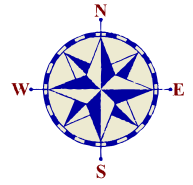


Compass Pointe Condominium Owners Association, Inc.

1101 Passover Road Unit B Osage Beach, MO 65065

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**Compass Pointe Homeowners Association
Rules and Regulations for Unit Owners
December 2023**

General Rules & Regulations

1. Any damage to buildings, grounds, docks or other common areas or to equipment by any owner, renter, guest, family member or pet shall be repaired at the expense of the unit owner. This charge may be assessed in addition to a fine. Unit owners are fully responsible for the actions of their renters, family members, guests and pets, and shall be held accountable for any damage done to the property. Escalating fines may be assessed to ensure adherence to the rules and regulations and to defray costs incurred as a result of infractions.
2. Quiet time is from 12:00 a.m. to 8:00 a.m. 7 days a week including Holiday weekends. Please be considerate during this time period. If a unit is found being disruptive to other homeowners during these hours, one verbal warning will be issued for the noise violation. Any subsequent warnings from Compass Pointe Homeowner's Board, Property Manager, or security guard will result in a **\$200** fine/occurrence.
3. If Compass Pointe Homeowner's Board member or Property Manager, Police or Security Service Attendant is called for any type of legitimate disturbance you will be charged **an automatic** fine of **\$200**.
4. No lewd or personal misconduct shall be allowed. This includes no foul language, no urinating, vomiting, can or bottle throwing from the balcony decks or anywhere else on Compass Pointe property. This will result in an automatic fine of **\$500**.
5. Rules #2 & #3 apply to the entire Compass Pointe Complex which includes: The docks, parking lot, and pool. All unit and dock owners will be responsible for their guests or renters at all times.
6. Occupancy guideline for all units – homeowner occupied or used as rental – is 8.
7. Real Estate signs, 12" x 14" ONLY, may be displayed in unit windows.
8. Two (2) working keys to your unit must be on file at all times with the Property Manager. Management reserves the right to change your locks should you refuse to supply an updated key.
9. **During cold weather, thermostats must be set on 60 degrees and furnaces turned on beginning October 1st. This is to help avoid frozen pipes.**
10. It is **MANDATORY THAT YOU** turn the main water valve off anytime the unit is vacant for **24 HOURS ALL YEAR LONG**. Also, please remember to leave the icemaker handle in the upright position whenever the water valve is in the off position, this will prevent freezing of your icemaker.
11. Lockouts are not considered an emergency. If maintenance, manager, or board member is called after-hours to unlock your door, you will be assessed a **\$100** charge.
12. No Satellite dishes are allowed!! A fine of **\$250.00** will be assessed for violating this regulation

13. **Fireworks / Firearms are NOT to be discharged anywhere on the complex at any time.** Due to the safety issues involved, there will be an automatic **\$500.00** fine per occurrence imposed for violating this rule with NO Warnings.

NO SMOKING in Stairways or Entryways

14. Due to the increased risk of fire smoking shall NOT be permitted and no person shall smoke anywhere inside the stairways or entryways of the buildings. Smoking means carrying, burning or otherwise handling or controlling any lit or smoldering product containing tobacco, including but not limited to cigarettes, cigars or pipes. **This includes marijuana.** There have been complaints about people smoking marijuana on their decks as it is offensive to some residents. There will be a **\$50.00** fine for the first occurrence. Second occurrences will be fined **\$200.00**.

15. Cigarette butts discarded or blown on the ground will result in a fine of **\$75.00**

Trash

16. Keep the complex clean, this includes cigarette butts!!! NO TRASH shall EVER be on front patios, decks or stored in the outside entry area. You will be fined if trash is sitting outside of your unit, no matter how short a time period! There will be a **\$50.00** fine for the first occurrence. Second occurrences will be fined **\$200** (Nobody likes ants or rodents)

17. NEVER dump tires, large appliances, air conditioners, or water heaters in the dumpsters. Please call the office to arrange for someone to dump the large items in an appropriate place. You will be fined **\$250.00** if found dumping large items on property.

