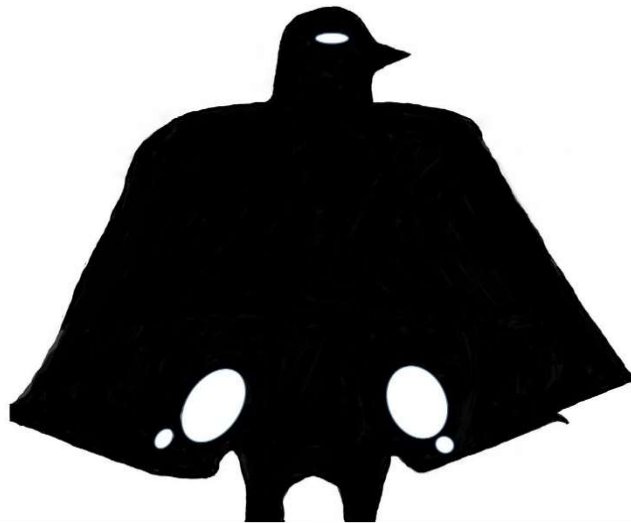


# Blackhawk

# Estates



**General Rules and Regulations**

**2024**

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## Governance

Blackhawk Estates was created in 1958 and is governed by an Indenture that imposes restrictions, rights, and covenants on properties, owners, and guests within Blackhawk Estates. Blackhawk is managed by a Board of Trustees elected by Owners. Trustees are elected to staggered terms and serve without remuneration. The Officers of the Trustees are selected among themselves.

The Board of Trustees has given considerable thought to maintaining and preserving the beauty, history, dignity and value of all property in Blackhawk Estates, and to provide protection for all Owners and their guests. The following rules and regulations are supplemental to and aligned with the Indenture, may be changed from time to time to meet changing needs of the community.

## Authority and Responsibility

The Association, through its Board, may make and enforce reasonable Rules and Regulations governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by the Indenture. Sanctions may include reasonable monetary fines, suspension of the right to vote, and/or the right to use the Common Areas and services, including, but not limited to, water and trash services. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the Rules and Regulations promulgated by the Board. Prior to any decision to suspend rights to use the Common Area or services, or to impose monetary penalties, the Board shall grant at least a thirty (30) day period to cure the violation or nuisance.

The Board shall keep a compilation of Rules and Regulations in effect and shall provide copies to the members of the association upon the request of any such member. The Rules and Regulations may be amended by a majority of the board in a meeting called expressly for the purpose of amending the Rules and Regulations.

### Meeting Frequency

The Owners meet twice a year in Spring and Fall to review and approve budgets, elect Trustees and to conduct other business as may be appropriate. Trustees meetings are held as often as necessary when called by the President.

### Assessments

Homeowners contribute to the Association by paying annual assessments to support the approved annual expenditures and the privilege of using and enjoying the common areas and facilities.

Annual assessments will be billed the first part of December, and are payable the 1st of January. Assessments become delinquent as of the 1<sup>st</sup> of February. Special Assessments are voted on by Owners as necessary to further fund initiatives. Special Assessments will be due as defined when the Special Assessment is voted on by Owners. Liens may be filed at 90 days or more past the due date of the Annual or Special Assessment.

### Architecture Review Committee

The Architectural Review Committee shall have the responsibility of reviewing and approving any construction or improvement on any property within the subdivision in

conjunction with Rules and Regulations as may be promulgated by the Board in an effort to maintain the residential nature of the Subdivision. The Architectural Review Committee shall be composed of three (3) persons to be appointed by the Board. The first Architectural Review Committee shall consist of one (1) person appointed for a three (3) year term, one (1) person appointed for a two (2) year term, and one (1) person appointed for a one (1) year term. Thereafter, as the term of each Member of the Architectural Review Committee expires, a new Member shall be appointed or re-appointed for a three (3) year term. Anyone proposing to build, renovate, change the grade of, or otherwise modify any property within the subdivision shall submit an application to the Architectural Review Committee on a form to be approved, as amended from time to time, by the Board. The application shall require such information as, in the judgment of the Board, shall be relevant to ensure that any proposed project shall be in compliance with this Restated Declaration, as may be amended, and the Rules and Regulations promulgated by the Board. Applications are available from any Board Member.

