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ARCHITECTURAL CONTROL COMMITTEE

RULES AND REGULATIONS

STONEBRIDGE VILLAGE

August 8, 2016

INTRODUCTION

The StoneBridge Village Architectural Rules and Regulations are published by the Architectural Control Committee (ACC) of the StoneBridge Village Property Owners Association, Inc. (POA). These published rules and regulations are intended to orient the property Owners, building contractors, and landscaping contractors to the correct procedures, requirements, and specifications for construction within the Village.

These rules and regulations may change from time to time. Please check with the POA office for a current issue. These regulations are adopted pursuant to the authority provided by the Declaration Covenants and Restrictions of StoneBridge Village, MO. When these rules and regulations may exceed in scope, those established by the State of Missouri, the stricter rules and regulations shall apply.

The protective covenants, that established and provided for the ACC and these Architectural Rules and Regulations, may be amended, rescinded or be added to, provided such amendments, rescissions, or additions shall not make the Protective Covenants as applied to those lots zoned as residential, any less restrictive.

The ACC exists to monitor and to ensure compliance with the Declaration, the Protective Covenants, and these Architectural Rules and Regulations. The performance of its duties is fulfilled on a “best efforts” basis, with the goal of protecting aesthetics, property values, the general health, safety, and welfare of the community. **Neither the ACC or these Architectural Rules and Regulations are for the purpose of policing or ensuring the quality or code compliance of construction.**

These standards may be enforced by the POA in the same manner as any violation or threatened violation of the Declaration, including, but not limited to, fines or the lien rights of the POA for any cost or charges incurred in connection therewith.

The ACC Administrative Assistant or designated replacement, will attend all scheduled ACC meetings and, when possible, attend unscheduled ACC meetings called to address special requests or issues. The ACC Administrative Assistant shall take minutes at all scheduled/special meetings of the ACC.

One set of two approved/disapproved or tabled drawings/requests for building/landscaping permits noted with changes and/or clarifications shall be returned to the contractor/homeowner. Upon the ACC’s approval, the ACC Administrative Assistant will prepare approval/disapproval letters or a letter stating that the building/landscaping contractor’s application has been tabled. These letters will be signed by the POA General Manager and sent to all contractors/homeowners.

When the ACC approves a builder’s or landscaper’s Building Construction Application (Exhibit B) or Landscaping Plan (Exhibit E), the ACC Administrative Assistant will issue a

permit for construction and include a reminder that the building contractor/homeowner will also need a county building permit.

NEITHER THE STONEBRIDGE ACC NOR THE STONEBRIDGE VILLAGE POA ARE RESPONSIBLE FOR THE WORKMANSHIP, QUALITY OR CONFORMITY WITH CONTRACTUAL SPECIFICATIONS OF ANY CONSTRUCTION. THIS IS A MATTER BETWEEN THE OWNER AND THE CONTRACTOR. NO WARRANTY OR REPRESENTATION IS MADE TO OR SHALL BE IMPLIED BY ANY OWNER THAT THE ACTIONS OF THE ACC IN THE ISSUANCE OF PERMITS, INSPECTION, OR APPROVAL OF THE CONSTRUCTION OR OTHERWISE IS INTENDED AS A TACIT APPROVAL OF THE QUALITY, SAFETY, DESIRABILITY, OR SUITABILITY OF SUCH DESIGN OR CONSTRUCTION.

I. PERMITS

A. ACC PERMITS

The ACC has the authority to issue two types of permits within StoneBridge Village (1. Building Construction; 2. Landscaping). These permits shall be required for all permanent construction, landscaping, additions, revisions, removal, or demolition within the StoneBridge Village community including, but not limited to, the following: lot clearing, residential homes and buildings, storage buildings, garages, driveways, sidewalks, patios, retaining walls, pump stations, irrigation systems, solar energy systems, geothermal energy systems, swimming pools, swimming pool buildings, fences, commercial buildings, recreational buildings, public buildings, parking lots, access streets and roads, tennis courts, racquetball courts, baseball and football fields, cemeteries, cutting and filling, flag poles, temporary construction trailers within subdivisions, and all other forms of temporary or permanent construction.

Any building form, finish materials, or colors may be denied a permit by the ACC if it is deemed to be incompatible with the environment of StoneBridge Village. Written waivers to these standards must be presented to the ACC for review and approval.

All permits issued by the ACC shall be in compliance with the Declaration, the Protective Covenants, and these regulations and standards. The fee for Single Family Residence construction is \$460; building modification fees are \$50 per occurrence. **Permit application package(s)** (reference **Exhibits A through H**) can be obtained at the StoneBridge Village POA office. If a homeowner or approved builder desires to make a major structural modification or addition to the home under construction, then a "Building in Process Plan Alteration Request Form" (reference **Exhibit G**) is to be completed by the homeowner and building contractor and submitted to the ACC for review. For residences including, but not limited to, multi-

family residences, the fee shall be \$460 for the first living unit and \$360 for each additional unit. If a homeowner desires to make an addition to their home that will visibly change the exterior perimeter of their home, then an application for “Alteration and/or Addition to Existing Property” (reference **Exhibit I**) should be obtained from the POA office, completed by the homeowner, and submitted to the ACC for review.

