



INCLINE VILLAGE

RULES & REGULATIONS

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Incline Village Rules & Regulations

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I. LOT OWNER'S COVENANTS

Each and every platted lot in Incline Village has recorded covenants by the developer, Sherwood Builders, at the Recorder of Deeds office in Warren County. These covenants are also known as the 1974 Indenture, hereinafter referred to as the Indenture. The Indenture describes rights and restrictions on each and every platted lot in Incline Village and provides that a Board of Trustees shall be elected to administer them over the land. The Trustees are responsible for the care and maintenance of all properties granted to them by the developer, to protect the rights of the lot owners and to enforce restrictions against lot owners as described in the Indenture. Lot owners may acquire a copy of the 1974 Indenture at the Village office or the website at www.inclinevillage.webs.com.

II. ENFORCEMENT: INDENTURE ARTICLE III, PARAGRAPH C

The Indenture provides that the Trustees may make reasonable rules and regulations over the common properties, roads, parks, lakes, etc., and all common grounds as necessary without creating new burdens. They are responsible for their enforcement as declared in the Indenture and shall apply them to all lot owners and future lot owners. The Indenture provides that the Trustees are responsible for enforcement of the restrictions as described in the Indenture that has been placed on the lot owner's property by the Developer, Sherwood Builders. The Indenture provides that any lot owner may take an action to correct a violation by any joining lot to their lot. Law enforcement or the courts of Warren County may be used to enforce the Indenture and the Rules of Regulations at the discretion of the Trustees or its agents. Administrative cost, attorney fees and other court costs incurred to correct violations will be charged to the lot owner.

III. GENERAL REQUIREMENTS

1. ANIMAL CONTROL

- a. Lot owners are to ensure that their animals are not permitted to run loose or cause a noise disturbance.
- b. Lot owners shall ensure that all dogs, cats or other animals are on a leash when such animals are off the lot owner's property.
- c. If an animal is causing a noise disturbance or running outside the lot owner's property and the lot owner does not take action to abate the disturbance, the Trustees will send a notice to the lot owner requesting action to correct the violation. Any further complaints will be referred to civil authorities.
- d. Every lot owner having custody or control of any animals that has bitten a person or acts in a manner suggesting that it may be affected with rabies, will be reported to Warren County Police Department.

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2. ASSESSMENTS AND ID CARDS

- a. Upon payment of annual assessments, lot owners and their dependents will be considered in good standing and shall receive Incline Village ID cards which are required to be in their possession when using the amenities. As described in the Indenture, the platted lot owners of record have the exclusive right to the amenities. To insure only lot owners use these amenities, the ID cards are required and shall serve as proof of property ownership.
- b. Dependent children 19 years of age or younger, disabled or in the active military will be issued ID cards. Lot owner's dependent children over the age of 19 must demonstrate dependency for an ID card by either a tax return or enrollment in a school of higher learning.
- c. Loaning or sharing of ID cards is prohibited.
- d. All platted lots as described in the Indenture are for single family residential and/or recreational purposes. Lots with multiple owners will receive one set of ID cards for the primary owner and their dependents.
- e. Upon request by Incline Village Security, Incline Village Water Patrol or any Trustee agent, lot owners must present their ID cards as proof to use amenities. If a lot owner or dependent does not have their ID card on their person, they may be required to leave the amenity.

3. BEACH USAGE

- a. Only lot owners in good standing may reserve the beach pavilion.
- b. Lot owners must complete the Incline Village Beach Usage Agreement prior to the date for which the beach pavilion is rented.
- c. Pets are not allowed on the beach or beach swim area.
- d. Glass containers are not allowed on the beach
- e. Picnic tables at the pavilion are property of Incline Village. Removal or destruction of these items is prohibited.
- f. Lot owners are responsible for the cleanup following the use of the beach and/or the pavilion. This includes all trash, food, cigarette butts and any other refuse.
- g. The beach is closed between dusk and dawn except when there is a rental agreement or Board of Trustees approved community event.
- h. No diving at the beach area or off swim platform is allowed.
- i. Swimming in the beach area outside the roped off area is prohibited.
- j. Swimmers may not jump, dive or enter the lake from the Village docks.
- k. Individuals accessing the marina after dusk are permitted to park in the beach area, but must not access the beach.
- l. Golf carts and other vehicles are not allowed on the sandy area of the beach.
- m. Fireworks are prohibited on the beach and marina area.

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4. **COMMUNITY CENTER** - A copy of the rules and regulations for usage of the Community Center are available at the Incline Village business office.

5. **GOLF CARTS**
 - a. Golf carts are limited to roads and the golf cart owner's lot unless they are a guest of another lot and golf cart is on that lot owner's property.
 - b. All golf carts driven on Village roads must have Village stickers which are provided at no cost after providing proof of insurance.
 - c. Golf carts may not be driven on common property unless approved by the Board of Trustees.
 - d. The number of occupants on golf carts must not exceed the number of seats available on the cart.
 - e. Riders are prohibited from standing, sitting or riding on the back, top, side or front of a golf cart that is in motion.
 - f. Golf carts operated after dark on Incline Village roads must have front and rear lighting in use. The lighting must consist of two headlights in the front and two amber/red running lights on the rear.

