

Rules and Regulations

OF MEADOWS OF WINTERSSET HOMES ASSOCIATION

Covenant Enforcement Policy

LET IT BE RESOLVED that the following covenant enforcement procedures will be followed:

1. Effective Date. These rules and procedures shall become effective on the date of their enactment.

2. Violations of the Declaration of Restrictions and the Association's Rules and Regulations. Violations can be brought to the Board of Directors or the Architectural Review Committee's attention in the following ways, a) by a monthly inspection by the Board's Management Company b) by a Board Member or Architectural Review Committee member or c) by receiving a notice of a violation from a Homeowner. The Board of Directors will investigate all potential violations reported to the Board of Directors. The Board reserves the right to dismiss any violation notice, which in their opinion, lacks sufficient detail to indicate a violation, has been committed.

3. Notification to Owners. Once the Board determines a violation has occurred, the Board will request the Management Company provide written notice by mail to the Homeowner setting forth in reasonable detail the nature of the violation and the specific action or actions which shall be taken by the owner to remedy such violation. The notice shall give the owner thirty (30-days) to either cure the violation or to submit a plan and timeline to remedy the violation. In lieu of submitting a plan, the Homeowner may request a hearing with the Board of Directors to appeal the notice of violation. If an appeal is received, the Board shall schedule an appeal hearing within thirty (30) days to review the matter with the Homeowner. If the Board determines a violation does or does not exist after reviewing the plan or holding an appeal hearing, the Board will notify the Homeowner of their decision in writing or email. The Board's decision will be final. If the determination by the Board is that a violation has occurred, the Homeowner has 30 days from the date of the Board's notice to correct or resolve the violation.

4. Assessments. If the Homeowner does not submit a resolution plan or request an appeal hearing, the Board may levy an assessment per each 30 day occurrence after the initial notification of the violation against the Homeowner who has violated the Declaration of Restrictions or the Association's Rules and Regulations. All assessments will be in accordance with the Assessment and Collection Policy until considered resolved by the Board of Directors.

5. Violations: Violations of Section 9 through Section 16 in the Declaration of Restrictions and the Association's Rules and Regulations are subject to assessments.

6. Repeat Violations. Any future repeat violation of the same type of offense is deemed to be a willful violation and will result in an immediate assessment

without a 30-day grace period to resolve the violation or the right of the Homeowner to appeal.

7. Collection Provisions. All assessments, costs and expenses necessary to enforce this policy shall be assessed against the Homeowner's property and subject to all the provisions of the Association's Assessment and Collection Policy.

8. Unresolved Violations. After the expiration of thirty (30) days following notice of a violation which has not been cured and no hearing is requested or no plan to remedy the violation has submitted, the Board may:

A. Suspend the rights or privileges of the owner relating to use of any Common property within the Association and suspend the voting rights of the owner;

B. Pursue all rights of action available at law or in equity including, but not limited to, the remedy of injunctive relief and obtaining a monetary judgment for all costs, expenses, including reasonable attorney fees, and damages.

This document replaces the Covenant Enforcement Resolution approved by the Board of Directors on March 9, 2009.

Adopted by the Board of Directors this 23rd day of January 2014.

Robert L. Williams
President - Board of Directors

Tammy Brown
Secretary - Board of Directors

Rules and Regulations

OF MEADOWS OF WINTERSET HOMES ASSOCIATION

Fence Standards

The following General Guidelines, Standards and Maintenance for Fences built, constructed, erected or installed in the Meadows of Winterset is in conjunction with the Declaration of Restrictions, Section 14.2 and 14.3-Outbuildings.

All fences (New/Modified) shall have Architectural Review Committee (ARC) approval prior to starting the project. An ARC Request Form (which can be found on the MOW web site) must be submitted for approval, along with all requested documentation. ARC approval of the request is valid for 30-days from the start date listed on the ARC Request Form.

