



## **Heritage of Hawk Ridge Community Association**

### **Rules and Regulations**

Adopted January 19, 2021;

Latest Amendment July 29, 2024

## Heritage of Hawk Ridge Rules and Regulations

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## Heritage of Hawk Ridge Rules and Regulations

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## Heritage of Hawk Ridge Rules and Regulations

### A. INTRODUCTION

As a homeowner in Heritage of Hawk Ridge, you are a resident of an active adult community where a variety of facilities and activities are available for your enjoyment.

To realize the many advantages of the community and to preserve the value of the investment that each homeowner has made in their property, it is necessary that certain procedures, rules, and regulations be established to meet these needs and the well-being of each homeowner. A willingness on the part of each resident to adhere to these rules and regulations will make living in Heritage of Hawk Ridge a rewarding and enjoyable experience.

Your community Association asks for your cooperation in complying with the following procedures, rules, and regulations. Please review these carefully and if you have any questions, please contact the Property Manager for clarification.

### B. DEFINITIONS

“ARC” shall mean and refer to the Architectural Review Committee, its successors and assigns.

“Association” shall mean and refer to the Heritage of Hawk Ridge Community Association (HHRCA), its successors and assigns.

“Board” shall mean and refer to the Board of Directors of the Heritage of Hawk Ridge Community Association.

“Common Area” shall mean and refer to all of (i) the private, streets, in the Properties not dedicated to public use, and (ii) the real property described as Common Area 1, Common Area 2, Common Area 3, Common Area 4, Common Area 5, Common Area 6, Common Area A, Common Area B, and Landscape Easement, which is recorded in the St. Charles County Recorder of Deeds’ Office, together with any improvements thereon, owned by the Association whether in fee, by easement or otherwise, for common use and enjoyment by the Owners of Lots within the Subdivision, as well as the private streets, open space, recreational facilities, Golf Course, club house, sidewalks, sign and landscape easements and buffers, and water, sewer and storm water drainage easements, and the facilities constructed within the Subdivision, which easements, improvements, and facilities serve more than one Lot and are not located within a public easement or public street right-of-way. Except as otherwise provided in this Document and Declaration, the Common Area shall be maintained by the Association or its successors in interest unless dedicated to public use as set forth herein.

“Declaration” shall mean and to refer to the Heritage of Hawk Ridge Community Association Declaration of Covenants, Conditions, and Restrictions.

“Dwelling” or “Unit” shall mean and refer to single-family homes or villas constructed within the boundaries of a Lot for occupation by one family as a residence whether by the Owner of such dwelling or by tenants or lessees of such Owner. The Dwelling includes any garage attached thereto.

“Events Director” shall mean and refer to a person employed by the Association who plans, schedules, organizes, and approves the social activities and related administrative details of the community.

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“Golf Course” shall mean and refer to the Heritage of Hawk Ridge Golf Course located within the Heritage of Hawk Ridge community.

“HHR” shall mean and refer to Heritage of Hawk Ridge.

“Lot” shall mean and refer to any platted lot upon which a Dwelling is located and shown on the subdivision plat, including all improvements thereon.

“Member” shall mean and refer to all persons who are members of the Association by virtue of being Owners as defined in the Declaration.

“Owner” shall mean and refer to the owner of record, whether one or more persons or entities of fee simple title to any Lot.

“Properties” shall mean and refer to the “Existing Property” pursuant to Article II of the Declaration.

“Resident” shall mean and refer to Owners, Members, Domestic Partners, Tenants and Lessees who occupy the dwelling within Heritage of Hawk Ridge as their primary residence.