6. **HUNTING, FISHING AND FIREARMS**
 - a. Hunting is prohibited in the boundaries of Incline Village. This includes on private lots and common grounds.
 - b. Fishing is permitted. A Missouri State Fishing License is required.
 - c. No fishing is allowed at the Marina except on the shoreline or Trustee day dock.
 - d. Discharging firearms is prohibited on all Trustee property.
 - e. Only rod and reel fishing is allowed. Trot, limb and job lines are prohibited.
 - f. Fishing on the smaller Incline Village lakes is allowed only be accessing common grounds or from private property with the lot owner's permission.
 - g. Lot owners must accompany all guests that are fishing on any Incline Village lake.
 - h. Fishing is prohibited at the beach, from the spillway, from the dam, at all swimming areas (as posted) and from private property unless you are the owner.
 - i. All individuals fishing on any Incline Village lake must comply with the Missouri Conversation Commission's size and daily limit requirements, unless otherwise posted at the boat dock.

7. **KIDDY POOL**
 - a. Parents with children in the kiddy pool must be present with them at all times.
 - b. Children who have not been potty trained must wear swim diapers.

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8. LAKE RESTRICTIONS

- a. Swimmers must remain within the 100 foot “no wake” areas.
- b. Walking or ice skating on any lake in Incline Village is prohibited.

9. LOT OWNERS AND THEIR GUESTS

- a. Only lot owners that are current in all assessments can rent or reserve any of the Village amenities, subject to Board of Trustee approval. A Rental Request Form is available in the Village office.
- b. Lot owners and their guests may not trespass onto any other lot for any reason, including fishing or for gaining access to lakes and common areas.
- c. Lot owner and their guests are prohibited from accessing the dam and the spillway without permission from the Board of Trustees.
- d. Glass containers are prohibited on all common grounds with the exception of the interior of the Community Center.
- e. After authorized use of a specific common area, it must be cleaned by 11:00 am on the day following the use of the area.
- f. Lot owners may be charged for failure to clean rental area as specified and/or repair any damages incurred during their rental.
- g. Guests may be charged a fee for the use of the amenities.
- h. Lot owners MUST accompany their guests at all times and are responsible for the actions of their guests.

10. PARKING:

- a. Per the concern as expressed by the Wright City School District and the Wright City Fire and Rescue District, the following parking rules will apply to all streets of Incline Village effective the date of this publication. Parking Rules will be enforced through Article III, paragraphs D and M of the Indenture. This includes vehicles, boats, campers, trailers or other items. Lot owners will receive a notice to correct violations within 15 days. If after fifteen days the violation has not been corrected, the Trustees will take legal action to correct the violation. All cost incurred to correct the violation by the Trustees will be charged to the lot owner.
- b. **NO PARKING IS ALLOWED ON THE STREETS OF INCLINE VILLAGE FOR ANY EXTENDED PERIOD OF TIME.**
- c. Extended parking will result in a letter issued by the Trustees requesting the violation to cease. If after fifteen days the violation has not been corrected, the Trustees will take legal action to correct the violation. All cost incurred to correct the violation by the Trustees will be charged to the lot owner.

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- d. When it is necessary for temporary parking on the street, it will be allowed on a day to day basis for the lot owner guests. Lot owners are responsible to see that their guests park in the direction of traffic and on one side of the street to allow emergency vehicles and school busses to pass without delay. Extended parking by a lot owner's guest will result in a written notice to correct the violation. If it is necessary, a lot owner may be granted a request to use the Community Center parking lot for overflow parking on a temporary basis.
- e. Lot owners will be responsible for construction workers or other service vehicles that find it necessary to park on the street to park in the direction of traffic on one side of the street in such a manner as to not delay emergency vehicles and school busses.
- f. Per the Indenture, **PARKING OF VEHICLES IN THE YARD OR ON ANY LOT BY A LOT OWNER, THEIR DENDENTS OR GUESTS AS A MEANS OF REGULARITY IS PROHIBITED.**

11. RENTERS

- a. Renters are not lot owners, therefore renters and/or their guests may not use the amenities and privileges that Incline Village offers including, but not limited to, fishing, swimming, tennis, boating and parks.
- b. Renters agree to abide by all renters applicable Indentures, Rules and Regulations and such other instruments that may be enacted to provide for the welfare of Incline Village and its residents. Renters have a responsibility to remain current on all such matters.

