Boating
- Bathing
- Fishing
- Beaches
- Mooring of boats in front of the Parkway.
- Parkway around the lake. Note: No items may be constructed on this parkway or extended into the lake without prior Architecture Control Committee approval as noted in **Section 2** of this document.
- All Property Owners are responsible for their guests.

Please see the appropriate section of this document for rules/restrictions governing use of amenities.

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SECTION 7 - LOTS (continued)

7.0 LOTS (continued)

7.3 Undeveloped Lots

Lots without homes shall be considered as undeveloped.

- a. With Architectural Control Committee (ACC) approval, property owners may construct sea walls/boat docks. (Approved 9/14/83) See **paragraph 2.1** and **Addendum I** of this document for procedure/guidelines.
- b. Fences are not permitted on vacant lots. (Covenants, paragraph 2f)
- c. No outbuildings shall be on said lot. (Covenants, paragraph 2i)

SECTION 8 - PAVILION

8.0 PAVILION

8.1 Pavilion Reservations

The Pavilion is for use of Property Owners, in good standing, and their guests from May 1st through October 31st. The POA Office will begin taking reservations as of March 1st. Advance reservations must be made through the POA Office and finalized no later than two (2) weeks prior to the usage date. The POA office will begin taking reservations as of March 1st. When requesting a reservation you will be provided with rental information and be required to read and sign an Indemnification Agreement and a Rental Contract.

See **Addendum IV** for additional details, Rental Information and Contract and Indemnification Agreement.

8.2 Parking

Vehicle operating and parking within Raintree is as follows:

- a. All vehicles operated within Raintree must display a property owner's identification or guest pass at all times. (Covenants, paragraph 1j)
- b. Only vehicles displaying a Raintree Property Owners identification sticker on its windshield will be permitted to park at the "Owners Only" lake/beach side parking area or any other "Owner Only" parking area. (Approved 6/21/10)

8.3 Pavilion Rules

The following rules were approved April 18th, 2011.

- Fires are not allowed in the pavilion area with the exception of BBQ pits.
- 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.
- Igniting of fireworks is prohibited in the pavilion area.
- At the discretion of Security, any group in the pavilion area that becomes a nuisance will be removed and their deposit will be forfeited.

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SECTION 9 - SECURITY

9.0 SECURITY

Raintree Plantation is a gated community. All Property Owners are encouraged to obtain a Gate Card for convenience and ease in accessing Raintree. The Country Club and Golf Course are available to the general public and no gate card or visitor's pass is required for access to these facilities.

9.1 Vehicle Stickers

Vehicle stickers are available to all Property Owners at no cost for each vehicle licensed in the property owner's name, including company owned or leased vehicles. Stickers are available at the POA office. Please bring your car title, current registration or insurance card for proof of ownership. Stickers must be displayed on vehicles to park in designated areas. Complete procedures are provided in **Addendum V**.

9.2 Gate Cards/Passes

9.2.1 Property Owners

Gate cards will be issued at no cost to any Property Owner in good standing. There is \$10 fee for lost cards. One gate card is permitted per licensed driver, regardless of the number of cars owned. Complete procedures and gate card agreements are provided in **Addendum V**.

9.2.2 Non-owners

Gate cards are available to household members of Property Owner's in good standing, with the Property Owner's consent. Cards are no cost for family members under the age of 21. There is a \$100 refundable fee for family members over the age of 21. (Approved 8/27/01) Complete procedures and gate card agreements are provided in **Addendum V**.

9.2.3 Construction Workers

Builders and their full time employees may obtain gate cards, which are renewable every thirty days. (Approved 11/12/03) There is a \$25 non-refundable fee for these cards. (Approved 4/18/11) Complete procedures and gate card agreement is provided in **Addendum V**.

9.2.4 Visitor Passes

Visitors are required to go through the Visitor's Center where they will be issued a Visitor's Pass which must be displayed on the dashboard of the vehicle. In the event the Visitor is not on the Property Owner's guest list, the property owner will be contact to verify entry.