Fence Standards

- Type of material for fence and posts:
 - Wood
 - Acceptable choices include: cedar, cypress, redwood and pressure treated
 - All other wood types must be approved by the ARC
- Metal
 - Wrought Iron "Forged" Steel ONLY
 - Constructed of "Forged" Steel material
 - 15 Year minimum warranty and maintenance free as stated in the Manufacturer Specifications, which is required for approval.
 - Black color only
- Posts must be of wood or metal material, matching approved fence material (i.e. wood/wood or wrought iron/wrought iron). Stone posts/columns may be submitted for ARC review.
- No chain link, aluminum, stainless steel, vinyl or PVC fence material allowed.
- All interior reinforcement and additions must be approved by the ARC
- Shrubs/Trees used for fence lines or privacy must be approved by the ARC
- Style of Fence
 - Style of fence structure should be consistent to that within the subdivision.
 - Acceptable styles: dog eared, shadow box, straight top, picket.
 - All other styles must be approved by the ARC
 - Spacing of boards should not exceed City Code requirement.
 - Finished side of fence must face out from the property.
- Color of Fence
 - Color of wood fence: Stain of wood tone
 - Color sample must be submitted to ARC for approval: manufacture name and color number. Samples, brochures, photos and websites accepted.
 - Natural weathering (as long as fence is in good condition and maintained-see Quality below)
 - No Painting of fences allowed
- Height of Fence (Property Fence) 4 Feet only
- Location of Fence
 - Plot Plan must be presented with ARC Request Form showing exact location of proposed fence on property, as well as relation to any adjacent streets or common areas.
 - Fence may extend to property lines, meetings all Lee's Summit, MO fence guidelines and codes.

- Fence shall be attached to house at the rear corners of the house (house and garage), unless otherwise submitted and approved.
- No fencing forward on property (includes front yard) or past front corners of house or garage.
- Quality and Maintenance of Fence
 - Materials-Fence must be constructed with Fence Specific Materials
 - Quality-Fence must be constructed in a quality and secure manner. Quality workmanship/craftsmanship.
 - Maintenance-Fence must be properly maintained over the life of the fence...to include, but not limited too: free of broken/cracked boards, loose boards, damaged or missing boards or materials and nails/screws protruding from boards. Stain/Sealant must not be left peeling or cracking. Fences left in natural state should be power washed every couple of years.
 - Shrubs/Trees used for fence lines or privacy must be approved by the ARC.
- Documentation required for Architectural Review Committee (ARC) Review
 - Plot Plan showing house, lot, easements (if any) and location of proposed fence.
 - Plot Plan can be obtained from the Builder or the City of Lee's Summit.
 - Building fence over easement is done at the Homeowners risk and liability.
 - No fence is allowed to be constructed on MOW Common Ground
 - Note time of project start and completion on ARC Request Form
 - Note contractors name and phone # or Doing it Yourself (DIY)
 - Must check box at bottom of form certifying that ALL City Building Permits, if necessary, have been obtained by Homeowner.
 - Follow-up inspection by ARC will take place after completion date, as noted on the ARC Request Form
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- The Meadows of Winterset HOA assumes no implied liability for errors in installation or construction of fences.

Adopted by the Board of Directors on this 23th day of January 2014

Robert L. Williams
President – Board of Directors

Tammy Brown
Secretary – Board of Directors

Rules and Regulations

OF MEADOWS OF WINTERSET HOMES ASSOCIATION

Yard Signs

The Declaration of Restrictions, Section 14.7 states, "No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on any of the Lots. However, permission is hereby granted for the erection and maintenance of not more than one (1) advertising board on each Lot as sold and conveyed. The advertising board shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale of the Lot upon which it is erected. Nothing in this section shall be construed to prohibit the erection of Subdivision entrance structures, street signs, and informational signs by the Developer (now the Board of Directors,) its grantees, assignees, or licensees at such place or places as it or they may determine, which structures may or may not display the name of the Subdivision."

The following Yard Sign Standards will be implemented and followed:

Approved Signs:

- One political sign not more than 2 feet by 3 feet in size may be erected and maintained thirty (30) days prior to a local, State or National election. The political sign must be removed within one week following the election.
- Small home security signs less than one (1) square foot in size may be maintained at all times within close proximity to the home.
- A sign supporting local school functions or events not more than two (2) square feet may be erected and maintained for a maximum 30 day period.
- Flags attached by a pole to the home are not considered signs as long as they do not convey any message endorsing a business, commercial or nonprofit organizations.
- One Garage Sale sign not more than two (2) square feet may be erected and maintained 24 hours before and during a personal or Association sponsored sale.