A nonrefundable deposit of \$1,000 is required from the contractor, for each living unit. This deposit is to be placed in a reserve fund for road repairs. The builder’s permit will not be issued until the appropriate fees are paid to the POA

StoneBridge Village recognizes the current edition of the International Building Codes (IBC) and recommends that buildings are built to code in StoneBridge Village.

Before a homeowner or a landscaping contractor begins landscaping of a building lot or changes to existing landscaping, the homeowner should contact the POA Office, and obtain copies of the Landscaping Plan form (**Exhibit E**), and complete the form, if necessary. A landscaping contractor’s permit will not be issued until a \$250 refundable deposit is collected from the contractor to be used if any damage is caused to the streets or common grounds during the process of landscaping. If no damage was incurred to the roadways, ditches, culverts, or property in the immediate vicinity of the property being landscaped, the \$250 deposit will be refunded to the landscaping contractor upon a final inspection by an ACC member after completion of the landscaping work

B. PENALTY FOR PERMIT VIOLATION

THERE CAN BE A FINE OF UP TO TEN THOUSAND DOLLARS (\$10,000) FOR FAILURE TO OBTAIN REQUIRED APPROVAL FROM THE ACC AND AN ADDITIONAL FINE OF UP TO TEN THOUSAND DOLLARS (\$10,000) FOR EACH THIRTY (30) DAY PERIOD ANY STRUCTURE REMAINS IN VIOLATION OF THE DECLARATION OR THESE RULES AND REGULATIONS.

II. GENERAL CONSTRUCTION GUIDELINES

A. DESIGN

All construction/landscaping shall conform to the StoneBridge Village ACC Design Guidelines and these Architectural Rules and Regulations. The minimum square footage of all heated living floor areas, per dwelling unit for residences, is 1,500 square feet except as may be indicated on each recorded plat, or filed supplemental declaration.

B. AESTHETIC DESIGN

All buildings and structures shall meet the minimum requirements for aesthetics as established by the ACC, including, but not limited to, the following:

1. The committee will not permit log, berm, "A" frame homes, or any pre-manufactured homes. Other home styles will be considered based on compatibility with the community and the neighboring homes.
2. None of the following exterior finish materials shall be allowed: Clay block, asphalt siding, asphalt shingle siding, vinyl siding, or insulation board. Where concrete block or concrete is utilized in the construction of a foundation wall, and exposed to view, such foundation material shall be finished with the same material as the outside veneer of the house or with an approved alternative covering. At a minimum, exposed concrete walls shall be painted in the coloration of the home as part of the initial construction process and subject to the completion deadlines specified herein. Concrete block shall be pointed and grout rubbed to obtain a smooth finish and painted in the coloration of the home as part of the initial construction process and subject to the completion deadlines specified herein.
3. **Concrete block retaining walls** are not acceptable in StoneBridge Village Community.
4. All finish colors shall be natural tones such as tans, grays, and browns. No whites, off-whites, bright blues, bright oranges, pinks, bright reds, bright yellows, bright greens, or purples are allowed. No fluorescent finishes or pastels will be allowed. **Color schemes shall be presented to the ACC on a color rendering with color boards and material samples for consideration.** Any contractor or home owner who desires to do exterior post occupancy home maintenance painting other than touch-up painting of their residence, must gain approval from the ACC prior to painting. All colors, on an exterior component of a home such as Hardy Board siding, corner boards, soffit trim, entry doors, windows, or the staining of wooden decks, shall be submitted to the ACC for consideration and approval.
5. No roof flashing, trim, edging i.e. finished of white, metallic silver, or galvanized colors outside the accepted tonal value range will be allowed.

C. BUILDER APPROVAL

Before a Builder is approved by the ACC, the Builder must verify, and the ACC will confirm, that Builder is in compliance with all applicable rules and regulations promulgated by the Committee and the POA including, but not limited to, payment of any fees or dues. This condition to review applies to Applicant, Builder and/or Landscaper directly or by virtue of any person or entity that is not in compliance.

All single and multifamily dwellings and all commercial structures shall be built only by builders that have been pre-approved by the ACC. No construction application shall be accepted by the ACC unless it is submitted by an approved builder. **In addition to approval by the ACC, new construction of nightly rental units shall also be approved by the POA Board of Directors.** The POA Board of Directors will have 30 days to accept or deny the application. To qualify as an approved builder, the builder shall furnish to the ACC a fully completed Construction Application (**Exhibit B**), to include certain financial information, customer references, proof of builder's liability insurance (**Exhibit F**), background information, sample designs, and such other information as the ACC might require. The ACC will review the information submitted and either approve or disapprove the builder for construction within the StoneBridge Village Community.

