

# Weston Point Condominiums

## Rules and Regulations

To report an emergency call 911: 6620 Weston Point Drive Osage Beach, MO Unit #

In the interest and safety of the owners, the Board of Directors and the property management company ask that everyone abide by the following rules and regulations.

### GENERAL RULES

1. A disturbance, defined as harmful behavior, that requires assistance of outside authorities will result in a \$500 fine to the homeowner. Subsequent violations will result in an additional \$500 fine per occurrence.
2. Fireworks and firearms (including BB and pellet guns) are not to be discharged on the property at any time. First time violations will immediately be assessed a \$500 fine. Subsequent violations will result in a \$500 fine for each occurrence.
3. Quiet hours are from 11 p.m. to 8 a.m.
4. The rights and privileges of the Weston Point Homeowners Association are extended only to members in good standing by having no outstanding assessments or fines. Members not in good standing are not allowed to use the amenities.
5. When a loss occurs, if the loss is by neglect of a unit owner or renter, then the deductible that is in effect at the time of the loss (currently \$5000) will be assessed.
6. A current key or combination to units must be on file with the Management Company at all times.
7. No boats or trailers may be left in the parking lot for more than an hour at a time. Boats and trailers should be parked and stored on the lot above the parking lot, by the well tank. Owner's trailers must be marked with their unit number. This is a designated area for boats, boat trailers, and jet ski trailers, for use by current owners and current renters. Renter's boats and trailers may not be stored in this lot after their departure.
8. Bicycles, skates, and skateboards are not allowed to be used on Weston Point Property.
9. Gasoline containers are not allowed on condominium decks, boat docks, or in the storage units. All units must have a fire extinguisher on the deck.
10. Propane, gas, and electric grills are the only authorized grills to be used at the complex. Charcoal grills and fire pits on decks are prohibited and will be removed from the premises. When using grills, move away from the siding to prevent melting of the vinyl siding. Damaged siding will be the responsibility of the owner.
11. Place trash in the dumpster. No trash should be left in the hallways or outside the condominiums. For bulk items contact the management company.
12. Carpeting is not allowed on the decks, with the exception of outdoor approved matting.
13. Each unit is allowed to have **one vehicle parked in the area that is considered a "preferred" parking area**. These are the spots directly behind all of the buildings. Owners and renters that have need for additional parking must use the spaces directly in front of buildings G and H. **From Dec. 1st to April 1st**, two vehicles may be parked in the preferred parking area.

## **PETS**

1. ONLY owners are allowed to have **one** pet on Weston Point property. Renters, leaseholders, or any other person on Weston Point property are not allowed to have a pet. NO EXCEPTIONS.
2. All pets are to be on a leash when outside your condominium. Pets must be taken to the top of the hill across from the trailer parking lot to do their business. Owners are responsible for cleaning up after their pets.
3. No pet shall be left unattended on Weston Point property

## **WEATHERIZATION**

1. All owners and renters leaving their unit unoccupied for a period greater than 24 hours must shut off the water supply to the unit, shut off the icemaker, and turn off the electrical supply to the electric water heater.
2. From October 1st through March 31st the heat must be left on at a minimum of 55 degrees.
3. Damages that may occur to the common elements and/or individual units that are a result of a unit owner's failure or negligence to adhere to the weatherization guidelines shall remain the personal responsibility of the unit owner or unit owner's insured.
4. Electric service must remain on at all times. If electric service is shut off by Ameren, it will be turned back on by the association and all costs will be billed back to the owner.

## **DOCK RULES**

1. Please observe all no wake buoys. The area from the wavebreak out 100 feet is considered a No-Wake Area.
2. All boat slips and PWC slips are privately held, please do not use individual slips without approval. Do not sit on lockers, or place items on lockers. Do not use another owner's boat. Keep all center walkways clear and do not extend the boat bows over the walkway.
3. No mooring of boats is allowed.
4. No one under the age of 13 years old is allowed on the boat docks without adult supervision. No lifeguard on duty. Swim at your own risk.
5. No boats over the length of 26' and/or over the width of 8'6" are allowed in the boat slips. NO EXCEPTIONS. All boats and PWC's must display the registration number and current validation decal.
6. Fishing is allowed from the boat and dock ramps, docks, and along walkways. Do not impede walkways or access to docks. A MO. license is required to fish.
7. Stay off the wave breaks. Wave breaks cannot be used as a boat dock, for fishing, or as a swim platform.
8. All dock lockers are to be horizontal models. Maximum length should be 2'3" wide, 3' high, and 7' long and should be installed on the lake side of your slip.
9. If an owner's boat or hoist causes damage to the dock or attachments, the owner is responsible for all repairs. Boat slips and hoists must be properly sized, installed, and maintained. Improperly working lifts must be fixed within one week of notification, or a fine will be issued.

