

REDSTONE CONDOMINIUMS
RULES, RESTRICTIONS & SUMMARY REPORT

This summary is based on information from the Declarations of Condominium and the Association By-Laws of Redstone Condominiums

The information herein has as its basis the Association's Declaration and By-Laws; both of which were created under specific Missouri Statutes.

This summary is intended as a quick reference only. For exact wording, please refer to the Declaration and By-Laws which may be referenced on the Recorder of Deeds website, Instrument # 2018002546, Book 4857, Page 103.

Any errors or omissions do not void or amend any portion of the Declaration or By-Laws.

Referenced sections are from Articles III and IV, IX, X and XI

Article III, Section 5: Included within the unit is any private patio deck or porch or courtyard (which is accessed from the Unit) any private patio for the Unit (which is access from the Unit) and the Garage for such Unit.

Article III, Section 4F: Included within the Unit are garage doors for the unit including the frame and framework and hardware and controls therefore. All doors and windows, both interior and exterior and including all glass, frame and framework are components of the doors and windows. All parts and equipment for the HVAC system for the Unit.

Article IX, Section 15: Effect of Non-payment of Assessments: Monthly dues are due on the first day of the month and shall be deemed to be "late" after the tenth (10th) day of the month and are subject to a daily late charge equal to ten percent (10%) of the sum of the assessment or fifteen dollars (\$15.00) whichever is the greater amount.

Article X, Insurance and Destructions: The Association shall obtain public liability and property damage insurance coverage applicable to the Common Elements and shall share in the costs of such coverage included in their monthly dues. The policy provided by the Association will cover items installed by the Declarant, however; should any upgrades be made by owner, those shall be covered by the owner's policy. These could include items such as; upgraded appliances, cabinets, woodwork, flooring, sound systems or other finishes. Owners are greatly encouraged to obtain a "Loss Assessment Endorsement" to cover possible assessments from the Association for coverage of the deductible should a claim originate from their unit or there is a shortfall in Association income to cover a deductible in case of a larger loss.

Article XI, Section 2. Maintenance to be performed by Unit Owner: Unit owners would be responsible for maintenance, repairs, servicing and upkeep for interior wall and ceiling surfaces and components (including furring, lath, plaster, sheetrock, plasterboard, wallboard, drywall paint, wallpaper, all components of interior ceilings, floors, floor coverings, tile wallcoverings and ceiling coverings). This would include all components that are not load bearing walls, all water lines, sewer lines, electrical lines, gas lines and other utility lines and utility installations and equipment, within or without the Unit, which serve only such Unit. All heating, cooling and air conditioning ducts, duct work, pipes, compressors, condensers, cooling towers, heat pumps, hot water heaters, plumbing fixtures, appliances, interior and exterior doors and door hardware, interior and exterior windows, glass surfaces and window hardware, Additionally, this includes smoke alarms, pest control for the Unit, snow and ice removal for private patio, private deck, private porch, courtyard or concrete pad which is accessed only from the Unit.

USE RESTRICTIONS

Section 1: Single Family Residence: Family is defined as 1) an individual or married couple and the children of such individual or married couple, or 2) a group of three unrelated persons, 3) two unmarried adults or two unmarried adults and the children of one or both of such adults.

Rental Restrictions:

- Unit must be occupied by person or persons who sign the lease or rental agreement and their rights may not be assigned to others (sublease) unless authorized in writing by the board.
- Units may not be leased to undergraduates.
- Lease must refer to the Declarations and the Use Restrictions in Article VI and require that the tenant(s) abide by all terms, covenants, conditions, provision and restrictions of the Declaration.
- Executive Board has the right to approve a leasing agent and agreement.

Section 2. No Roomers or Boarders: No one may reside in the Unit other than the “family.” Cannot rent out rooms.

Section 3. Home Occupation: Home occupations are permitted.

- Signs are not permitted.
- Employees are not permitted unless they live in the unit.
- No retail sales, no tools or equipment that would not be found in a customary household.
- Home occupation may not generate traffic. Permitted home occupations may not include barber shops, pet care facility, daycare centers, daycare, residential home care, on-site childcare or babysitting, nursery schools, childcare centers, halfway houses, beauty shops, shoe or hat repair shops, tailoring shops or any type of pick up station, school, church, or a place of religious worship.

Section 4. Additional Structures. No additional or accessory structure, walls, fences or buildings of any nature whatsoever, or sheds, posts, poles, storage sheds, dog houses, storage boxes or similar items.

Section 5. Parking; Parking is limited to automobiles, vans and pickup trucks and similar utility vehicles and motorcycles which are used on a regular basis as passenger vehicles by persons occupying the unit. Vehicles must be in good repair and condition, free of visible body damage or substantial visible rust. No parking of trailers, trucks, boats, canoes, campers, mobile homes or motor homes. Garages may not be used exclusively for storage. The garage must be used for parking before parking in the open spaces.

- No parking is permitted at yellow striped curbs.