An Owner who requests to build his own home and/or initial landscaping will be considered for approval as any other residential general contractor.

In order to remain qualified to work in StoneBridge Village, subsequent to the builder's initial approval, a builder must submit annually, by May 1st of each year, updated financial information, references, and such other information as the ACC may require. Builders are responsible for updating the ACC with current information whenever any information previously submitted to the ACC has changed or is no longer applicable.

A builder may be denied permission to build in the StoneBridge Village Community either at the time of the ACC's initial review of the Builder's Construction Application, at the time of any annual review, or at any time information is brought to the ACC's attention to indicate that it is not in the best interest of the community or its property Owners for the builder to work in StoneBridge Village. All denials will be reviewed by the POA Board of Directors.

D. LANDSCAPER APPROVAL

Before a Landscaper is approved by the ACC, the Landscaper must verify, and the ACC will confirm, that Landscaper is in compliance with all applicable rules and regulations promulgated by the Committee and the POA including, but not limited to, payment of any fees or dues. This condition to review applies to Applicant, Builder and/or Landscaper directly or by virtue of any person or entity that is not in compliance.

Landscaping for all single and multifamily dwellings and all commercial structures shall be accomplished only by landscaping contractors who have been pre-approved by the ACC. No application for landscaping work shall be accepted by the ACC unless it is submitted by an approved landscaping contractor. To qualify as an approved landscaping contractor, the landscaper shall furnish to the ACC a completed New Landscaper Application, to include certain financial

information, customer references, proof of liability insurance (**Exhibit F**), background information, and such other information as the ACC might require. Property Owners may submit a landscaping plan for work performed by the Property Owner for ACC approval (**reference Exhibit E**). The ACC will review the information submitted and either approve or disapprove the landscaping work within the StoneBridge Village Community.

In order to remain qualified to work in StoneBridge Village, subsequent to the landscaping contractor's initial approval, a landscaping contractor must submit annually, by May 1st of each year, a letter requesting re-instatement as a landscaping contractor for the forthcoming year. Landscaping contractors are responsible for updating the ACC with current information whenever information previously submitted to the ACC has changed or is no longer applicable. Landscaping contractors will be required to have on deposit with StoneBridge Village POA a refundable deposit of \$250 for each landscaping project. The approved landscaping contractor is responsible for any damage incurred by sub-contractors that were hired.

A landscaping contractor may be denied permission to work in the StoneBridge Village Community either at the time of the ACC's initial review of the Landscaping Contractor's Application, at the time of any annual review, or at any time information is brought to the ACC's attention to indicate that it is not in the best interest of the community or its Property Owners for the landscaping contractor to work in StoneBridge Village.

E. SUBMISSION OF BUILDING/LANDSCAPING PLANS

Before any Application for Construction and/or Landscaping shall be considered, the Applicant, Builder and/or Landscaper must verify, and the ACC will confirm, that Applicant, Builder and/or Landscaper is in compliance with all applicable rules and regulations promulgated by this Committee and the POA including, but not limited to, payment of any fees or dues. This condition to review applies to Applicant, Builder and/or Landscaper directly or by virtue of any indirect ownership or affiliation with any person or entity that is not in compliance.

BUILDING PLANS

Two **complete** and identical sets of building plans shall be submitted to the ACC, which accurately represent the proposed structure and meet acceptable architectural standards. Building plans shall include numbered items 3 thru 8 of (**Exhibit A**), Checklist for Building Construction Application. All plans shall be drawn using computer aid drafting (CAD) in a professional manner with sufficient and explicit details to be adequate for the entire construction process. The floor plans shall be drawn to a scale of 1/4" equals one foot. Elevations, details, and building sections may vary per acceptable architectural standards. If a request for an addition or change to an existing plan is received, then both the original

plan and the plan for the addition/change should be submitted to the ACC for analysis and approval. All requests for new building construction should be presented in person by the approved building contractor, the homeowner, or both. In addition to the building plans submitted the builder is encouraged to maintain a third set of As-Built Construction Drawings to be given the homeowner.

Each plan set must include the following:

1. Floor plans of all levels with designated north arrow.
2. Elevations of all sides including specified roof pitches, roof material, overhangs, and sloping lot topography (**See Appendix A**).
3. Foundation plan. Appendix B (Sheets F-1 thru F-5) are minimum requirements for footings and foundation walls for one and two family dwellings unless specifically designed by others.
4. Details and building sections showing exterior wall construction, roof pitches, and overhangs at side elevations.
5. Plat Plan. Plat plan requirements (numbered items 1 thru 19) shall be submitted as outlined in **Exhibit D**. Any changes must be submitted to the ACC for approval (**Exhibit G**).
6. Review Period: ACC is allowed five days to review submitted building/landscaping plans

LANDSCAPING PLANS

To obtain a landscaping permit one copy of the proposed landscaping plan or changes/additions to an existing plan shall be submitted to the ACC in a convenient scale to the property size. If the submitted plan is a change/addition to an existing approved landscaping plan, then a copy of the originally approved landscaping plan should also be submitted. All requests for landscaping should be presented in person by the approved landscaping contractor, the homeowner, or both.

