

Rules and Regulations – Supplemental to the Indentures

To ensure high standards for our community, the Board has added the following Rules and Regulations empowered by 'at sole discretion' as provided by the covenants.

Failure to comply may result in monetary fines imposed by the Board for violations stated in the Covenants, and Rules and Regulations.

It has become necessary that the following rules be put in place.

- **FIRST OFFENSE** - A violation letter requesting a resolution within 10 days.
- **OFFENSE NOT CORRECTED** – The second letter includes a fine of \$25.00.
- **Each additional notification of the offense:** An additional letter will be sent with the fine increasing by \$25.00 each time.
- **Fines are capped at \$250.00.** If the violation has not been cured by that time it would become necessary to involve legal remedies at the expense of the owner.
- **REPEAT VIOLATIONS** - First letter will include a fine of \$25.00 and continue the process as written for the life of owner.

Landscaping: Each Owner shall maintain his or her Lot in a neat attractive manner which may include but is not limited to the following.

- **Removal of weeds in the landscaping area by June 1st and throughout the season.** (If you need to hire weed control, contact a vendor/service provider or management, Richard, 636-441-9200 for an ongoing contract to be serviced whenever needed to keep the area maintained).
- **Rock or mulch spillover needs to be picked up and returned to the landscaping bed to prevent damage from thrown rocks.**

Dog owners must immediately pick up pet waste.

It is owners responsibility to replace damaged window screens.

Illegal activities, excessive noise (e.g., engine revving), including loud music or noisy disruption, are **PROHIBITED**.

Parking on any grass is prohibited. Irrigation heads are installed along driveways and street curbing which are easily damaged by vehicle tires.

All vehicles parked in Braewood subdivision in the driveway or on the street are required to be registered and have valid plates.

No motor vehicle or equipment shall be repaired or otherwise serviced in front of or adjacent to any residence on the property. Both the vehicle and equipment must be completely housed inside the garage.

All oil spills are to be immediately cleaned from driveways. Tip: Carburetor cleaner is often used for this issue.

All driveways and walkways to the front door of units shall be concrete. Owners must keep such areas in good repair, in their natural color, and free of weeds.

Please return trash/yard waste containers to the inside of your garage by 6:00 a.m. following the day of pick up. Failure to do so results in a \$25 fine per occurrence. Owners can add the app "STP Collects" to their smart phones to be informed when pick ups are scheduled.

A proposed exterior addition, change, or alteration must be presented to the Board using an Architectural form. This form must be approved before work begins.

Covenants and Architectural forms may be found on the owners' website.

www.alpharealestategrp.com

Tip: If you choose to display the American Flag, we would encourage displaying it from the front of the garage, to the right or left of the garage door. This is in keeping with the attractive décor of our neighborhood.

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