

**WARSON RIDGE CONDOMINIUM**  
**RULES AND REGULATIONS**  
**May 2021**

These general rules of conduct are to insure the right of all Owners and Tenants to quiet enjoyment of their homes.

1. **Pets:**

NOTE: A pet's acceptability on the premises shall be based on the Owner's control, his consideration of the community property and his/her courteous concern for neighbors. Pet ownership is a **responsibility**.

- A. Residents may not keep more than one pet (dog, cat, ferret, bird, etc.) per unit, and any pet must be registered with Warson Ridge Condominium Association. Beginning January 1, 2013, a \$50.00 pet registration fee is required.
- B. Pets are not to exceed 30 pounds. Beginning January 1, 2013, owners of any pet of questionable weight (possibly weighing 30 pounds or more) will be required to have their pet weighed at a weigh station designated by Warson Ridge condominium management and the Board of Directors. Failure to verify a questionable pet's weight under this guideline will result in \$25.00 a day fines followed by legal action for removal, if necessary. Failure to register pets is also open to such fines and legal action.
- C. All pets must be registered with the Management Company using the Warson Ridge pet registration form within ten days of receipt. Owners will be responsible to update the form as information together with registration fee changes.
- D. No pets are allowed to run loose on the grounds. Pets are to be on a leash **at all times** when outside of unit. (St. Louis county Ordinance #611.200)
- E. Owners are responsible for removing pet waste from interior and exterior of the condo immediately. (St. Louis County Ordinance #611.210)
- F. Pets are not to be tied, staked, or otherwise domiciled outside the unit without the owner being present.
- G. Pets are not allowed on balconies/patios without the owner being present.
- H. Pets are not allowed in pool area at any time.
- I. Pets are to be walked in remote areas only (open grassy field in front of complex), and not within 60 feet of building.
- J. No pet will be allowed that makes excessive noises such as repeated barking, howling, whining, or other annoyance to neighbors.
- K. Seeing Eye dogs and/or pets for medical necessity will be permitted for persons holding certificate of necessity.
- L. Owners are responsible for any and all damage to the Association or Association-maintained property that is caused by their pet, their tenant's pet, or a guests pet.
- M. The Owner shall hold the Association harmless from any claim resulting from any action of an Owners pet.
- N. Failure to adhere to these rules will result in fines and possible removal of the offending pet.
- O. A resident will be required to remove any offending pet that repeatedly violates any of the above rules, at the sole discretion of the Board.
- P. Residents are allowed to pet-sit an unregistered animal on a temporary basis. If a pet is being kept for longer than 24 hours, it is required that you notify management. All pet rules apply to both permanent and temporary pets.

We hope all owners of pets understand that these rules and regulations are for their protection as well as that of other residents who do not have pets.

**Please help maintain our complex so that we may enjoy it!**

## 2. **Parking:**

- A. There will be one covered or designated parking space per unit. Park only within your assigned area. There are unassigned spaces available on the lot for a second vehicle as well as for guest parking. Residents are responsible for guest parking and should inform all guests not to park in reserved spaces.
- B. All vehicles parked at Warson Ridge must be operable, have current safety and emissions sticker, and have current license tag. In addition all vehicles must be kept free of flat tires, broken windows, leaking oil, fluid, or any other condition that renders the vehicle inoperable, which could damage the property, and/or constitutes an eyesore.
- C. Boats, recreational vehicles, commercial vehicles and the like shall not be parked on any space (marked or unmarked), or on any part of the lot for more than 48 hours without prior written consent from the Board.
- D. No vehicle shall be parked, stored, or left in any space or on the lot for the purpose of being repaired, remodeled, etc.
- E. Carports are common property and must not be used for storage. Vehicles only are allowed.
- F. Storage of vehicles of any type in any space or on the lot is prohibited.
- G. No major repairs of vehicles are allowed. Waste oil and grease cannot be disposed of in the trash dumpsters and cannot mar the appearance of the spaces/lot/etc. The owners will be responsible for any and all damage done by leaking, spilled, or improper disposal of oil or grease, and anything else related to car maintenance or repair.
- H. Parking violations include, but are not limited to the following.
  - 1. Parking in an area other than within the lines of the covered or assigned parking space, including someone else's space.
  - 2. Advertising a vehicle for sale.
  - 3. Unauthorized vehicles for reasons specified below:
    - a. Commercial vehicles
    - b. Recreational vehicles (RV's, trailers, campers, ATV's, etc.)
    - c. Boats, jet skis, etc.
    - d. Expired, or no license plates
    - e. Derelict vehicles
    - f. Disabled vehicles (inoperable, flat tires, broken windows, leaking oil or other fluids, etc.)
- I. Speed limit in Warson Ridge is 10 miles per hour.
- J. Owners with vehicles in violation of any of the above provisions will be subject to fines and/or towed at the owners expense, at the sole discretion of the Board.