F. STANDARD CODES

When reference is made to any code herein, it shall refer to the current edition of the IBC code in effect at the time that the permit is made. If more than one (1) code is cited in any instance, then the stricter code, in effect, shall apply.

G. TIME SCHEDULE

1. Construction activities should begin within sixty (60) calendar days from the issuance of the permit. Failure to begin work within this time frame may cause the permit to be revoked and forfeiture of all fees and deposits.
2. The ACC considers the date of issuance of the permit as the **start date** of construction.

The following construction time periods shall apply to constructing a single family detached structure, including the garage and if permitted an outbuilding.

- a. The exterior shall be completely finished within six (6) months of the start of construction.
 - b. The interior shall be completely finished within twelve (12) months of the start of construction.
 - c. Landscaping shall be completely finished within twelve (12) months of the start of construction.
 - d. Site grading shall be completely finished within twelve (12) months of the start of construction and all debris including rocks, stumps, and unwanted vegetation removed.
 - e. All construction must be completed within twelve (12) months of the start date of construction.
3. The ACC will determine the allowed time schedule/deadline for each Alteration of Existing Property permit. The date of issuance of the permit will be the acknowledged start of construction.
 4. If the Owner shall fail to comply with any rule, regulation, or part of this section regarding time schedules, the penalties contained herein for violation **shall be enforced**, unless, written request of the owner for time extension and citing cause for the granting of such, is made to the ACC prior to expiration of the relevant time period, and a finding by the ACC that there has been such change in circumstance as to warrant an extension, then the ACC Administrative Assistant shall issue a written certificate authorizing an extension of the applicable time allowed for completion.

The POA Board may fine the Owner \$250 per week for each week past the applicable time period until the building construction is completed. If necessary, the POA may complete the exterior in accordance with the approved plans or remove the improvement, and the owner shall be responsible for all expenses incurred in connection therewith.

H. CONSTRUCTION ACTIVITIES

1. During all construction activities, the building lot shall be kept clean of trash and miscellaneous building debris. A solid sided waste container with a minimum capacity of sixteen (16) cubic yards is required on all building sites. A small trash dumpster or similar container is required as well. Both the solid sided waste container and smaller trash container shall be emptied when full. The ACC may allow placement of the solid sided waste container on common property if necessary to facilitate access.
2. All building activities and materials shall be restricted to the lot for which the permit was issued.
3. Each permitted construction site having two or more workers must be furnished with sanitary facilities.
4. Nuisance noise in residential areas is to be kept to a minimum but shall not exceed 86 decibels.
5. Neither the streets, the street right-of-way, the common properties, nor the other lots shall be used as a staging area for building/landscaping materials, solid sided waste container, or storage of debris unless prior written approval has been obtained from lot owners, and the POA General Manager.
6. Overnight parking of construction equipment or vehicles on the streets is prohibited.
7. During daylight hours, orange caution cones shall be placed 100 feet ahead of construction equipment parked in the roadway to warn oncoming traffic. This safety requirement shall apply to owners (including builders, landscapers and general lawn maintenance) whenever equipment trucks or trailers are parked in roadways.
8. **Heavy steel track equipment shall not be unloaded or driven on roads.**
9. Washing-out of ready-mix concrete trucks on StoneBridge Village property is prohibited. This property includes roads, ditches, street right-of-way's, common properties, and adjoining lots. Any washout necessary must be performed on the lot where the construction is being done. Exception being if the POA General Manager approves, in writing, an alternate specific washout location.
10. Construction/landscaping by contractors and their subcontractors shall be prohibited on Sundays and nationally recognized holidays and exterior work shall be prohibited between sundown and sunup. Work Hours are Monday – Saturday from 7:00 a.m. to SUN DOWN. NO Deliveries or Pick Ups before 7:00 a.m. No hauling of building materials, fill rock, topsoil, or

moving of heavy equipment shall be permitted between sundown and sunup.

11. Rock, fill dirt, topsoil, landscaping blocks, sod, etc., shall not be unloaded on the streets.
12. Contractors, subcontractors, and landscaping contractors shall be responsible for promptly removing construction dirt, mud, rocks, gravel, etc., from the streets.
13. The "Final Exterior Inspection Request Form" (**Exhibit J**) – must be completed by the contractor and forwarded to the POA office for action by the ACC and POA Manager.