Decks & Patios

18. **Decks and patios may not be used for storage or trash. Please keep your decks/patios clear of debris.** The only items allowed on decks/patios are: one set of conservative outdoor quality patio furniture, up to two adult and/or two children's bicycles (do not hang from deck), and one wind chime no larger than one foot. Any other items will subject to Board approval on a case by case basis. Nailing or mounting of anything to the vinyl siding or handrails is **NOT** allowed. You will be given a written warning if you are in violation of these policies, and there will be a **\$50.00** fine for each consecutive offense.

19. **NO** grills, except electric grills meeting code may be used on decks or patios. *(Immediate \$500 fine per occurrence)*

20. No items can be hung over the railings such as life jackets, towels, etc..... Please hang these items over chairs or drying racks away from the railings. *Warning given for first offense, then \$25.00 per occurrence.*

21. **Barbecuing:** Electric grills are the only authorized grills to be used on the complex. **Smokers, charcoal grills, or tiki torches are NEVER allowed and a \$500 fine per occurrence will be incurred.** Open flame candles are highly discouraged by the Board of Directors. Please make sure you keep the grills away from the siding (It will melt). Homeowners will be responsible for the total cost of damages to siding and decks as well as a fine of **\$100.00** for any repairs needed that are caused by your electric grill.

22. Permanent carpeting on decks, walkways, docks, dock fingers, etc. is **NOT PERMITTED**. **Outdoor quality front door mats are permitted on patios and decks only.**

23. **NO** Burning of wood is allowed in unit fireplaces, only duro flame logs are permitted. Due to safety issues involved, there will be a **\$500.00** fine per occurrence imposed for violating this rule.
24. **NO** live Christmas trees allowed due to risk of fire. *(Immediate \$500 fine per occurrence)*

For those Unit Owners who Rent

25. Rental Property: All unit owners who rent (short and long term) shall:
- Notify the Property Manager in writing that the unit is renter-occupied, giving the name(s), phone number, signed addendum agreements, lease terms and copies of driver's licenses of the renters. *Failure to do so will result in an immediate fine of \$50.00 and increasing with each offense (or month that passes) to \$100, \$250 and \$500.00 (FYI This does not apply for weekly/or nightly rentals)*
 - Provide the renter with a copy of the Rules & Regulations for Compass Pointe Homeowners Association.
 - Include in the lease agreement a provision that the renter has been given said copies, has read and understood, and agrees to abide by these documents.
 - Provide to the Management Agent and/or the Board the name of any agent retained by the unit owner to manage the unit for him/her.
 - The unit owner is responsible at all times for the enforcement of the established guidelines
26. Each unit owner and each individual renting a condominium unit shall have the renter sign a copy of these rules and regulations and shall provide to the renter a copy of the rules and regulations. These rules and regulations are to be posted in a prominent place in the rental unit. *CP BOD/Prop Mgr. reserves the right to evict habitual troublesome renters. All expenses, including legal, incurred will be charged to the owner of the unit.*
27. Any renter who is evicted from the premises because of violation of these rules that concern involving the police shall not be entitled to a refund of any deposit or rents paid in advance unless the unit owners agree otherwise.

Architectural Maintenance/Control

28. No structural alteration (construction, addition or removal) of any condominium unit or Common Element shall be commenced or conducted except in strict accordance with the provisions of the By-laws and Board Approval.
29. All changes proposed by the unit owner to the exterior of his/her unit shall be submitted in writing to the Board. All requests shall include a written description and a diagram of the proposed changes, and must be signed by the unit owner. Once written approval has been received from the Board and changes have been made, the unit owner must contact the Property Manager so that a final inspection may be made and signed off by the Board of Directors.
30. No owner or resident may make or cause to be made any change outside his/her unit without the prior express written approval of the Board.

