

RULES & REGULATIONS AT-A-GLANCE

This is not a comprehensive list of the covenants.

To view a full list of the covenants, please visit WaterfordOzark.com/covenants or contact the HOA board.

Any violation of the covenants or rules may result in a fine.



Architectural

All exterior changes (landscaping, solar panels, sheds and exterior improvements) must be approved in advance and in writing by the Architectural Committee. Permits, if required, must be obtained before starting.

For details and to start the process, email waterfordhomeownersassociation@hotmail.com



Vehicles

Commercial vehicles, box trucks, trailers, campers, boats, etc. may not be parked or stored in yards, driveways or on the street for more than 24 hours.

Homeowners' vehicles must be in working condition and have current Missouri tags if they are to be parked in front of the home.



Pets

Please pick up after your pets. Do not let pets become a nuisance by barking, etc. Please always abide by the City's leash law. Up to 6 chickens (no roosters) allowed.

Coops need prior approval of Architectural Committee.



Lawns and Landscaping

Lawn and landscape must be regularly maintained in neat and tidy manner – mowed, free of weeds, and other debris, and leaves removed. Bushes and trees must be trimmed to an appealing size. Damaged trees must be removed.



Sports Equipment

Basketball goals, ramps, targets, bikes and toys etc. must be stored in garage or otherwise out of sight when not in use.

Permanent basketball goals are allowed with prior approval from the Architectural Committee



Trash Containers

Receptacles must be stored in garage, behind your home, or behind fencing so that they are not visible from the street, at all times, except for the 24 hours of designated trash pickup day.



Garage Sales

Garage sales are only allowed during the annual neighborhood sales. Check the Waterford website for dates. Hardship sales are allowed with pre-approval from the board.



Fences

Fences must be properly maintained, and all fences will be constructed finished side out. Fences adjacent to common areas, including lakes, must be 4 foot.



Wood Piles and Fire Pits and Grills

Wood piles, fire pits and grills must be stored out of sight behind a privacy fence and not in view from any public area when not in use.



Signs and Flags

Political signs may only be displayed 30 days before and 5 days after the election. One sign displaying names of owners and house number is allowed. American flags must be flown following US flag code. Any other sign or flag requires approval from Architectural Committee.

How do fines for violations work?

Residents are notified of violations via email. Therefore, it is important to keep your contact information with the HOA current.

Minor violations (trash containers, signs and flags, lawn mowing, sports equipment) that can easily be resolved must be resolved within 14 business days of the notice being sent. After 14 days, fines may be assessed.

Major violations (landscaping, exterior painting, exterior structures, etc.) must have a plan in place in 30 days with a clear timeline to resolve the issue. If no plan is in place or the plan is not followed, fines will be assessed.

LAKE AND POOL RULES

LAKE RULES



- Subdivision lake/fishing lanyards (current year) must be worn while fishing.
- Children 12 and under MUST always be accompanied by an adult when fishing at the lakes.
- Catch and release fishing only.
- Rod and Reel fishing only (not gigging, snagging, trapping, netting, etc.)
- Please leave the lake area by 10:00pm. Please clean up your area before leaving.
- Homeowners must always accompany guests at all times.
- Canoes, kayaks and other types of boats are not allowed on the small or large lake.
- During winter months, skating or walking on the ice is not allowed.

POOL RULES

No Lifeguard on Duty – swim at your own risk. Not responsible for accidents. Call 911 for Emergencies!



- Pool hours are 9am – 10pm. Adult-only early morning swim hours may be approved by the board.
- No alcoholic beverages or glass containers
- No smoking or vaping allowed.
- Children 12 and under must be accompanied by an adult at all times.
- Residents must stay in the pool area with guests at all times.
- Do not leave the gate open!
- No running in the pool area. No diving allowed.
- Pool key cards are the responsibility of the resident. A \$25.00 refundable deposit will be required for a replacement key.
- Do not allow people into the pool area if they don't have their key. They need to email waterfordhomeownersassociation@hotmail.com for more information about how to activate their pool key.
- If you request a pool party, please notify the HOA board at least 24 hours prior to the party. A \$50.00 refundable deposit is required, but will be returned at the end of the party if the area is cleaned and no damage has occurred.
- Pool parties are limited to 10 guests.
- Please clean up after yourself and your family before leaving the pool area. Throw away your trash and return chairs, tables, etc. to their original location.

If you have outstanding fines for covenants or rules violations, or if your yearly assessment fees are past-due, your pool key will be deactivated until the issue is resolved, all fines are paid and your dues are paid in full.