I. LOT CLEARING OR CLEANING

1. Lot clearing is prohibited unless a building permit has been issued by the ACC and construction is scheduled to begin in 60 days.
2. Lot cleaning is allowed for the removal of debris, brush, and trees up to 4" in diameter. Lot cleaning debris material must be removed from Stonebridge Village Property within 30 calendar days.
3. The ACC shall review all tree clearing prior to removal to assure the retention of as many native trees and flowering plants as practical. In general, no trees over four inches (4") in diameter shall be cut outside of the home, driveway, or walkway footprint.
4. Dead, diseased or down trees, or low hanging limbs, which are a safety hazard, may be removed when approved by the ACC.
5. All debris shall be removed from the lot within thirty (30) days. No burning of debris is allowed.
6. No disturbances to any adjoining lots or common properties are permitted.
7. Silt Fence: The ACC requires the erection of a "silt fence" between the construction area and the golf course and/or neighboring properties when necessary. The property owner is responsible for any damage incurred.

J. ACT OF GOD OR FIRES

Clean up of existing property destroyed by fire or any act of God shall be completed with-in a 12-month time period. A site clean-up plan shall be

submitted to the ACC with- in 90 days of the property damage.

K. LOT BURNING POLICY

Lot burning in StoneBridge Village Community is prohibited.

Burning of debris is acceptable in the designated area behind the golf course maintenance building as directed by the superintendent of the golf course. Contact the superintendent for a listing of acceptable material to be burned.

L. SOIL CONSERVATION, DRAINAGE, AND RIGHT-OF-WAY

It is a prime concern of the StoneBridge Village POA to protect the natural beauty and environment of StoneBridge Village. Therefore, the owner and contractors will be responsible to ensure that the soil conservation and drainage plans DO NOT adversely affect common property or any neighboring properties during construction and after construction completion.

A corrugated pipe culvert is required under a driveway whenever a water way would be blocked. All culverts are required to have galvanized tapered end walls. Refer to the ACC Design Guidelines (**Appendix C**).

M. FLOOD CONTROL

Any permanent building or residence subject to flood damage must be located above the 100-year flood elevation.

N. UTILITY COMPANIES

Prior to the start of any construction on a lot, all utility companies shall be contacted to locate their respective utility placements on or adjacent to the lot.

Two meter pits are required for the water service connection. One meter pit shall be used for the water meter and the second meter pit for the installation of a pressure reducing valve. The meter pit for the pressure reducing valve shall be located upstream of the water meter, not further than six feet.

Electrical service cabling shall be buried and installed by White River Valley Electric Cooperative.

The ruling by Department of Natural Resources (DNR), requires all irrigation system to be provided with back-flow-prevention devices; enforced by Missouri American Water to be inspected annually by a certified inspector.

III. FOUNDATIONS

A. GENERAL DESIGN

Site specific soil investigations are encouraged but not required for lightly loaded residences. Great care shall be taken in the design of the foundation to insure the adequacy and structural integrity of the building. Extreme sloping conditions will require detailed foundation studies and foundation design by licensed architects or civil engineers in the state of Missouri.

B. FLOOD DESIGN

The foundation of any structure constructed within the profile of the 100 - year flood lines shall be designed to withstand flood conditions and forces.

IV. PARKING STANDARDS

A. PARKING SPACES

Single/Two Family detached dwellings:

1. Shall have no less than (2) off-street parking spaces.
2. Each parking area shall be served by adequate driveways and space for the movement of vehicles.
3. Two-car garages are required, at a minimum. No carports are allowed.

B. DRIVEWAYS

1. Shall be a minimum of 18 ft. in width for a two-car garage, and extend to the edge of the street pavement. However, if a driveway length exceeds 50 ft., the driveway may transition in a 20-lineal foot run, from an 18-ft. width to a minimum 12ft. width on the building envelope side of the platted front set-back line.
2. Shall be constructed of concrete, brick, or other masonry materials, acceptable to the ACC, so as to provide dust free, all weather surfaces.
3. Shall be maintained in good condition.
4. Shall be completed at the time of exterior construction completion.

5. Each property Owner shall be responsible to extend his or her driveway to the edge of the street pavement. If no street paving is in place at the time of the driveway construction, the finished surface for the driveway shall be terminated at the property line with a temporary surface extended to the street. The driveway must be extended to the street's edge once the street is paved.
6. The tie-in to the street must be made with "neat lines" and vertical cuts against the pavement. Regardless of the surface used, a "thickened edge" must be used against the pavement. This thickened edge shall be eight inches in width and eight inches' depth tapering back to the normal section thickness. Construction of driveways (sub-grade, base, and surface course) shall follow quality construction standards. If concrete is used, proper installation of expansion joints shall be made (See ACC Design Guide Lines Appendix C).