## 3. **Pool Rules:**

- A. ***RESIDENT POOL ENTRY IS BY USE OF AUTHORIZED CODE ONLY; USING THE POOLS CODED LOCK ON THE ENTRY GATE.***

Residents must sign for the code at the beginning of each pool season while agreeing not to share the code with anyone (including other residents who have not signed for the code and any resident under the age of 18.) Entry code forms are provided to all residents prior to pool season. Each adult resident must sign individually for the code in order to use it (no one else can sign for them.)
- B. Pool hours : 7 am- 11 pm
- C. Guests must be accompanied by a resident **at all times.**
- D. Children 18 and under must be accompanied by an adult.
- E. Owners who do not reside at Warson Ridge may not use the pool.
- F. Residents may have up to three guests at the pool with them.
- G. No glass bottles in pool area.

- H. No alcohol in pool area. No smoking in the pool area.
- I. No running in pool enclosure.
- J. Personal conduct in pool enclosure must be such that enjoyment of all individuals is not jeopardized. This includes: No running, pushing, horseplay, diving, jumping in, and/or and loud noise.
- K. Radios are to be played at a low volume.
- L. No flotation devices (rafts/noodles, etc.) and/or pool toys (beach balls, pool games, etc.) are permitted from 5 pm-11 pm. However, safety devices such as water wings are acceptable.
- M. No skateboarding, rollerblading, riding scooters, etc. in pool enclosure.
- N. No motorcycles, bicycles, scooters or other vehicles allowed in pool area.
- O. Discharge of bodily waste into pool is prohibited.
- P. Proper swim wear is required in the pool. No cut-offs or jean shorts are permitted.
- Q. Pool furniture and other items are not to be misused in any way.
- R. Tampering with pool equipment is prohibited. Any problems with the pool should be reported to the management company or a Board Member.
- S. When leaving the pool, clean up trash and/or cigarette butts.
- T. **Please** close pool umbrellas that are not in use as you leave pool area in an attempt to prevent broken umbrellas from inclement weather.
- U. **NO LIFEGUARD ON DUTY!**
- V. **SWIM AT YOUR OWN RISK!!**
- W. Pool will be open from Memorial Day through Labor Day and possibly longer if weather permits, or at the discretion of the Board.
- X. Admission to the pool may be refused to anyone with skin abrasions, infections, or to anyone who in the opinion of the Board could jeopardize the health of others. This includes anyone under the influence of alcohol and/or drugs.
- Y. The pool may be closed as directed by Management or Board for maintenance, health reasons, or weather conditions. Residents may rent out pool for exclusive occasions with the permission of the Board. Inquiries and requests must be submitted at least two weeks prior to such occasions. Each usage must occur within pool hours, 8 am-11pm, and are not to exceed three hours in duration. You will be required to make a \$50.00 deposit prior to the event, which will be returned to you providing there is no damage and the area was left clean. If damages occur and/or the area is not cleaned up and all trash disposed of in dumpster on the parking lot, your deposit will not be refunded. You will be responsible for any and all costs to cover this.

FOLLOW CDC ([www.cdc.gov](http://www.cdc.gov)) and St Louis County ([www.stolcorona.com](http://www.stolcorona.com)) COVID guidelines when in the pool area.