Unapproved Signs:

- Signs or banners of any type or size, advertising or supporting business, commercial or nonprofit organizations are not allowed on any lot.
- No signs of any type or size are permitted on any of the common ground areas of the Meadows of Winterset without the expressed prior approval of the Board of Directors.
- All violations of this Regulation are subject to fines and are detailed in the Board's current Covenant Enforcement Policy.

Adopted by the Board of Directors on this 24th day of January 2014.

Robert L. Williams
President – Board of Directors

Tammy Brown
Secretary – Board of Directors

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OF MEADOWS OF WINTERSET HOMES ASSOCIATION

Basketball Goals Standards

The definition of a basketball goal consists of all components including the pole, mounting, backboard, rim, net, base (if portable) and all hardware.

The Architectural Review Committee must approve all basketball goals in writing in advance of installation.

As of January 1, 2012, only permanent basketball goals will be approved.

Only one basketball assembly shall be allowed on the lot.

Basketball goals may not be attached to the residence.

All basketball goals shall be maintained in complete and good condition.

Courts may not be painted or permanently outlined on the driveway.

Permanent basketball goals shall be placed next to the driveway approximately midway between the residence and the street on the side further most from the front entryway to the residence.

The permanent basketball backboards shall be transparent and not painted. Only the manufacture's factory graphics already applied when purchased shall be visible on the backboard. All materials other than the backboard and rim must be painted black. Nets must be of white fabric material. Chain nets are not permitted. Goals cannot have special lighting attached for playing purposes.

Portable basketball goals shall be placed on the driveway, next to and parallel to the edge of the driveway, approximately midway between the residence and the street on the side further most from the front entryway to the residence. These portable goals may not be placed in the street or on the driveway facing the street where play is in the street. Portable basketball goals may not be maintained in a down position that are visible from the street.

The base of all portable basketball goals shall be filled with the proper amount of material per the manufacturers instruction to safely stabilize the assembly. No other material may be placed on the base to stabilize the assembly. Only manufacture's factory applied graphics are allowed on the assembly.

As a courtesy to neighbors, playing time should be limited to the hours of 8:00 am to 9:00 pm.

Adopted by the Board of Directors on the 23rd day of January 2014.

Robert L. Williams
President – Board of Directors

Tammy Brown
Secretary – Board of Directors

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OF MEADOWS OF WINTERSET HOMES ASSOCIATION

Assessment Collection Policy

WHEREAS, the Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Meadows of Winterset, as amended, (hereinafter "Declaration") grants the Board of Directors of Meadows of Winterset Homes Association ("Association") with the power to enforce all covenants, conditions, restrictions, easements and charges contained in the Homes Association's Declaration of Restrictions and Rules and Regulations;

Let it be resolved;

Violation Assessment

The assessment for unresolved violations of the Declaration of Restrictions or the Association's Rules and Regulation's is \$ 200.00 a month per occurrence.

Delinquency Assessments

Any annual dues or special assessment and/or any assessments levied for infractions of the Rules and Regulations shall be considered delinquent thirty (30-days) after the Board of Directors levied the assessment and the Homeowner has failed to pay the assessment. The following assessments and actions may be imposed on any Homeowner when the Homeowner becomes delinquent:

Homeowners will be assessed \$25.00 per month anytime a delinquency exceeds \$100.00 but less than \$400.00.

Homeowners will be assessed \$50.00 per month anytime a delinquency exceeds \$400.00 and there will be an eight percent (8%) per annum charge to any delinquent assessment.

Once a Homeowner is delinquent more than \$500.00, the Association may start any and all legal collection proceedings.

The delinquent assessments, both principal and interest, shall be enforced as a lien on the Homeowner's real estate in proceedings in any court in Jackson County, Missouri, having jurisdiction of suits for the enforcement of such liens.