C. VEHICLES

1. No recreational vehicle, motor home, camper, boat, trailer, unregistered vehicle (anything of which will not fit into a residential garage), or other vehicle not normally or customarily used for personal or family transportation shall not be parked or stored in the yard or driveway associated with each residence. Large recreational vehicles, motor homes, campers, boats and trailers may temporarily be parked on the paved driveway of a residence for a period not to exceed 72 hours.
2. Vehicles used specifically for commercial purposes including, but not limited to, construction trucks, cargo carrying trucks, trailers, and construction equipment shall not be parked in a residential area, other than for the purpose of accommodating work on the premises. This is not intended to include pickup trucks and vans up to 6,000 lb. G.V.W. normally used as sources of personal transportation.
3. No unlicensed vehicle, other than a golf cart, is allowed to be parked or operated on common property at any time. No vehicle or trailer shall be parked on the street right-of-way's without approval from the POA General Manager. Approval will only be granted in a hardship circumstances and for a maximum period of 72 hours.
4. Failure to comply will result in the matter being referred to the POA Board for action under the Declaration and Protective Covenants.

V. LANDSCAPING

It is expected that the yard of each home will be established and maintained in a neat manner and one that is pleasing to the eye. Lots that have more than one exposure to view such as corner lots, golf course lots, lake front lots, and other amenity enhanced lots shall be treated in a consistent manner with consideration to landscaping. Each landscape plan shall include areas of vegetation and greenery acceptable to the ACC. Excluding the house and driveway foot print a minimum of 80% of the disturbed yard area should be landscaped with architectural rocks, landscape blocks, grass, mulch, shrubbery, and trees acceptable to the ACC. Although not required, lawn irrigation systems are recommended as part of all new family home construction.

The grounds surrounding a new home that have been disturbed by construction activity must be brought to a finish grade prior to ACC final review. Landscaping work must be completed within 12 months of the dated Construction Permit. Landscaping material shall include architectural rocks, landscape blocks, grass, mulch, shrubbery, and trees. All grading and landscaping shall meet the minimum requirements for aesthetics as determined by the ACC.

Any restoration to right-of-way's or common property must be completed prior to final review by the ACC.

VI. FENCES AND WALLS

Fences and wall placement and designs must be reviewed and approved by the ACC. Specific fence or wall placement shall be presented on the plat plan separately or presented as part of the landscaping plan for approval.

A. FENCE AND WALL PLACEMENT

No fence or wall shall be built closer than one (1) foot to a property line unless the permit application includes adequate survey line staking to eliminate property line disputes. Fences or walls situated on easements or street rights-of-ways are subject to the rights of the easement holders or right-of-way owners. Any damage or alteration of such fences and walls necessary to or caused by the exercise of those rights will be at the expense and responsibility of the property owner. When lots abut golf course property, a twenty (20) foot setback of all structures is required. No fences or walls are allowed in front or side yards. When walls are built near lot lines, special attention needs to be addressed concerning drainage, erosion, and structural aspects that may affect the adjoining property.

B. FENCE AND WALL MATERIALS

1. Fences and decorative walls may be built of ornamental finished metal, pressure treated wood, painted wood, brick, stone, landscape blocks, or other approved materials of durable and aesthetic quality.
2. No fence or decorative wall shall be built out of objectionable material such as chain link, chain, galvanized metals, concrete block, barbed wire, chicken wire, woven wire, unfinished metals, cord wood (split rail), gravel, rubble, rip rap, brush, or refuse.

C. FENCE AND WALL HEIGHTS

Maximum allowed height of fences is four (4) feet. Fences and walls enclosing swimming pools may be taller than four (4) feet based on site conditions. Fences for screening utility structures may be taller than four (4) feet based on site conditions. Retaining walls in excess of six (6) feet high shall require certification by a licensed architect or civil engineer in the state of Missouri (**See ACC Design Guide Lines Appendix B**).

D. FENCE AND WALL FINISHES

All finish colors shall be natural tones such as tan, grays, browns, or black for ornamental finished metal fencing. No bright blues, bright oranges, pinks, bright reds, bright yellows, bright greens, or purples will be allowed. No fluorescent finishes or pastels will be allowed.

VII. CENTRAL SEWER SYSTEM

A. CLASSIFICATION

StoneBridge Village utilizes a pumped effluent sewer system. This system consists of grinder pumps, holding tanks electric controls, and associated appurtenances. The owner will be responsible for extending the sewer service to the grinder pump holding tank. Missouri American Water Company may require deviations from these specifications.

B. PLAT PLAN

The Owner shall include the following items on the plat plan:

1. Finish floor elevation of the lowest floor requiring waste water plumbing
2. Location of sewer stub-out from foundation.

C. INSTALLATION

Missouri American Water will install the necessary service lines, holding tanks, grinder pumps, electrical controls, and appurtenances. Missouri American Water will determine from the plat plan the location of the holding tank. Prior to installation of holding tank, the owner and/or builder should establish a grade stake benchmark in the proximity of the holding tank to indicate finish yard elevation. This will allow the installation crews to install the holding tank consistent with the proposed finished grade. So as not to hamper repairs and maintenance, the holding tank and control panel shall not be in a fenced or heavily landscaped area. The sewer stub-out from the house should be located such that the holding tank, grinder pump, and electrical controls are accessible to Missouri American Water

VIII. SWIMMING POOLS

A. LOCATION

No swimming pool or part thereof, including apron and walks, shall protrude into any front yard, construction setback line, or easement.