### C. CLUB HOUSE FACILITIES & PRO SHOP GENERAL RULES (amended 7/22/2024)

1. The Club House facilities are for the enjoyment of the residents and their invited guests. Residents' guests must be accompanied by the Member when utilizing Club House facilities, and residents are responsible for the behavior of their guests.
2. Smoking is not permitted in the Club House, pool area, or on the tennis courts. The smoking policy includes the use of cigars and electronic cigarettes. Smoking is permitted at the “Smokers Outposts” located in the front of the Club House.
3. Proper attire is required at all times. Shoes and shirts are required when on Club House property, with the exception of the pool area and corresponding bathrooms when using the pool.
4. Alcoholic beverages may be brought for consumption by the party bringing such beverages in to the Club House property during certain events. Each person shall consume such beverages in a responsible manner and not become inebriated. Under no circumstance is underage drinking allowed on any Association property.
5. Participation in scheduled social events is for the benefit of Residents and Single Residents' guest. These events will be open to other guests as space allows. The Events Director will determine if and when an event will be open to other guests. Guests shall pay the per person fee associated with the event, if applicable.
6. The ballroom and card room are available for private rental by residents only to help promote the community, at the discretion of the Events Director and the Board.
7. Residents may make individual use of the arts and crafts facility and equipment provided they are proficient in the use of the equipment. Residents must check with the Events Director to make sure the room is not scheduled for use. The library (including computers and printers) and the exercise room are also available to residents.

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8. Individuals leasing a home in accordance with Article IV Section 2B of the Declaration may have use of the facilities the same as a resident homeowner.
9. Usage of Club House property will not be granted for exclusionary organizations such as Elks, Kiwanis, American Legion, etc. With the exception of private parties, if and when permitted, all functions conducted on Club House property will be open to all residents, as space allows.

Any granted exception by the Board does not constitute a precedent for future application as any and all exceptions are at the sole discretion of the Board.

### D. PRIVATE USE OF CLUB HOUSE FACILITIES

Any resident may request use of the facilities for functions or social events.

Residents desiring the use of a facility for a personal function must make a written request denoting full particulars of the function, number of people expected to attend, facility desired, time and date. Personal functions are those events such as memorial services, showers, birthdays, or anniversary celebrations of no more than 36 people for card room rental, and not more than 160 people for ballroom rental, given by or for the resident and/or members of the immediate family. Approval for any such use must be requested of and approved by the Events Director. Approval for the use of a facility will be granted subject to time and space availability, and the type of function. Smoking is prohibited. A maximum of four (4) private parties will be allowed each month. No more than two (2) parties may be on a Saturday or Sunday in any given month. Reservations will only be allowed at least three (3) months in advance. Reservations are prohibited on holidays and the Board reserves the right to deny use of the facility for any dates at their sole discretion.

Private parties are limited to the rental of certain rooms (ballroom, card room, and adjacent kitchen). Times for private parties will be approved by the Events Director. Rent and security deposits will be set by the Board. Contact the Events Director for required rental agreement, fees and scheduling.

Anyone granted use of the facility is responsible to see that the facility is setup for their needs and that the facility is returned to its normal condition after use. Persons reserving the room(s) are responsible for caterers and other contractors they may use. Any preparation in the Club House for a function or social event must occur the same day the event is to occur. Smoking is prohibited. Reservation of the ballroom or card room will include use of the kitchen only. The movement of furniture into any room—including the fitness center—is prohibited unless arrangements are made ahead of time for which additional rent and deposits may be required.

Anyone renting or using the Club House facilities for a party or an event is responsible for cleaning up and restoring the facilities to their original condition after the event. Cleaning and restoration are required on the same day of the event immediately following such event. Exceptions to the policy may be granted, but only if such an exception has been approved by the

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Events Director prior to the event. Under no circumstances will an extension for cleaning and restoration be granted beyond 10:00 a.m. the following day.

If cleaning and restoration do not occur within the required time limit, all deposits will be forfeited.

Cleaning and restoration of the Club House will be performed as stipulated in the Rental Agreement.

Anyone violating the cleaning and restoration policy may be subject to additional deposits for future events. Continuous violators may be denied future access.

Items that have not been removed from the premises by the required cleaning and restoration deadline may be thrown away.

Under no circumstance is underage drinking allowed on any Association property.

### E. SWIMMING POOL

Residents must accompany their guests at all times. If children are disruptive, they may be asked to leave. Adult children must be accompanied by the resident as well.

If a household is bringing more than four (4) guests to the pool, please call property management for approval in advance. Requests will be tracked so that the pool is not overcrowded. If the limit on a particular day or time has been reached, the request may be denied. A resident may request to reserve pool deck space. Please contact property management for details.

Heritage of Hawk Ridge is a 55 plus community. Pool hours for children are designed to allow residents to enjoy some time at the pool without children present also including times when various other HHR pool activities are scheduled.

Children are allowed pool access during specific days and hours. Days and time are posted in the Club House, on pool gates, and on the Heritage of Hawk Ridge website.

Safety and common courtesy – no splashing, no diving, and no running.