Parking Rules & Regulations

31. All trailers parked on property will need prior approval by the Board of Directors. Please contact the Office Manager and she will work with the Board for approval.
32. Tow away zones for cars/trucks/motorcycles are well marked on property. Specifically, there is no parking in front of buildings I, J, K, N, & O as well as in front of any trash dumpster. Since the Association can be heavily fined for vehicles parked in fire zones, your vehicle will be towed without verbal or written warning, and you will be fined **\$100.00**.

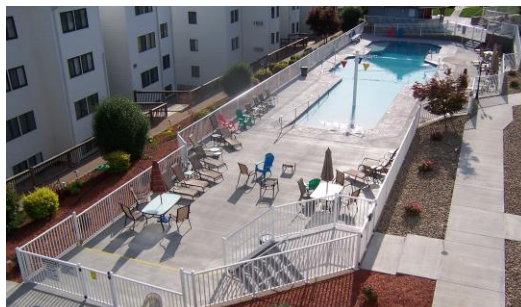
33. Scooters, roller blades and skateboards are not allowed on the pool decks, docks, and entry walkways, or in parking lot areas. Bicycles are allowed only in the parking lots.
34. **NO** Parking across the street at Lake Osage Village or next door at Autumn Hills. Signs are posted and violators will be towed at their own expense. Compass Pointe has overflow parking up by the back fence at JETZ Trampoline from 9pm to 9am. Please park in a parking space there.

Insurance

35. Nothing shall be done or maintained in any condominium unit or on any Common Elements, which will increase the rate of insurance on any condominium unit or on the Common Elements, or result in the cancellation thereof, without prior written approval of the Board of Directors.
36. Nothing shall be done or maintained in any condominium unit or on the Common Elements, which is in violation of any law.
37. Each unit owner must provide a Certificate of Insurance to the Association office. Proof of insurance must be kept up to date failure to do so will incur a **\$25/month fine for the first month and the fine will be issued at an escalating rate of \$10/month until it is received in the office. (Remember all patio/ground floor units must have sewer back-up coverage as part of the policy as Compass Pointe does not cover this in the complex policy).**

Animals & Pets

38. Homeowners are allowed only two (2) pets per unit, Pets must be reasonably confined and when outside of the unit; they must be on a leash and be accompanied by the owner.
Failure to keep your pet on a leash will result in a fine of \$50 for the first offense and \$100 for second offense.
39. Pets are also subject to the noise violations and the homeowner is responsible for any fines.
40. No pet shall be tied or confined to any common element of the complex. Reptiles of any kind are not permitted. No dogs or cats are to be left unattended if a unit is not being occupied for more than a 24-hour period.
41. Pets are NOT allowed to use the common areas to relieve themselves and OWNERS MUST CLEAN UP AFTER HIS/HER PETS. There will be a **\$50** fine for the first occurrence and a **\$100.00** fine thereafter. Pet stations are located on the East side of the pool, a small area at I buildings, and between L and S buildings. The use of training pads on decks and patios is prohibited and subject to a fine.
42. The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium unit or Common Elements, except that this shall not prohibit the keeping of small dogs, cats, and/or caged birds as domestic pets, provided they are not maintained, kept or bred for commercial purposes and provided further that the keeping of small dogs, cats and/or caged birds will not constitute such type of noxious or offensive activity.