B. ENCLOSURES

The swimming pool area shall be walled or fenced so as to prevent uncontrolled access by children and pets from the street or adjacent properties. The fence or wall shall not be less than four (4) feet in height, openings shall be 4 inches or smaller, gates shall lock upon closing, and shall comply with paragraph VI (Fences and Walls) above herein, and shall be maintained in good condition.

C. DISCHARGES

Discharging of backwash water shall not be permitted or pumped into any part of the sewer system and shall be controlled so that it will not wash across an adjoining lot or erode common property.

IX. SIGNAGE

No sign shall be erected on properties within StoneBridge Village other than signage specifically approved by the ACC. The sign design, content, size and colors must be approved by the ACC. Presentation of the sign to the committee is

scheduled by calling the POA for the date and time of the next meeting and to be added to the agenda.

“For Sale” and informational signs must be of natural tones such as tans, grays, and earth tones whenever possible. Whites, bright colors and fluorescent finishes or pastels are discouraged. Exceptions may be made by the ACC when a realtor’s registered logo and colors are used. “For Sale” and informational signage must be no larger than 144 square inches (12” x 12”).

A. SIGN PLACEMENT

A realtor or owner, who plans to advertise “For Sale,” or “For Sale by Owner,” will need approval from the POA office for placement of advertising signage that may vary from the following policy.

The following outlines sign placement requirements.

1. “For Sale” and Informational Signs: These signs must remain within the 144 square inches (12 inches by 12 inches) previously required. For a lot, the sign must be placed back from the street right of way to allow for POA mowing of the lot front. “For sale” or informational sign at a house, cannot be less than 10 ft. from the roadway.
 - a. Corner Properties: Two signs of 144 square inches may be placed on corner properties (i.e. one on each street side).
 - b. Golf Course Properties: Two signs of 144 square inches may be placed on golf course properties – one on the street exposure and one on the golf course exposure.
 - c. Property with only One Street Frontage: One sign of 144 square inches may be placed on the street side.

B. “OPEN HOUSE” SIGN PLACEMENT

If a realtor chooses to advertise “For Sale” by conducting an open house, approved signage may be placed 24 hours in advance. The signs must be removed within one hour after conclusion of the open house. The realtor or representative must be present at the open house during hours of the scheduled open house.

The realtor holding the “Open House” must notify the POA in writing at least three days prior to the open house event. This notice may be sent by e-mail to sbvpoa@gmail.com. The notice must include the following:

1. Realtor’s name and contact number
2. House address
3. Hours of open house

Larger “Open House” Signs: The ACC will allow the use of one larger “Open House” sign not to exceed 450 square inches (24 inches by 18 inches) to be placed at the entry to Stonebridge Village (the intersection of Stonebridge Village Parkway and Highway 76). Realtors may place signs containing directional arrows to assist potential buyers in finding the property. One additional “Open House” sign not to exceed 450 square inches (24 inches by 18 inches) may be placed in the front yard of the property.

All “Open House” signage must be removed no later than one hour after conclusion of the “Open House.” Any “Open House” signage remaining in place more than one hour after the conclusion of the “Open House” will be subject to confiscation by the POA. The realtor may reclaim any confiscated signs by paying a penalty of \$10.00 per sign to the ACC Administrative Assistant.

The POA reserves the right to limit the number of “Open House” events. There will be no more than five “Open House” events occurring at any one time.

Signs related to a golf tournament may be placed on POA property as approved by the Golf Pro and General Manager but must be removed at the conclusion of the tournament or the morning following at the latest.

Any deviation from the above ACC established procedures will result in removal and storage of signs outside the golf maintenance building.

See the POA General Manager for further information relating to signage.

C. “ESTATE SALE SIGN PLACEMENT” Any individual or company wishing to hold an “Estate Sale” within Stonebridge Village must notify the POA in writing at least three days prior to estate sale. This notice may be sent to the POA via e-mail to sbvpoa@gmail.com. The must include (1) the name and contact information for the individual or company holding the estate sale; (2) the address where the estate sale is to be held; and (3) the days the estate sale is to be held and the hours during which the estate sale is to be held. The ACC will allow one sign not to exceed 450 square inches (24 inches by 18 inches) to be placed at the entry into Stonebridge Village (the intersection of Stonebridge Village Parkway and Highway 76). Additional signs of the same size containing directional arrows to assist interested parties in finding the estate sale will be allowed. One additional sign of the same size may be placed in the front yard of the estate sale site.

The individual or company administering the estate sale may place approved signage 24 hours in advance of the estate sale. The signs must be removed within one hour after the sale is concluded. For estate sales lasting more then one day, the signage must be removed each day and placed again the following day. Estate sale signage shall not remain posted within the Village after the conclusion of each days business. Any “Estate Sale” signage remaining in place more than one hour after the

completion of that days business will be subject to confiscation by the POA. An individual or company may reclaim any confiscated signage by paying a penalty of \$10.00 per sign to the POA Administrative Assistant.