Squirt guns and large flotation devices (larger than a single person raft) are not allowed. Float rings are allowed.

Umbrellas must be lowered when leaving the pool. Failure to do so makes them susceptible to weather and storm damage.

### F. ARCHITECTURAL REVIEW COMMITTEE

#### 1. Introduction

In accordance with the Declaration, an Architectural Review Committee (ARC) has been established, the purpose of which is to strive to maintain harmony in and the aesthetics of the



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community. As such, the ARC is responsible for monitoring and regulating the external appearance and use of the property and enforcing the provisions of the Rules and Regulations & the Declaration. As part of this responsibility, the ARC monitors design changes, modifications or improvements, and landscaping. The ARC, with approval of the Board, is to preserve the interests of the community by establishing and implementing standards and criteria for that purpose.

No resident, homeowner, occupant, or group thereof shall build, plant, or maintain any matter of thing (including, without limitation, any addition, alteration or improvement to any home) upon, in, over, or under, the property including common ground, without the written consent of the ARC, except as later provided herein.

### 2. Application Process

An application process has been established by which a member can request approval for proposed changes to their home site or the exterior of their home. The application form is available at the Club House and on the Heritage of Hawk Ridge website under Forms.

Completed forms may be submitted in person to the Club House office or by email to the Property Manager. The member will receive written notification of approval or rejection of the application once the ARC completes the review. If the Association and/or ARC fails to approve or disapprove such proposed improvements within thirty (30) days after complete plan and specifications have been received, the improvements will be deemed approved. ANY CHANGES AND MODIFICATIONS TO ORIGINAL REQUEST REQUIRE THE EXPRESSED WRITTEN APPROVAL OF THE ARC.

It is the responsibility of each member to familiarize themselves with the content of the HHR Rules and Regulations, which are in effect at the time of application and also any City of Lake Saint Louis regulations that may apply.

### 3. Common Area

Removal of trees or plants from common ground is strictly prohibited without ARC approval.

Wetland/conservation areas may not be disturbed in any way.

An application must be completed by the member for approval by the ARC for any exception. The application form is available at the office and online.

### 4. Architectural or Landscape Change Applications

The homeowner must submit an application for any architectural change to the ARC at the Club House office as provided above.

The ARC reserves the right to disapprove any application item that is not provided for in these Rules and Regulations.

Any change or modification requires written approval of the ARC, even if the identical change or modification has been approved and/or installed elsewhere in the community. Each application is considered independent of another.

The burden rests with the applicant to demonstrate the acceptability of the proposed change. Any information deemed pertinent and supportive of the application, or which may be required by the

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Association or Lake Saint Louis, should be included in the application.

### 5. Architectural Changes

Residents or homeowners shall not have the right to change the appearance of any portion of the exterior of their home without written approval from the ARC.

Approval by the ARC for any changes, additions or alterations does not preclude the need of residents to apply for any required building permit, etc., from the City of Lake Saint Louis. A copy of any such required permit must be provided to the Association prior to any work being done.

The homeowner will be held liable for any damage caused to cable service or utility lines resulting from landscaping or exterior modifications. It is the responsibility of the homeowner to locate all utilities. Missouri law requires that you notify Missouri One Call System. Call 8-1-1 or 1-800-DIG-RITE (344-7483).

Each homeowner is advised that any alteration/addition, including landscaping that affects the grading and drainage pattern of the home site, will void the warranties, if any, relative to grading and drainage.

Any requested grading changes must not adversely affect neighboring properties.

### 6. Room Extensions, Decks, Spas and Patios

Rear yard setback requirements for room extensions or additions must meet City zoning codes. In no event may a room extension or addition encroach within 35 feet of the rear property line. All exceptions must be approved by the City and the ARC.

Decks and patios, "if" City of Lake St. Louis approval is required, may not encroach within 15 feet of the rear property line or otherwise must be approved by the ARC.

The width of room extensions, patios or decks may not exceed the width of the home. Any exceptions must be approved by the ARC and/or the City of Lake Saint Louis if applicable.

Impairment of easements is prohibited unless approved by City of Lake Saint Louis and/or the ARC.

Any addition to roof, siding, gutters, fascia, etc., must match those of the home in color, texture and material. If the same color, texture and material is not available, substitutions must be approved by the ARC. Roof replacements on a single unit of a triplex or duplex must match the materials and colors of the adjacent units' roofs. Metal roofing is not permitted on any home. (Amended -- 2022-11-15)

The installation of a room air conditioner or heating unit in any window or wall of the home is prohibited. Exceptions for the heating/cooling of four-season rooms must be approved by the ARC.