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SECTION 10 - VEHICLES AND PARKING

10.0 VEHICLES AND PARKING

For the safety of everyone, you are encouraged to obey the 20mph speed limit and all traffic control signs. Keep Raintree safe.

10.1 Vehicle Usage

The Covenants and Restrictions, governing the type and usage of motorized vehicles and other motorized items within Raintree, are provided below for your convenience.

- a. All vehicles operated on any lot in the subdivision or on any Subdivision Road, Easement, or Common Area shall be licensed and operated by a validly licensed operator. All-terrain vehicles as defined in the Missouri Statutes and dirt motorcycles (both commonly referred to as “off-road” vehicles) and motorized scooters either gas or electric shall not be operated on any lot in the Subdivision or on any Subdivision Road, Easement or Common Area. These prohibitions on vehicles shall not apply to golf carts while being used for golf purposes or traveling to or from the golf course. (Covenants, paragraph 1f)
- b. All vehicles, trailers and the like, owned possessed or operated in Raintree Plantation Subdivision shall meet State of Missouri licensing regulations at all times. (Covenants, paragraph 1g)
- c. All vehicles operated within Raintree must display a property owner’s identification or guest pass at all times. Owners shall request that their guest comply with this and all other restrictions, covenants and regulations. (Covenants, paragraph 1j)

10.2 Parking

All vehicles, boats, trailers, etc. must be parked in accordance with the following:

- a. Only vehicles displaying a Raintree Property Owners identification sticker will be permitted to park at the “Owners Only” lake/beach side parking area or any other “Owners Only” parking area. (Approved 6/21/10).
- b. Trailers, boats, personal watercraft, RV’s or the like shall not be parked or stored in front of a residence or on POA roads or property. (Covenants, paragraph 2j)
- c. Trailers, boats, personal watercraft, RV’s and the like may be parked on the driveway of a residential lot (that being the most direct paved connection between the public road and the dwelling) as nearly as practical to the dwelling.(Covenants, paragraph 2j)
- d. Trailers, boats, personal watercraft and RV’s or the like may also be parked in specifically designated areas of POA roads or property. (Covenants, paragraph 2j)
- e. Unlicensed vehicles must be inside the garage. (Covenants, paragraph 2j)
- f. Vehicles licensed or not, must not be parked on lawns. (Covenants, paragraph 2j)
- g. Signs are posted on POA parking lots to conform with Section 304.157 Missouri statutes providing notification to violators of intent to tow unauthorized vehicles. (Approved 12/9/99)

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SECTION 10 - VEHICLES AND PARKING (continued)

10.0 VEHICLES AND PARKING (continued)

10.2 Parking (continued)

- h. Parking in the boat ramp parking areas if for vehicles with boat trailers only. (Approved 4/18/11).
- i. Parking in a manner that blocks the boat rigging areas or boat ramps is prohibited. (Approved 4/18/11)
- j. Parking is prohibited on all community dams and spillways. (Approved 4/18/11)
- k. During special dates declared by the POA Board, temporary parking is only allowed on one side of the specified roads, so as to provide sufficient space for traffic to pass. (Approved 4/18/11)

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SECTION 11-MISCELLANEOUS

11.0 MISCELLANEOUS

Items that do not fall under a specific category have been listed below for your convenience.

11.1 Signs

No signs of any type, other than owners' names, may be displayed on any lot. (Covenants, paragraph 1b).

Signs indicating lot and section number may be posted at construction sites. Real estate signs may be posed in the interior (window) of the house. (Approved 7/18/05)

11.2 Firearms

No hunting or discharging of firearms is permitted within Raintree. (Covenants, paragraph 1a)

11.3 Fireworks

Igniting of fireworks is prohibited in the following areas of Raintree, unless specifically approved by the POA Board; beach, campground, dam areas, lakes, pavilion area and pavilion parking area, boat ramp and launching areas and Raintree park areas. (Approved 4/18/11)

11.4 Bird Sanctuary

Raintree is a designated bird sanctuary. (Covenants, paragraph 1c)

11.5 Suspension of Amenities

If any property owners have an unresolved Covenants and Restriction or rules violation, their amenities rights will be suspended. (Approved 4/18/11)

RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
RULES MANUAL

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