Adopted by the Board of Directors on this 23rd day of January 2014

Robert L. Williams
President – Board of Directors

Tammy Brown
Secretary – Board of Directors

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Trash and Recycling Containers

The Meadows of Winterset contracted trash and recycling material collection is every Friday. Trash and Recycling containers, trash bags, and lawn waste bags should not be placed by the curb for collection before 6:00 pm Thursday evening and should be removed from the driveway by 10:00 am Saturday. All containers when not placed in the driveway for collection should be stored out of the public view.

Adopted by the Board of Directors this 23rd day of January 2014.

Robert L. Williams
President - Board of Directors

Tammy Brown
Secretary - Board of Directors

Trash and Recycling012314.doc

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Parking

The following parking rules and regulations are intended to clarify the provisions in the Meadows of Winterset Declaration of Restrictions Section 16 (12) (a) and (b).

A maximum of two vehicles of the following may be parked in the driveway at one time:

- a. Passenger automobiles
- b. Pickup trucks
- c. Sport Utility Vehicles (SUV)
- d. Minivans
- e. Other similar passenger vehicles as defined by the Board of Directors from time to time.

The following vehicles may NOT be parked, stored or otherwise kept in the driveway or any other portion of the lot or in the street.

- a. Motor Homes or Motor Coaches
- b. Campers
- c. Snowmobiles
- d. Trail Bikes
- e. Boats
- f. Boat trailers or other trailers used to haul any type of recreational vehicles, equipment including (but not limited to) commercial equipment, garden and/or landscape, maintenance equipment and machinery.
- g. Recreational vehicles (any motorized or non-motorized vehicle whose primary purpose is for recreation, specifically including but not limited to jet skis, skidoos, water bikes, all-terrain vehicles, dirt or trail bikes, motor bikes, motorcycles and golf carts.)
- h. Business or commercial vehicles (any vehicle with any of the following characteristics or combination of characteristics; any vehicle with no passenger seats (i.e. delivery vans), vans with extended side panels, any vehicle with racks or panels designed to carry equipment, any vehicle with material or equipment protruding beyond the front, rear, top or sides of the vehicle, any vehicle with commercial vehicle license plates.
- i. Race Cars
- j. An oversized vehicle that is too high, wide or long to fit within the enclosed garage.
- k. Any unsightly vehicle. (Identified by characteristics including, but not limited to, missing body parts (i.e. bumper), deteriorated finish, significant body damage not repaired within a reasonable time frame, rust and/or primer on a significant portion, flat or under inflated tires or any vehicle determined, in the sole discretion of the Board of Directors, to be an unsightly vehicle.
- l. Any vehicle that requires a Missouri or other state license that is not licensed.

The Meadows of Winterset Homes Association utilizes Section 29-379 of the City of Lee's Summit's Unified Development Code for parking of commercial motor vehicles, trailer, tractors and truck-tractors.

- A. It shall be unlawful for the driver, owner or operator of a commercial motor vehicle, trailer, tractor or truck-tractor to park or cause to be parked such motor vehicle or trailer for a period in excess of two (2) hours on any street in a

residential area; provided, however, that the motor vehicle or trailer may be parked in front of a place of business in such area during regular business hours or at the site of construction project during such time as construction is taking place.

B. A residential area is that area within the City limits zoned for residential use or principally used for residential purposes.

1. A commercial motor vehicle, as used in this section, is a motor vehicle designed or regularly used for carrying freight, merchandise, or other property or more than eight (8) passengers and licensed in excess of eighteen thousand (18,000) pounds.

2. A tractor or truck-tractor is a self-propelled motor vehicle designed for drawing other vehicles, but not for the carriage of any load when operating independently; when attached to a semitrailer the tractor supports a part of the weight thereof.

3. A trailer is any vehicle without motor power designed for carrying property or passengers on its own structure and for being drawn by a self-propelled vehicle, except those running exclusively on tracks, including a semitrailer or vehicle of the trailer type so designed and used in conjunction with a self-propelled vehicle that a considerable part of its own weight rests upon and is carried by the towing vehicle.

All violations of the parking rules and regulations will be subject to fines as addressed in the Delinquency and Collection Policy which can be found in the Document section of the Association's web site at www.ahn10.com/meadowsofwinterset.

Adopted by the Board of Directors on this 23rd day of January 2014

Robert L. Williams
President – Board of Directors

Tammy Brown
Secretary – Board of Directors