## Services

### Water Services

The Association is serviced by Camden County Water District #4. The water distribution system throughout the Subdivision is maintained and repaired by the Association. The cost of water supplied to each home is paid for by annual assessments. It is requested that everyone use care and see that they maintain their own water systems. While the Association is responsible for Blackhawk's main water distribution line, Owners are responsible for any component of the water system on the residential side of their property's exterior shutoff valve. In the case where an

Owner does not have an exterior shutoff valve, they are responsible for the water line from the main to their home, except any portion of the line that falls outside the property line of the Owner. Residents are asked to immediately report any water leaks. The Association will pay for any leaks in the main line; however, if a leak is in the individual line going to a residence, it will be the Owner's responsibility to repair same at their cost.

### Trash Services

The Association contracts for trash service. Trash in containers should be placed near the road in designated areas. This includes regular domestic trash and garbage, but does not include any commercial or building materials, lawn or leaf debris, or prohibited items (e.g. paint, chemicals, batteries, etc.). One container is issued by our trash service company to each improved lot and the trash company is not authorized to collect anything not in the issued container. A container is provided at the tennis court, main pool, and the point. The trash must be in proper containers with secure lids. Sanitation engineers are not responsible for trash that is improperly secured.

### Sewer Systems

Blackhawk is not served by central sewers. Owners are responsible for maintaining their individual systems. Systems that allow septic fluids to surface must be repaired immediately. Failure to do so will result in notification to the Camden County Waste Water, Health Department, or other pertinent agencies.

### Amenities

Blackhawk maintains a number of amenities available for the use and enjoyment of Owners, residents and guests. Blackhawk has established a set of rules to maintain the

integrity, beauty, safety, and pleasant environment of each of the amenities. A baseline set of rules apply to all amenities and additional specific rules apply to particular amenities as outlined below.

1. Injury or Accidents: All persons using the pool and tennis court areas, and any area known as Common Ground belonging to the Black Hawk Estates Association do so at their own risk and sole responsibility. The Association does not assume responsibility for any accident or injury in connection with the use of these facilities. Owners, residents, and guests covenant and agree with the Association and/or Owners for and in consideration of the use of the streets, pools, tennis court and other facilities, and make no claims against them for or on account of any loss or damage of any life, limb or property sustained.
2. Responsibility: All Owners are responsible for the actions of their residents and guests, and when advised of any type of violation, they are to correct the situation promptly.
3. Guests: A guest in a Blackhawk home may use all of the facilities; however, other guests to the pool or tennis court, meaning those not guests in the home, must be accompanied by someone residing in the home.
4. Conduct: Unseemly conduct is not in the best interest of Blackhawk and is prohibited. Nothing should be done that will annoy, embarrass or inconvenience any other person in Blackhawk.

#### Pets

1. Pick up and dispose of all pet waste
2. All Owners, residents, and guests are to keep pets under control at all times and follow all provisions of the Camden County dog ordinance.

## Common Grounds

1. Pick-up litter and trash.
2. Report damages or unsafe conditions.
3. Report unauthorized use.
4. Off road vehicles are not permitted on the common grounds unless on paved areas.
5. No Owner, resident or guest shall use any of the Association facilities unless total dues and assessments are current. Do not embarrass yourself if you are challenged and asked to leave the pool or tennis court.

## Parking

1. No overnight parking is permitted on the streets.
2. No parking on unimproved lots without consent of the Board.
3. Parking unlicensed vehicles, construction equipment, trailers, and commercial vehicles etc. in excess of 7 days is not allowed unless a special permit has been issued by the Board.

