

**LAS BRISAS LAKE  
BOARD OF TRUSTEES  
P.O. BOX 304  
PACIFIC, MO. 63069**

**WELCOME TO LAS BRISAS**

We want to insure Las Brisas Lake Subdivision is an attractive and safe place for you and your family to live and enjoy. Enclosed is a packet of information for your review:

1. Rules and Regulations of Las Brisas Lake Subdivision
2. Planning to Build in Las Brisas Lake Restrictions
3. Utilities
4. Board of Trustees

# **RULES AND REGULATIONS OF LAS BRISAS**

## **LAKE**

1. Lot owners must be present on their property for their Guest to use lake.
2. No Jug Fishing.
3. No fires except in the barbeque pits.
4. Picnic tables are not to be removed from the concrete pad.
5. No gas motors, trolling motors only.
6. Boats are to be kept on property owners lots only.
7. Access to Lake is via beach area, marked trail or dam only.
8. There is a 10 foot easement around the lake for owners & guests to walk or fish.
9. No bass under 15 inches to be taken. Grass carp are not to be taken.
10. No vehicles permitted to ride on the dam due to erosion.
11. The beach area closes at dusk. When going by the beach area, please stop and question unfamiliar people. This is private property and you, as a resident, have the right to question people and ask them to leave if they are not a lot owner or guest of a known lot owner.

## **BUILDING**

1. Additions, new rooms, shed, or garages must first have a permit from the Trustees of Las Brisas, then a permit from Franklin County and the Pacific Fire Protection District.
2. All additions, garages and sheds should match the house on your existing premises with color of paint and or building material.
3. For new house construction, see Restrictions.
4. No running of heavy equipment (excavation, hauling of gravel etc.) before 7:00 am.

## **TRASH PICKUP**

The Board of Trustees has been authorized to select one trash service for the subdivision. At present, Hueffmeier Trucking at 636-742-9611 services our subdivision (special rate for Las Brisas homeowners).

## **COMMON GROUND**

You may gather dead wood and cut dead trees on common ground for your private use only. You are not permitted to give any wood to others. Never cut live trees. You may not cut any dead wood from another person's lot without their written permission. This should be presented to the Trustees if questioned.

## **ANIMALS**

1. No horses or other barnyard animals.
2. Dogs according to indentures should be contained on your property or on a leash.

## **FIREARMS AND HUNTING**

1. No discharging of firearms, this includes target practice is allowed in the subdivision.
2. No hunting in subdivision, including bow hunting. No deer stands.
3. No BB guns except on own property.

## **ATVS, MOTORCYCLES, GO-CARTS**

1. Residents and lot owners may use the following ATV's, motorcycles, go carts, bikes, skate boards, rollerblades etc. but must be kept on on the road at all times at reasonable speeds.
2. Guests are discouraged from bringing in these vehicles because of liability if places on owners. If guests use the above vehicles, they must be with lot owners.
3. The above mentioned are at your own risk.

## **BURNING AND REGULATIONS:**

The Open Burning Ban is under the direction of the Dept. of Natural Resources. See attached regulations. For recreational bond fires a permit must be issued by the Pacific Fire Dept.

## **COVENANT AND AMENDMENTS**

Are listed in the land record of the Franklin County Court House in Union, Mo.

## **PLANNING TO BUILD IN LAS BRISAS LAKE SUBDIVISION**

### **SEWAGE**

The first step is to have a percolation test made by a qualified engineer on the proposed building site. This is also a requirement of Franklin County. A properly designed and functioning sewage disposal system is essential for the health of everyone in the subdivision, An aeration unit is required, and no permit will be issued for a land area of less than 15,000 sq. ft. (Missouri Board of Health).

### **PLANS**

Submit two (2) sets of building plans to the Board of Trustees together with a plot plan showing location of the residence on the lots(s) and placement of aerator and drain field. Also showing distance from property lines to house and drainage fields. The Board also requires a letter from the designer of your sewage system affirming that it was installed according to his design. For your protection you should have your property surveyed before starting construction. Allow at least two (2) weeks for Board approval. One (1) set of plans will be retained by the Board.

### **BUILDING:**

Minimum of 1,500 sq. ft. in main living area, plus an attached garage is required. Setback: building must be at least twenty five (25) ft from street line and at least twenty five (25) ft. from side and rear lines. Foundations must be of reinforced poured concrete. Septic needs to be 100 ft. from the lake. Exteriors must be completed within six (6) months. No trailer of type of mobile home shall be used for a residence or dwelling.

### **ELECTRIC**

Underground hook up electric utility is required. No overhead electric.

### **PERFORMANCE BOND**

The property owner is responsible for returning the road to its original condition following any construction damage. A driveway culvert may be required. When building permit is issued, applicant must pay a \$1,500 building fee to the Board of Trustees (Las Brisas Lake). Of this fee, \$500 will be non-refundable upon completion of construction. If the new construction is not completed in accordance with the covenant or road damage is not repaired, the \$1,000 refundable portion of the building fee becomes non-refundable.

**NOTE:** There have been a number of amendments added to the original covenant that have been voted on and passed over the years, upgrading and improving on the original covenant. All assessments due on property must be paid before the Board will consider any plans. All plans are also subject to the regulations of Franklin County.

**UTILITIES:**

Electric:

Ameren Missouri  
800-552-7583

Water: Public Water District No. 3 of Franklin County  
636-742-5200

Gas: Missouri Natural Gas (for Skyline Dr. only)  
800-675-6577

Internet: Bays-ET  
636-334-9353

**LAS BRISAS LAKE BOARD OF TRUSTEES**

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Note: There is a *Las Brisas Lake Subdivision* Facebook page you may join for updates and news.