POOL RULES AND REGULATIONS

1. Pool hours are **8:00 am – 12 a.m.**
2. Swim at your own risk. There is no lifeguard on duty. Diving is NOT allowed.
3. **Children under 12 years of age are not allowed in the pool area/pool without being accompanied by an adult.**
4. Proper swim attire must be worn at ALL times.
5. **ALL pool guests** must be accompanied by the **unit owner or unit renter.**
6. Keep the pool area clean. Place trash in proper receptacles. *(\$50, \$100, \$250, \$500)*
7. Smoking and vaping in pool area is **NOT ALLOWED**. Due to **lack** of smoker responsibility, and homeowner complaints, this includes surrounding landscaped areas. This has been a real problem and escalating fines will be assessed at *(\$50, \$100, \$250, \$500)*. *You may smoke on the far end by the flat gazebo or the far end by the corner of the bar area in the designated smoking areas.*
8. No running or horseplay in the pool or on the pool deck. Bicycles, scooters, roller blades, skates and skateboards are not allowed around the pool area.
9. No pets are allowed in pool area at any time *(\$100, \$250, \$500)*
10. When the pool is crowded, please do not use rafts.
11. Glass containers are NEVER allowed in the pool area. *(Immediate \$500 fine per occurrence)*
12. Pool furniture is not to be placed in the pool or to be removed from pool area. Only exception is the resin chairs can be used on the pool deck and the shallow end.
13. Please remember if you use the umbrella's on the table to put it down before leaving the pool area.
14. Infractions of the Rules and Regulations are subject to an escalating fine per occurrence. A fine ranging from **\$25.00 to \$500.00** per occurrence, depending on the severity of the violated rule/regulation and if other homeowners or guest suffered from the infraction, will be assessed. Fines will be billed to the homeowner in addition to the replacement costs and labor for any damages to property, etc. Fines are to ensure adherence to the rules and regulations and to defray costs incurred as a result of infractions. A homeowner is 100% responsible for ALL family, friends, renters or anyone using their unit or other complex facilities.
15. In case of an emergency dial 911.



DOCK RULES & REGULATIONS



1. All boat slips are privately owned and are **NOT CONSIDERED COMMON AREAS**. Please be courteous and respect individual property when using the docks. No one may use any boat slip without prior approval of slip lease owner. Do not place any article on or use other Homeowners' boats or personal property for any reason.
2. No running or horseplay on the docks. Bicycles, scooters, roller blades, skates and skateboards are not allowed on the docks.
3. **NO Fish cleaning** is allowed on the docks at **ANYTIME!!** Please help keep the docks clean. Place trash in the proper receptacles.
4. Keep all dock center walkways clear. Boats must NOT overlap the walkways.
5. No children under the age of twelve (12) are allowed on docks without being accompanied by an adult and without wearing a proper floatation vest.
6. Swimmers should give a considerable right of way to boats in the dock area.
7. No wake is allowed inside wake-break area by boats and/or PWC's at any time. Fines may be assessed.
8. **NO ALTERATIONS ARE ALLOWED TO THE DOCKS AT ANYTIME WITHOUT PRIOR APPROVAL FROM BOTH THE Dock Committee and Home Owners board.** This includes: Hoists, dock boxes, ladders, and extensions. Slip owners are responsible for any damage caused to dock and/or slip which includes but not limited to damage caused by the owner's boat or lift.
9. All slip owner's are 100% responsible for the insurance of boats, PWC's, hoists, and storage lockers even if rented to a 3rd Party (this includes any fines). All leased Boat or PWC slips that are rented out must have the user's emergency contact info available to Compass Pointe BOD and Property Manager. Please see Compass Pointe Dock insurance policy for any questions.
10. Dock boxes must be approved by the Board and conform to set standards. Dock boxes and hoist controls must be placed on the shore side arm of the slip. Dock boxes may not exceed 85"W x 24"D x 25"H. Full size dock boxes are not allowed on slips less than 20'. PWC slip owners may **NOT** have a dock box due to space limitations.
11. Boat slip hoists must be free floatation and professionally installed. All hoist power units must be on shore side of slip. Owners will be financially responsible for incorrectly installed hoists that damage the dock structure.
12. PWC slip owners will be allowed non-electric platforms (lifts) but they must be the front-mounted style. Please contact dock committee, property manager, or homeowner's board for placement according to the diagram for all PWC owners.