Decks, elevated above the ground, are to be composed of wood or composites and have a railing that is in compliance with City building codes. A full description of the railing must be submitted to the ARC which has the right to require changes.

Patios may be constructed, at ground level, of concrete, bricks, or stone.

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Storm doors shall be one-lite (full-view glass) or two-lite retractable upper screen (full-view glass) style, white or a matching color of the door jamb. Grills, security bars, scallops, or ornamental decoration, etc. are not permitted.

Front porch step railings are allowed. Approved colors are black, brown, or white. A full description of the railing, including the design, measurements, material, color, and means of installation must be submitted to the ARC for approval.

Spa/Jacuzzi type units are allowed on back patios and decks with approval of the ARC.

### 7. Landscape Changes

Indicate the location of the proposed plantings on the plot plan, applying the scale to the plot plan. The dimensions and elevations of each ground cover area (bed) must be included.

List the common name of plantings and indicate the plant height and expected maximum growth of proposed planting. Provide a description of the material to be used for ground cover, i.e. mulch, wood chips, etc. Flowers, trees, shrubbery or garden plants may be planted without approval of the ARC, provided that the plantings are within four (4) feet of the foundation and a mulched bed is provided, if edging of mulch bed is planned, ARC approval is required. Placement of artificial plants, shrubbery, flowers, trees, etc. are prohibited in landscaping and lawn areas. Artificial door wreaths and small porch plants are acceptable on porches, patios, and decks.

Landscape islands will be permitted as long as they do not impede mowing or block drainage patterns and are approved by the ARC.

Fencing or other perimeter structures including hedges or growing fence, are not permitted. With proper approval, invisible fences will be permitted.

Trees shall not be removed from any resident's property without the prior written approval of the ARC.

### 8. Mailboxes

Hanging flower pots may be placed on the mailbox or post. Seasonal decoration is acceptable. Decorations must be tasteful and not interfere with the delivery of mail.

No modification may be made to the mailbox or mailbox post. Replacement mailboxes or mailbox post must be identical to that which are being replaced. Exceptions to the existing style must be approved by the ARC.

Numbers and/or names will not be placed on mailboxes unless required by the U.S. Postal Service.

### 9. Satellite Dishes and Similar Devices

To the extent permitted by applicable law, any Owner shall receive approval from the ARC prior to the installation of any satellite dish to be installed on any Lot or on the exterior of any Dwelling or other improvement on any Lot.

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Satellite dish installation preferences. To the extent that the reception of an acceptable signal would not be impaired, the following policy is established with regard to the installation and maintenance of satellite dishes in the development. Each Owner shall consider three factors: location, height, and screening (Installation Preferences), in making a decision regarding the placement of any satellite dish device, which consideration shall be accomplished by the completion of the checklist provided by the ARC. Any Owner of property upon which a satellite dish has been placed must be able to provide a completed copy of the checklist upon a review of the satellite dish location as evidence of its consideration of the Installation Preferences or the Owner will be presumed not to have complied with the Installation Preferences.

Television and radio antennae. To the extent permitted by applicable law, under no circumstance shall television or radio antennae be permitted on any Lot or on the exterior of any Dwelling or other improvement on any Lot.

### 10. Solar Panels

Solar panels may be installed on the rear roof of the dwelling that faces South, Southwest, or West. Prior to installing any System, the Owner shall apply to the ARC for approval using such forms as the ARC may prepare and modify from time to time ("Application"). The Application shall include plans and specifications depicting the location, design, dimensions, materials, and colors of the proposed System, construction drawings showing the number of collectors, attachment to the roof structure and location of any exterior components, a sample of illustrated brochure of the proposed System, and calculations showing the number and area of the collectors required ("Plans"). Three copies of the Application, including the Plans, shall be furnished to the ARC.

### 11. Signs

Owners may display a "For Sale" or "For Rent" sign not to exceed 36" x 24".

One security sign is allowed in front and back of a residence alerting people that the residence has a security system. It should be no larger than 8 inches by 8 inches on a standard rod no taller than 30 inches.