#### 4. **Trash Removal:**

- A. Trash is picked up every Tuesday and Friday.
- B. Only household trash is to be disposed of in the dumpster.
- C. When disposing of trash, all loose trash is to be placed into bags and tied shut.
- D. Boxes are to be broken down flat.
- E. All owners and tenants must keep trash inside their unit until they dispose of it in the dumpster.
- F. No trash may be placed or left in the hallway, breezeway, on the patio or balcony, or on the common ground.
- G. Any items/trash left in the hallways will be removed and disposed of at the owner's expense.
- H. Littering on the common ground is strictly prohibited.

- I. The following items are prohibited by federal regulations from being placed in with household trash in the dumpsters or the dumpster enclosures:
1. Tires
  2. Vehicle or machine batteries
  3. Motor oil and/or other vehicular fluids
  4. Paint, paint thinner, etc.
  5. Vegetation such as grass clippings, shrub trimmings, plants, trees, weeds, etc., except when in a container labeled yard waste.
  6. Appliances, water heaters, furnaces
  7. Any bio-hazardous waste
  8. Furniture
  9. Mattresses or carpet
  10. Any items other than **household** trash

Each owner must make their own arrangements with a specially licensed contractor to dispose of these items. Contact Management to obtain a referral for a licensed hauler who can remove these items for a small fee per item. Residents found to have placed listed items in the trash for the Association to dispose of will be fined \$25 per day, until the item(s) constituting the violation have been properly disposed of by the owner. Also, and cost incurred by the Association to remove such items will be charged back, along with fines to the offending owner.

Note: The Association may arrange for special pick-ups, including bulk pick-ups at the discretion of the Board. Vehicle related items must be disposed of through a vehicle repair shop, gas station, or with a licensed handler at the expense of the owner. These items will not be accepted as the responsibility of the Association.

#### 5. **Storm Doors/ Screen Doors/ Windows**

- A. Storm doors. Screen doors are allowed, however, they must be approved by Management. Please contact Management Company for details.
- B. All draperies or appropriate window coverings must be installed within thirty (30) days of purchase of your unit. No sheets, foil, cardboard, etc. may be used to cover windows or doors.
- C. Draperies or curtains on windows, patio, or balcony doors shall be white, off-white, ivory and/pr have a white, off-white, or ivory lining.
- D. If clear plastic is used to insulate windows. It must be applied to the interior only.

#### 6. **Satellite Dishes**

Satellite dish installation is permitted as of June 1, 2011, subject to the following guidelines:

- A. A \$75 non-refundable permit fee must be submitted to the Warson Ridge Condominium Association together with a written proposal including an illustration of the proposed location.
- B. New satellite dishes cannot be directly mounted to any portion of the buildings, balconies, or patios.
- C. New dishes can be placed in the ground adjacent to patios or mounted with screws onto concrete stepping stones. Recommended size is 16" x 16" and 2" deep. The concrete stone can be placed on the floor of the balcony or patio, or be located adjacent to patio, providing a written proposal with illustration is approved by Warson Ridge Management.

Anyone installing a satellite dish without Management approval will be subject to having the dish removed along with a fine.

\*Antennas are prohibited.

## 7. **Patios/ Balconies**

- A. For Major maintenance, repairs, and replacements of patios or balconies, prior approval of the Board is required.
- B. Surface repairs such as cracks and painting are the responsibility of the Association, but structural repairs and/or replacement of the patios/balconies is the responsibility of the Owner.
- C. If patio/balcony is in need of repair and/or becomes a safety issue or an eyesore, you will be notified in writing and given thirty days to complete the work. If you fail to do so in the allotted time, you will be fined, and the repairs or replacement will be completed by the Association. The Owner will then be billed for all expenses incurred by the Association.
- D. Patios and balconies may contain items such as patio furniture, barbeque grills, flower pots, etc., and are not to be used as a storage area for bicycles, toys, trash, clotheslines, etc.