12. SWIMMING POOL

- a. The posted pool rules must be followed at all times. Anyone in the pool area must comply with all instructions of the lifeguards, Incline Village employees and Board of Trustees.
- b. The number of guests allowed at the pools five (5) per household, regardless of how many lots are owned.
- c. Lot owners must be present for their guest to access the pool.
- d. Children twelve (12) or older may only have two guests at a time without the lot owner present. Dependent ID is required.
- e. Lot owners are responsible for any damages that they or their guest may incur.
- f. The following items are prohibited: Glass containers, pets, bicycles, alcoholic beverages, cigarettes and any other items as determined by the lifeguard, Incline Village employees or Board of Trustees.
- g. The following behavior and activities are prohibited: horseplay, running, dunking, littering, lewd behavior, foul language, public intoxication and any other behavior considered unacceptable by the lifeguard, Incline Village employees or the Board of Trustees.
- h. Food and drinks are only allowed in the designated areas.
- i. Children under twelve (12) must be accompanied by an adult.

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- j. Ill or contagious individuals should refrain from accessing the pool for the safety and well-being of others. Admission may be denied as determined by the lifeguard, Incline Village employees or the Board of Trustees.
- k. The Board of Trustees and the lifeguard reserves the right to close the pool at any time for maintenance purposes, health concerns, and inclement weather or for any other reason.
- l. Street clothing may not be worn in lieu of a swimming suit.
- m. Lifeguards reserve the right to impose a ten (10) minutes adult-only swim period each hour.
- n. Lifeguards reserve the right to restrict the use of inflatable objects, swimming fins, snorkels and any other object that may interfere with other swimmers.
- o. Diving in and doing flips into the pool is prohibited.
- p. Lifeguards reserve the right to restrict games such as tag and Marco Polo and to stop the use of beach balls, splash balls and Frisbees.
- q. Being combative, uncooperative, argumentative and abusive towards the lifeguard or anyone else in the pool is prohibited.
- r. Only on-duty lifeguards are allowed in the lifeguard stand.
- s. Loud music is prohibited in the pool area. Lifeguards reserve the right to restrict or terminate the listening of music at their discretion.

13. TRAFFIC SIGNS

- a. In the name of SAFETY for all lot owners and their families, effective this publication, speed limits, stop signs and other posted traffic signs authorized by the Trustees shall be enforced using the Warren County Court System. The lot owner will be charged with all cost incurred by the Trustees to correct any traffic violation.

14. VEHICLES [SEE AMENDMENT on page 9](#)

- a. Incline Village is not responsible for lot owners or their dependents when operating any vehicle on Incline Village roads. It is the responsibility of the lot owners to supervise their dependents and insure that they follow all rules that govern the roads of Incline Village.
- b. Vehicles approved for Incline Village roads include vehicles licensed under Missouri State Law, scooters that have an engine rated under 50cc, electric scooters and golf carts. Any other vehicles unlicensed by the state of Missouri and rated over 50cc are not permitted on the roads of Incline Village.
- c. Lot owners and their dependents are fully responsible to obey all posted traffic and parking signs.
- d. Lot owners and their dependents that use golf carts and scooters on Incline Village roads must yield to all other traffic.

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**Amendment* The language regarding VEHICLES 5.0.0 (Indenture Reference Article V) from the retired Rules and Regulations document dated 06-15-2009 has been inserted. QUOTE: Article 5.2.3 Motorized go-carts, snowmobiles, dirt bikes, three-wheel or four-wheel ATV's (All Terrain Vehicles) are not permitted on any road, or common area in Incline Village.*

IV. CONSTRUCTION AND HOME IMPROVEMENT RULES

Lot owners are required to follow restrictions as set forth in the Indenture that covers the cutting of trees, easements and structures. The Warren County Court has upheld the authority of the Trustees to compel lot owners to provide certain documents and payment of deposits before any action is taken by a lot owner who wishes to make improvements to their lot. It is the lot owner's responsibility to contact the Village Office prior to engaging in any improvement to be certain that they follow all building restrictions, building setback requirements and rules as described in the Construction and Home Improvement Rules and Regulations. Copies are available at the Village Office. Lot owners that fail to comply with the Indenture and/or Rules and Regulations will be subject to an action taken by the Trustees which may include legal action. Lot owners will be charged all cost incurred by the Trustees to correct a violation including legal and court costs.

V. LAKES & WATERCRAFT REGULATIONS

The Indenture provides for the Trustees to make reasonable Rules and Regulations governing its property. The Rules and Regulations lot owners must comply with covering the usage of all lakes and watercraft on the lakes is available upon request at the Village Office. These rules govern lake use, watercraft size, weight, speed limits and who may or may not use watercraft on any lake. Rules require watercraft fees, registration, inspection of watercraft and proof of insurance before a lot owner's boat is approved to be place on any lake. It is the lot owner's responsibility to obtain a copy of the Lake and Watercraft rules and comply with them before they attempt to place a boat or use any lake for recreation. Violations of the Lake and Watercraft rules may result in a corrective action including legal action. Lot owners will be charged all cost incurred by the Trustees for a correction of a violation.