Political election signs supporting a candidate or amendment/proposition may be displayed per Missouri state law. The Association requests that such signs not be placed on a Lot earlier than thirty (30) days before such election and be removed within two (2) days after the official election day. This shall include election flags, banners, stickers or any other election related paraphernalia. Political signs may not be displayed on common areas.

Contractor signs may not be displayed on any Lot or Common Area.

No sign of any kind may be displayed in or on the Common Area without the prior written consent of the Association. Board members are allowed to move or remove any sign not in compliance.

### 12. Flags-Flag Poles

Freestanding, ground supported flagpoles are not permitted in a homeowner's front yard. Instead, one flagpole (not to exceed six (6) feet in length) is permitted on the front or back of the house. The flagpole must be supported by a bracket that is attached to the house. The flagpole must be removed when the flag is not displayed. Permitted flags include only those representing the United States, an

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individual State or a sports team and excludes statements of social concerns (including, but not limited to political, law enforcement, etc.).

Any homeowner may erect a freestanding flagpole no more than 20 feet high within the center area of the homeowner's backyard. The homeowner may further display, in a respectful manner from that flagpole, one official United States flag, not larger than 4-1/2 feet by 6 feet, and may additionally display one official flag of the State of Missouri or the United States Army, Navy, Air Force, Marines, Space Force or Coast Guard, or a POW-MIA flag. No more than two flags may be displayed at any time. The homeowner may at other times display such flags as professional sport teams or college teams. This permission excludes statements of social concerns (including, but not limited to, political, law enforcement, etc.). Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances.

The Board of Directors reserves the right to prohibit any flag that is deemed to be in bad taste or is negative in context. Flags are meant to celebrate positive affiliations, not to demean other groups. (Amended – 10/18/2022)

### 13. Outdoor Storage

Garbage pails, barrels, gardening equipment and supplies, lumber, and other miscellaneous items shall not be stored or left outdoors. Such items must be kept within the home or garage. Firewood, stacked in a neat manner, may be stored outdoors, in the rear yard. Portable outdoor grills must be stored behind the house, so they are not visible from the front yard. Deck or patio boxes and cabinets no larger than 36" high x 60" wide x 30" deep and used to store outdoor furniture cushions are allowed at the rear the dwelling. The units must not be placed on lawn areas.

Patio and deck furniture shall be removed from lawn areas when not in use. Water hoses may be stored on brackets that are mounted on the rear or on the side of a house or in existing landscaping as long as these hoses are kept in a neat and orderly fashion. Reels may also be utilized for storing water hoses as long as they are kept in a neat and orderly fashion and provided that they are located in either the side or rear yard.

### 14. Patio Furniture-Decorations-Ornaments

Patio and lawn furniture are permitted provided they are located on the patio, deck, or in a landscaped bed in the rear yard.

Holiday and seasonal decorations are permitted on the exterior of the house on a temporary basis. Decorations may be installed no earlier than twenty-one (21) days prior to the holiday and removed no later than two weeks following the holiday. As an exception, Christmas holiday decorations may be installed during Thanksgiving weekend or earlier, if installed by a contractor, but earliest turn on should be Thanksgiving weekend.

### 15. Outdoor Lighting (updated 6/24/24)

All permanently installed outdoor lighting changes or additions that are made to the exterior of a home will be permitted following approval of the Architectural Review Committee.

Standard Garage Carriage and Front/Back Door lighting can be of any color or type and may be turned on throughout the night.

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Hanging lights that are permanently installed on back porches or pergolas, can be any color or type, but should be turned off no later than 11:00pm in order to respect fellow homeowners.

Landscape/Security lighting such as uplighting/downlighting directed on the homeowners outside walls around the perimeter of the house, uplighting for flags, or uplighting for trees is allowed. This type of lighting can be of any color and may be turned on throughout the night.

Permanently installed decorative lighting, such as LED lighting under eaves, will be allowed to be turned on the day of the holiday. As an exception, Christmas holiday permanently installed decorative lighting may be turned on during the Thanksgiving weekend and then turned off no later than two weeks following the Christmas holiday. Nightly turn off should be no later than 11:00pm.

### 16. Use of Accessory Structures

No tent, shack, barn, utility shed, or other building, other than a dwelling and its garage, shall be erected on a Lot, and used temporarily or permanently as a residence, nor shall any such structure be used for any other purpose.