## 8. **Signs**

- A. "For Sale", "For Rent", or any other type of signs may not be posted outside of any unit or in front of the complex.
- B. One "For Sale" or "For Rent" sign may be posted on the inside of a window of owner's unit. This sign may not exceed 18"x24".
- C. "Open House" signs are allowed only during the open house, for a maximum of four hours per week.
- D. Any signs that do not comply with these Rules and Regulations may be removed by the Board or Management.

## 9. **Bird Feeders**

- A. Feeding wild birds, to include installing bird feeders anywhere near the building or on patios or balconies is prohibited. Birds leave messes on the railings, as well as the birdseed attract rodents. Birds also build nests in and around the buildings and in vents, creating a fire hazard and destroying the exterior appearance of the buildings.
- B. Hummingbird feeders are allowed.

## 10. **Noise levels and/or Activity of children**

- A. Owners/Tenants shall refrain from playing stereos, TV's, radios, etc. loudly from 11 pm – 8 am, Sunday-Thursday, and from midnight to 8 am, Friday-Saturday. Owners/Tenants shall respect the rights of their neighbors to quiet during these hours, and will keep volumes at a reasonable level that is considerate of their neighbors during all other hours.
- B. No loud music, voice levels, radios, and vehicle sounds are allowed in the Warson Ridge parking lots. If music, voice levels, radios, and/or vehicle sounds are disturbing to residents, the sounds are too loud.
- C. Your condominium is protected by some sound conditioning materials. Yet, a loud stereo, TV, radio, party, etc. will likely be audible in a neighbor's home. Please be a good neighbor and be considerate of others as noise travels more than many of us realize. The St. Louis County Police Department, not the Association has the first response responsibility in the event of a disturbance and need to respond. State, county, and city laws mandate that everyone has the right to quiet enjoyment of their home. Since laws govern that right and the disturbance of the same, it is necessary for the offended party who is usually also a witness, to report the matter to the St. Louis County Police Department, and then to the Management Company. The Police Department will have first response and authority to refer charges.
- D. No moving activities between 10 pm-8 am.

- E. Children are not allowed to play in the hallways, breezeways, on the steps, or in the parking areas. No running, jumping, bicycling, roller blading, roller skating, riding scooters, etc. allowed in the hallways, breezeways, or stairways.

11. **Solicitation**

- A. We have forbidden any and all solicitation for your privacy and safety, and to insure the least disturbance to all residents in our complex. Our entire complex is private property retaining to the Management Company the right to exclude anyone whose activities here are undesirable to you or us. We expect you to exercise this right and ask that you cooperate with us in this matter. If you are being disturbed, call the St. Louis County Police.

12. **Deliveries**

- A. You alone are responsible for accepting a delivery of merchandise or parcels. If you cannot be home when a delivery is to be made, you need to try to arrange with a neighbor to receive it, or make other arrangements.

13. **Lease**

- A. Each Owner shall have the right to lease or rent the unit for single family occupancy, subject to the following:
  - 1. Every lease shall be in writing and shall be subject to all provisions of the By-Laws and Declarations. Furthermore, the lease shall incorporate the Rules and Regulations of the Association by reference, and shall include the provision that any violation of the Rules and Regulations, or the By-Laws and Declarations, or the Covenants and Conditions of the lease itself, other than non-payment of rent, shall be additional basis for termination of the lease by the Board.
- B. Every lease shall be for a minimum of one year. Continuation of the lease for less than a year must be approved **in writing** by the Board.
- C. Every lease shall appoint the Executive Board to act as agent for the Owner for the purposes of enforcing the terms, covenants, and conditions of the lease, other than non-payment of rent.
- D. Owners are responsible for their Tenants. Tenant infractions will be referred to the responsible unit owner. Related penalties will be assessed against the owner.
- E. A copy of each lease must be forwarded to the Management Company on behalf of the Board in advance of a Tenant taking possession of a unit. A current lease must be on file with the Management Company.
- F. It is imperative that the rules governing leases as put forth in the Homeowners Rules and Regulations be followed implicitly.