10. Boat and PWC lifts must be left in the raised position unless boarding or de-boarding the watercraft.
11. Trailer parking is allowed on the parking lot for a **maximum of one (1) hour** for loading and unloading a boat or PWC and securing lifts. **NO EXCEPTIONS.** Extended trailer parking is to be in the trailer lot only.

## **POOL RULES**

1. Glass containers of any kind are not allowed on the pool deck or tennis courts.
2. Pool hours are from 9:00 am to 11:00 pm.
3. No smoking/vaping in the pool area.
4. Fishing is not allowed from the pool deck.
5. Cooking is not allowed on the pool deck.
6. Pool furniture should not be removed from the pool deck for any reason.
7. No diving is allowed in the pool. There is **NO** lifeguard on duty, swim at your own risk.
8. Children under the age of 13 are not allowed in the pool or pool area without adult supervision
9. No pets are allowed in the pool or on the pool deck.
10. Pick up and dispose of your trash when in the pool area.

## **UNIT RENTAL POLICY**

1. All owners who rent their units must provide a copy of the rules to prospective tenants, and obtain a signed copy of rules from said tenant, prior to their arrival. Signed copies shall be sent to Board Members. Failure to comply does not negate responsibility of fines/evictions. Rules should also be posted in all units.
2. Owners and renters must display an identification tag that displays the unit #. This should be placed on the dash of their vehicle and easily visible. Failure to display this card, could result in the vehicle being towed and a fine. Additionally, renters who have boats/pwc's need to place a tag on the trailer in the trailer lot.
3. All owners that rent, must have renter's contact information available upon request.
4. An owner gives up the right to use Weston Point amenities while their unit is rented or leased (full-time or seasonal). The only exception is an owner (1) may use the dock for the purpose of accessing their boat slip or PWC slip, (2) may use the boat ramp. The owner must use overflow parking when on the property accessing the boat slip. Absolutely no other privileges are allowed (no swimming or fishing on Weston Point property, no tennis court, no pets).
5. Unit owners who wish to rent/lease their unit must be current on all Weston Point assessments and fines. Delinquent owners will **NOT** be allowed to rent their units.
6. Renters are **NOT** allowed to have guests visit the complex.
7. Weston Point will assess any owner of a rental unit all direct and indirect costs associated with damage caused to the association or its members. Owners of rental units will be held responsible for their renters at all times.
8. Due to fire code, maximum rental occupancy is 4 people for a one bedroom and 6 people for a two bedroom.
9. Renters and family member's of owners may not have pets on Weston Point Property. **NO EXCEPTIONS.** Owners are allowed one pet.
10. No smoking in rental units that are leased long-term or seasonal.
11. Any renter that violates the rules and regulations of Weston Point property can be evicted

and not allowed back on the property.

12. No one is allowed on neighboring property or docks for any reason.

## **INSURANCE**

1. All owners must carry insurance on their condo unit. Documentation must be provided within 10 days of purchasing a condo, and annually thereafter. Information should be sent to the board secretary.

## **MEETINGS**

1. Attendance at meetings is limited to owners only. Owners must be in good standing to vote at a meeting.
2. Proxies must be turned in to the management company or the board secretary by 4 p.m. the day before the meeting. No proxies will be accepted the day of the meeting. All proxies must be in paper form.

## **FINES**

Any violation of the above rules and regulations will result in the following unless stated differently above. The escalation of the fine structure applies to any and all violations. To report a violation, proof (picture/video) would be helpful. Fines are per calendar year. An owner may appeal a fine by contacting the management company or a board member within 10 days of the fine notification. The board is required to meet with an owner if the owner wishes to appeal a fine.

First Occurrence – **\$100 Fine**

2nd Occurrence - **\$200 Fine**

Third Occurrence - **\$300 Fine**

Each Additional Occurrence: **\$500 Fine**

- Revised: September 2023

**Fines are imposed immediately and daily, until violation is corrected.**