### 17. Maintenance of Improvements

Each Owner shall maintain in good condition and repair all improvements constructed upon such Owner's Lot, including, without limitation, the Dwelling. No Owner shall change the exterior design or color of the Dwelling on such Owner's Lot, including the roof thereof, without prior approval of the ARC.

### 18. Storage and Clothes Hanging

No Lot or Common Area shall be used for the storage of rubbish. Outside clothes hanging devices shall not be permitted.

### 19. Fencing

No Owner shall erect any fencing on any Lot. Notwithstanding the foregoing, the Association shall have, and does hereby reserve, the right to locate, erect, construct, and maintain, or authorize the location, erection, construction and maintenance of community fencing along any boundary between the Golf Course and any Lot, within a six-foot interior border along the perimeter of any such Lot, and within a six-foot interior border along the perimeter of the Common Areas, and the Association, its successors and assigns, shall have a perpetual easement of access over and through such areas for the purpose of construction and maintenance of such fencing.

### 20. Lawns

Each Lot on which there is a completed Dwelling shall be maintained in a neat condition by the Owner thereof or, as appropriate, the Association. In this context, the word "Lot" shall include that portion of the property from the outside of the structure on the applicable Lot to the adjacent paved road surface. "Neat" shall require, at a minimum that the lawn be regularly cut and fertilized and that mulched areas be regularly re-mulched and kept weeded so that its appearance is in harmony with the neighborhood.

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All improved Lots must have grass lawns, no gravel or similar type lawns are permitted.

No above-ground swimming pools, tool sheds or shacks, dog or other animal pens or houses or the like, including vegetable gardens and unsightly lawn furniture or decorations shall be permitted in such lawn areas.

No landscaped mounds or other landscaping improvement that would impede lawn maintenance shall be permitted on a Lot without the prior written consent of the ARC.

### 21. Failure to Maintain

If an Owner fails to maintain the Lot or the improvements thereon, the Association, after giving such Owner at least ten (10) days written notice, shall be authorized to undertake such maintenance at the Owner's expense. By accepting title to the Lot, each Owner shall be deemed to grant access upon the Owner's Lot and Dwelling for such purpose and such entry shall not constitute a trespass. If such maintenance is undertaken by the Association, the charge and all costs of enforcement and collection shall be secured by a lien against the Lot as provided in the Declaration hereof.

## G. MISCELLANEOUS GUIDELINES AND RESTRICTIONS

### 1. Parking-Vehicles

For emergency vehicle access and the safety of our community, residents should park their vehicles in their garage or driveway. Exceptions are driveway sealing or other maintenance on the driveway.

No vehicle—including golf carts —may be parked within the property except on a paved parking surface, driveway or within a garage. Residents or guests are not permitted to park vehicles on any unpaved or undeveloped property in the community and vehicles parked in violation of this policy may be towed at the owner's expense.

Trucks, trailers or vehicles which are primarily used for commercial purposes may not be parked within the property beyond the time required to perform services.

Boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles, and the like, and any vehicles not in operable condition and validly licensed, may be kept inside a garage and concealed from public view. With exception, RVs may be parked on the street for up to 48 hours for the purpose of loading/unloading and cleaning.

Only vehicles with the proper handicap license plates or appropriate display may park in handicapped parking spaces.

Garage doors are to be maintained and shall remain closed at all times except when necessary for ingress and egress.

ATV type vehicles must be electric ONLY. These vehicles require appropriate insurance coverage.

### 2. Golf Carts

All personal golf carts must be electric.

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Personal golf carts may operate on Association streets and parking lots without a state license, and on the golf course property, an annual cart usage sticker is required.

Residents using personal golf carts on the golf course are required to pay an additional annual golf cart usage fee. When golf carts are operated on the golf course, they are restricted to the cart paths only.

Golf carts are not allowed on common areas. Exceptions are allowed in conjunction with maintenance of facilities, emergencies, or participation in HHR sponsored activities.

Golf carts are subject to the City of Lake Saint Louis (LSL) traffic laws. Accidents are subject to LSL requirements as well.

Drivers must have a valid driver's license to operate a golf cart (16 years old).

Personal golf carts should be parked in a garage at night as an alternative, they may remain at the rear of a home, provided they are parked on a concrete area.

Driving on LSL city streets requires state license plates and must be rated at 35 mph. See City and State laws. Heritage of Hawk Ridge has no responsibility in this regard.

