



INCLINE VILLAGE

RULES & REGULATIONS

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Incline Village Rules & Regulations

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.

Incline Village Rules & Regulations

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 by 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.

Incline Village Rules & Regulations

- 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.

Incline Village Rules & Regulations

**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.