## Pools

1. No lifeguard is on duty. All residents are responsible for their own safety.
2. No pets allowed on the pool deck or in the pool.
3. Children 12 years and under must be accompanied by a parent or other family member 16 years or older.
4. Pool hours: 9:00 a.m. to dusk.
5. Guests not staying in a Blackhawk home must be accompanied by the Owner or resident.
6. No glass or glass containers are permitted on the pool deck or in the pool.



7. No smoking or vaping on the pool deck or in the pool. (A designated smoking area is just outside the pool fence)
8. No running, fighting, wrestling or any kind of rough housing in the pool area.
9. No profanity
10. Swim diapers required for children that are not toilet trained.
11. No Diving
12. If there is any picnicking in the pool area, use the tables provided, pick up all trash, etc. and deposit in the container provided.

#### Tennis/Pickleball Court

1. Tennis or other soft soled shoes are required; no other shoes are permitted.
2. No alcoholic Beverages, Food, Glass, or Pets are permitted on the courts.
3. No rollerblades, skateboards, bicycles, or basketballs are permitted.
4. No children shall play with toys or any other items on the court surface.
5. All trash must be retrieved and placed in trash containers.
6. Courts are open from 8:00 a.m. until dusk.

A paddle/racquet stacking system shall be used to determine next court time.

#### Boat Docks

Blackhawk does not maintain boat docks. All boat docks must be permitted by Ameren Shoreline Management, must meet their standards and carry liability insurance. Any dock not permitted will be subject to remedy as directed by the Board and Ameren Shoreline Management. Copies of permits must be filed with the Board. Boat docks attached to common ground are private and must be identified with

appropriate signage. In addition, the owners of these docks must pay a special assessment as approved by the Board for the privilege of attaching to common ground. These docks must be maintained in good condition and the liability associated with same shall be the sole responsibility of the individual owners.

### General Rules

1. The speed limit in Blackhawk is 15 mph.
2. Fireworks are not permitted.
3. Discharging firearms is not permitted.
4. Farm animals are not permitted.
5. Burning is allowed only if the Fire Department has issued a Burn Permit.
6. Fences must be approved by the Architectural Review Committee.
7. Laundry / clothes lines are not permitted.
8. No construction may begin until written approval has been received from the Architectural Review Committee.
9. All Property owners shall maintain their property in a neat appearance, avoiding unsightly nuisances. Owners shall keep drainage ditches on their lots free and unobstructed and in good repair, and shall install such necessary culverts as may be reasonably required for proper drainage.
10. All grass shall be mowed to the street including any lot considered as a part of a residence.
11. Leaves should be kept out of ditches. The water will carry them downhill to someone else. Do not burn leaves on roadway as it will damage paved surface.

## Emergency Contact Information

Blackhawk Estates is located in Camden County and is serviced by 911 Emergency System for fire, police and medical assistance. Non-Emergency numbers are as follows:

Lake Ozark Fire Protection District: 573-365-3380

Camden County Sheriff's Office: 573-346-2243

Emergency situations should be reported to the Board as quickly as possible.

## Appendix A

### Reference Information

Blackhawk Website – <https://blackhawkestatesonline.com/>

Trash Services – Trash Services are provided by GFL Environmental, Inc.  
Collection day is every Thursday  
Blackhawk website also contains trash schedule

Water Services – Water service is provided by Camden County PWSD #4  
Water quality reports can be found on their website:  
<https://camdenpwsd4.com/>

Building Permits – Camden County Planning and Zoning  
<https://www.camdenmo.org/departments/>  
Lake Ozark Fire Protection District  
<https://www.lofpd.com/business-resources>

Blackhawk Estates Building Permit Application  
Available on [www.blackhawkestatesonline.com](http://www.blackhawkestatesonline.com)

Animal Control – <https://www.camdencountymosheriff.org/animal-control>

Septic Permits – <https://www.camdenmo.org/departments/waste-water/>