- No long-term parking is permitted except in garages. Cars in the public parking areas and streets must be moved on a regular basis. No inoperable vehicles shall be parked.
- No parking of trailers or recreational vehicles is permitted overnight.
- No commercial vehicle parking is permitted.
- No driving or parking is permitted on the grass, sidewalks or off the pavement.
- No working on vehicles on the premises.
- No parking in handicapped spaces unless a handicap tag or license plate is displayed.
- No parking so that the front or rear of the vehicle obstructs the sidewalk.

Section 6. Nuisances: No illegal, unlawful or law or ordinance violating activity may be permitted. No resident shall make or permit any disturbing noises in the Unit or Common Elements or Common Facilities, nor do anything that will interfere with the right, comfort, enjoyment or convenience of other residents.

Section 7. Signs: One professional sign may be displayed to advertise a unit for sale or rent in the window or if a common location is named by the Board, then signs can be placed in that location. No political signs are permitted.

Section 8. Exterior Wiring, Antennas or Installation. No exterior wiring for satellite dishes or any similar devices shall be permitted on the exterior of the portion the building or located upon the property without the written consent of the Board.

Section 9. Livestock, Poultry and Pets: Residents are permitted to have no more than two (2) cats or two (2) dogs or one (1) cat and one (1) dog in aggregate and /or one (1) bird. Such pets shall not be permitted to disturb others by barking, noise or other activities and shall not run loose on portions of the Property, shall not be either chained or housed on the property or upon any deck, porch patio, balcony or courtyard. Pets are not allowed to run loose upon the exterior portion of any Unit or upon the exterior portion of any building and when outside shall always be on a leash. Each resident shall be required to remove the droppings and waste of each pet. Violations of these conditions may require that the pet be permanently removed from the property. No dog or animal which is vicious or dangerous, or which exhibits vicious or dangerous propensities, may be kept within any Unit or within the Property. Prohibited breeds include, Pit Bulls, Rottweilers, Mastiffs, Bull Mastiffs, Doberman Pincers, German Shepherds, Chinese Chows, Saint Bernard's, American Staffordshire Terriers and/or any similar or comparable breed of dog generally perceived to be vicious.

Section 10. Trash, Storage, Disposal: Trash shall only be placed in designated places for pickup by the City. Resident's must place trash in suitable trash cans or other containers which are fly tight, rodent proof, non-flammable and reasonably waterproof, which shall be covered and kept within the boundaries of the unit .

Section 11. Storage/Wood Stacking/Bicycles: Placement of these items shall only be stored in storage areas specifically designated for the resident such as the garage.

Section 12. Temporary Structures: No structure of a temporary character, shack, shed, tent, dog house, or other out building shall be used within the Property.

Section 13. Open Fires: Only gas or electric grills are permitted. Charcoal and wood grills are prohibited.

Section 14. Planting and Gardening Prohibited/ Bird Feeders Prohibited: No planting is permitted, however; residents may keep reasonable potted plants on the decks or patios for their Units. Bird Feeders are prohibited on the property.

Section 15. Automotive Repair Prohibited: Automotive or vehicular repair is prohibited.

Section 16. Awnings, Storm Doors and Screens Prohibited: No awnings, storm doors, storm windows, screens, screened in or enclosed porch or decks, deck or patio covers or awnings may be installed.

Section 17. Obstructions: There shall be no obstructions of any portion of the Common Elements or any storage in the Common Elements.

Section 18. Maintenance of Unit/Air Conditioner/Mailboxes: Each Unit Owner shall be responsible for keeping any air conditioner condensate tubes for their air conditioner fully open and unblocked to avoid damage to other units. Each Unit Owner shall have one mailbox to the same design, type and quality and maintain in good repair and condition and in a neat and slightly condition.

Section 19. Insurance Rates Waste Within Common Elements Insurance Coverages: Nothing shall be done or kept in any unit to cause insurance rates for the Association to increase.

Section 20. Activity Standard: Nothing shall be permitted or maintained which would be inconsistent with or detract from the property.

Section 21. Key: Association has the right to request owners to deposit a key to the unit to the Board or Managing Agent.

Section 22. Outside Attachments/Blinds and Window Treatments/Exterior Hanging of Laundry: Owners may be required to have all window treatments with a uniform appearance. No signs, awnings, canopies, shutters, screens, antennas, dishes, satellite dishes, television antennas, television reception devices, radio, or television transmitters or transmittal devices, air conditioners, air conditioner units or any other equipment may be placed on the outside of the building. No laundry shall be hung on or placed on any deck, patio or porch.

Section 23. Children: Children shall not play within the drives, roads, streets, parking areas or parking lots.

Section 25. Enforcement: The Executive Board has the right to impose upon a Unit a special assessment (by way of a fine), in such amount as they see fit, not to exceed \$200.00 per week during the continuance of a violation if resident does not come into compliance. The Executive Board, or their agent, has the right to come onto to the property, after written notice to remedy has been given, if the resident/owner does not comply and a hearing has been held. If a legitimate emergency is posed then they have the right to come onto the property without a hearing.