The golf cart must be maintained, i.e. no leaking battery acid. Appearance should be well maintained akin to regular passenger vehicles.

No golf cart—including golf course rental carts—shall trespass on other resident's property unless permission is obtained from the impacted resident.

The golf cart must be insured for liability amounts as required by State law, including medical and death insurance. The City of Lake Saint Louis traffic laws apply as well for vehicle insurance documentation.

Every Lot and the Common Area are burdened with an easement permitting golf balls unintentionally to come upon such Common Area or Lot and for golfers at reasonable times and in a reasonable manner to come upon the Common Area or the lawn/landscape portions of any Lot to retrieve errant golf balls. Golfers are responsible for damage to resident's property due to their play.

### 3. Garage Sales

Per City of Lake Saint Louis ordinance, each resident may have a maximum of two (2) garage sales per year for a maximum of three (3) days each. The Police Department and the HHR Property Manager must be notified as to the date, time, address, and names of those holding the sale at least five (5) working days before the event.

### 4. Business Use Prohibited

No trade, business, profession, or other type of commercial activity that creates customer traffic shall be carried on upon any Lot, except for authorized Association activities.

Nuisances



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No noxious or offensive trade or activity shall be carried on upon any Lot or the Common Area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No automobile or other vehicle mechanical repairs or like activity shall be conducted within the Properties other than in a garage and concealed from public view.

### 5. Animals (amended 7/29/2024)

1. No animals, livestock of any kind shall be raised, bred, or kept on any Lot, except that a reasonable number of cats, dogs, and other household pets may be kept provided they are kept within the residence and are not kept, bred or maintained for any commercial purposes or become a nuisance to the neighborhood. Pet owners are also subject to all City rules.
2. No person owning or having custody of an animal shall allow the animal to stray or go upon another Resident's Lot without the consent of such other Resident.
3. No animals shall be permitted on the Common Areas unless being walked by the pet's owner, except as permitted by the Rules and Regulations of the Association or by applicable law.
4. All animals shall be on a leash when outside the Resident's property.
5. Dog or cat owners or anyone having care, custody or control of a dog or cat shall immediately dispose of, in a sanitary manner, fecal matter created while off the dog or cat owner's property. Owners should also routinely dispose of pet fecal matter on their property in consideration of their neighbors and lawn mowers.
6. Ownership or pasturing of chickens

The lot must be 2/10ths (0.2) of an acre or larger as registered with the St. Charles County Assessor's Office.

No More than Six (6) chickens may be harbored on any one lot.

All chickens must remain within an approved fenced area and cannot be "Free Range".

An Architectural Request is required to be submitted to and approved by the Board prior to erection of said fence.

A single Chicken Coop to house no more than six (6) chickens may be erected.

An Architectural Request is required to be submitted to and approved by the Board prior to the erection of said Chicken Coop.

Pursuant to Section G. 6., the Ownership or Pasturing of Chickens may not cause a nuisance to neighboring property.

Maintenance and upkeep of any housing must be done in a clean and sanitary manner.

Pursuant to Section G. 6., no commercial activity regarding the sale of Chickens or Chicken Products including, but not limited to eggs is allowed.

## Heritage of Hawk Ridge Rules and Regulations

Restrictions – Roosters are strictly prohibited in the Heritage of Hawk Ridge Community.

### 6. Water Retention Areas

The Association shall be responsible for maintaining the portions of the storm water drainage system which are within the Common Area, including the water quality and quantity standards of the approved plans, to the extent required by law. A drainage easement is hereby dedicated to the Association for the purpose of maintaining the storm water system to meet water quality and quantity design standards of the approved plans and any future governmental laws, rules or regulations.

Each Owner of a Lot which borders a water retention area shall maintain any portion of that Owner's Lot lying within a retention area free of debris but shall not remove any wetlands species or do anything that would adversely affect water quality within the water retention area.

Swimming and bathing in water retention areas are prohibited. Docks or other structures shall not be erected in water retention areas without the prior written consent of the Association. All other uses of water retention areas shall be subject to the prior written approval of the Association and such rules and regulations as the Association may adopt from time to time.

No fishing, stocking of fish, or removal of marine life is allowed in any water retention area.

### 7. Walking Trail

A copy of the walking trail map can be found on the website or in the office. Also several miles of sidewalks within our subdivision are available for resident use.

Due to insurance regulations and potential liabilities, walking on the golf course cart path is not allowed.