14. **Payment of Condo Fees/ Assessments**

- A. Condo fees and assessments are due on behalf of the Condo Association on or before the first day of each month. They should be mailed to: ***Warson Ridge Condominium Association, PO Box 515027, St. Louis, MO 63151***
- B. Payments not received by the tenth day of the month will be assessed a \$25 penalty. **NO EXCEPTIONS!!!**
- C. Balances entering the third unpaid month will be subject to a lien being filed against their property.
- D. The Association reserves the right to file suit and/or take any legal means at its disposal including foreclosure, to recover fees and assessments that are three months overdue.

15. **Common Elements**

- A. No improvements may be added to the common ground or any exterior portion of a unit without first obtaining **written** authorization from the Board. This included trimming, planting, altering, and/or removing any plants, flowers, trees, bushes, grass, landscaping, etc. Please notify the Management Company in the event any of the above is needed.

- B. No clothes, laundry, or other articles may be hung, displayed or exposed on any patio of the common elements or on or about the exterior of the buildings, including and patio, balcony, or stairway railing.
- C. Common corridors may not be used for storage of personal items, except for one decorative item such as a planter or flowerpot, which may be situated for decorative purposes near each door. Any such decoration must be maintained in good condition.
- D. No articles shall be placed or attached to the exterior of the buildings, including windows without prior written approval of the Board.
- E. Personal articles such as toys, bicycles, etc. are not to be stored or left on grass, walks, parking areas, hallways, breezeways, etc. Patios and balconies shall be maintained in a clean and orderly fashion and are not to be used for storage.
- F. No common walks, stairs, halls or drives shall be obstructed. Bicycles or other vehicles or toys shall not be ridden or left standing in any manner that might interfere with the full use of the walkways by pedestrians, and at no time shall bicycles, wagons, toys or other possessions be left out on common grounds overnight.
- G. Any and all articles left in common areas will be picked up and disposed of at Owners expense.
- H. Violations involving unsightly or unauthorized obstructions on any portion of the common elements will be enforced according to the Declarations and By-Laws.
- I. Bicycle and foot traffic across lawns that will result in worn areas must be avoided.
- J. Personal security/surveillance cameras shall not be mounted on any common elements of Warson Ridge; including patios, exterior walls, decking, doors, or windows. Internal cameras for units are allowed at the discretion of property owners and do not require any permission from the board.
- K. Holiday decorations may be hung during a holiday season which is up to 30 days prior to a holiday and up to 15 days after the holiday is over. Holiday decorations may be hung or stand on patio/balcony windows, doors, railings and exterior walls within the patio and deck area. Holiday decorations shall not be displayed in hallways and other common areas of the association.

**16. Insurance Deductibles**

- A. When a loss occurs, if the loss is be neglect of the unit owner, tenant or visitor, then the deductible, which is now \$5000, will be assessed against the unit owner.

**17. Complaints, Remedies, and Fines**

- A. The Board/Management will give one written notice to an Owner or Tenant in violation of any of the Rules and Regulations.
- B. After receiving notice of a violation, an owner will be allowed five days to correct the violation except when a longer cure time is specified. If after five days, the condition still exists, a \$25 fine per violations/per day will be assessed to the Owner by the Board/Management. Should such a situation occur, the alleged offender has the right to request a meeting of review with the Board and/or Management Company within fourteen days of being assessed. Failure to resolve violations with fines may result in the Board filing a petition for enforcement in the St. Louis County courts pursuant to obtaining a court order of enforcement.
- C. In the event you have a complaint that you believe is an infraction or that affects your right of quiet enjoyment of your home or the common elements, please contact the Management Company on behalf of the Board, at 314-221-4380 or write Ernst Management Services, PO Box 515027, St. Louis, MO 63151
- D. The Association has the right to file a petition in the St. Louis County courts for enforcement of any rule that is subject to fines or other enforcement a second time or thereafter.

The Board reserves the right to modify the Rules and Regulations at any time. A copy of the Rules and Regulations will be on file at the Management Company.

Copies of the Declarations and By-Laws are available at the cost of \$15 from the Management Company if you send a check to the office to have them mailed or a PDF copy can be emailed to you at no charge.

Respectfully,

Board of Directors, Warson Ridge Condominium Association