The POA reserves the right to limit the number of "Estate Sale" events being held at any one time. There shall be no more than two "Estate Sales" being conducted within Stonebridge Village at any time.

X. MISCELLANEOUS REQUIREMENTS

A. MAILBOXES

1. Residential mailboxes, and numbers shall be of uniform type and design and will be approved by the ACC; guidelines for acceptable mailboxes can be found in **Appendix D**, of the Architectural Control Committee Design Guidelines. Variations from these guidelines shall be submitted to the ACC for consideration.
2. Except for temporary seasonal decorations, no changes, additions, or enhancements in the color or design of the box and support are permitted.
3. It will be the property owner's responsibility to place and maintain the box, and support in a condition acceptable to the postmaster, the letter carrier, and the ACC. The property owner must contact the Reeds Spring Postmaster for proper placement of the box prior to, and include verification from the Postmaster as part of, the submission to the ACC.
4. Mailbox review and approval by the ACC may either be included in the initial home construction permitting or as a subsequent permit for Alteration and/or Addition to Existing Property. It is recommended the builder leave enough material on site; matching materials, to construct the mailbox.

B. TRASH and RECYCLE CONTAINERS

All trash and recycle containers for one and two family dwellings shall be stored inside garages, basements, or fenced privacy areas adjacent to the home, which are approved by the ACC, except on day of pick-up.

C. HOUSE NUMBERS

1. Each mailbox and house shall display the street address (numbers) using four (4) inch numbers and colors contrasting with the background. The numbers must be visible from the street for emergency responses. A street

name or residence name may also be placed on the home or mailbox if it is less than one (1) foot square.

2. The correct house number will be assigned by the Emergency "911" office and will be available from the POA when a building permit is issued.

D. CLOTHESLINES

No outside clotheslines will be allowed.

E. EXTERNAL ANTENNAS

Only 22 inch or less diameter satellite dishes are allowed. Roof locations are encouraged. Satellite dishes are not allowed at ground level in the front or within five feet of the front of the house. Proposed location and screening must be submitted to the ACC for review prior to installation.

F. PROPANE TANKS

All propane tanks shall be buried or acceptably concealed from street, golf course, and neighbors view. Placement and installation of propane tanks must adhere to current code requirements and be approved by the ACC prior to placement.

G. LEASH LAW

StoneBridge Village requires all house pets to be on a leash or in a cage except when on the owner's private property or when the house pet is in a designated off-leash area. Cats, dogs, or other house pets shall not be allowed to roam free.

XI. PENALTY FOR MISCELLANEOUS INFRACTIONS:

In addition to any enforcement procedures, including fines or penalties, contained elsewhere in these ACC Rules and Regulations or the Declaration of the Covenants and Restrictions of StoneBridge Village, the POA shall have the authority to levy fines of up to \$50.00 per day for each violation for failure to comply with the ACC Regulations and/or Design Guidelines. Any such fine levied by the POA, after written notice of not less than 10 days, shall be considered personally served when deposited in U.S. mail, will have an opportunity to be heard. Any such fines may, at the option of the ACC, date from the first date of the violation and each day shall be considered a separate violation.

Such expenses, and fines as may be imposed pursuant to these ACC Rules and Regulations or this section, shall be secured by a lien encumbering such lot or tract in the same manner as the lien provided for in Article X of the Declarations, Covenants and Restrictions of StoneBridge Village. All remedies described herein and all other rights and remedies available at law or in equity shall be available in the event of any breach by any Owner, member, occupant, or other person of any provision of this paragraph or these ACC Rules and Regulations and/or Design Guidelines.

For purposes of administering this section or these ACC Rules and Regulations and/or Design Guidelines, the determination of whether a violation has been, or is being, committed and the determination of what time period constitutes a "reasonable time" allowable for voluntary termination of the same, shall be made by the POA General Manager and may be in conjunction with the ACC.

TABLE OF ATTACHMENTS

<u>Appendix A: Building Height limitations on sloping lots (1) Uphill (2) Downhill & (3) Sloping Lots</u>	
<u>Appendix B: Footing Details</u>	<u>Sheets F1, F2, F3, F4, F5</u>
<u>Appendix C: Driveway Details:</u>	<u>Sheet DW-1</u>
<u>Appendix D: Mail Box Details:</u>	<u>Sheet M1</u>

- Exhibit A: Checklist for Building Construction Application
- Exhibit B: Construction Application
- Exhibit C: Building Specification List
- Exhibit D: Plat Plan Requirements
- Exhibit E: Landscaping Plans and Permit
- Exhibit F: Proof of Liability Insurance
- Exhibit G: Building in Progress Plan Alteration Request Form
- Exhibit H: Driveway & Culvert Inspection Form
- Exhibit I: Permit Application for Alteration and/ or Addition to Existing Property
- Exhibit J: Final Exterior Inspection Request Form