

Lake Forest Homeowners Association
PO Box 56, Pittsburg, MO 65724
Invoice for Fiscal year July 1, 2024 - June 30, 2025

BILL TO

Linda Lober
 24480 County Rd 255
 Pittsburg, MO 65724
 Phone # 417-852-7007 Phone # 417-599-9468
 email:

Association Officers

Richard Burge, President 816-286-8348
 Mike Leuthen, Vice President 573-528-6567
 Paul Frantzen, Vice President 573-855-9206
 Cindy Elston, Secretary 417-880-5677
 Sherry Minnella, Treasurer 314-541-1327

Property Info Block 14 Lot(s) 13, 14, 15, 16, 17

MEMBERSHIP & DUES (All members pay)

Membership	\$40.00
LFHOA Insurance	\$15.00
Road Maintenance	\$70.00
Snow Removal	\$20.00
MO DNR Drinking Water Primacy Fee	\$15.00
Water Distribution (DNR Testing and Certification)	\$30.00
Subtotal	\$190.00

ASSESSMENTS

Description	Quantity	Rate	Total
Residential Lot	1	\$80.00	\$80.00
Extra Vacant Lot	3	\$10.00	\$30.00
Extra lot w/water only (\$10 lot & \$30 water)	1	\$40.00	\$40.00
Extra lot w/ structure only (\$10 lot & \$50 structure)	0	\$60.00	\$0.00
Extra lot w/structure & water (\$10 lot, \$50 structure, \$30 water)	0	\$90.00	\$0.00
Late Fee		1.00%	
Subtotal			\$150.00
Total Amount Due by July 1, 2024			\$340.00

IMPORTANT NOTES

- * A past due fee of 1% per year will be added to the unpaid balance of **ALL OUTSTANDING PREVIOUS BALANCES** beginning and/or continuing as of August 1st of the current fiscal year
- * Accounts overdue or unpaid after 60 days are subject to the late fee. If payment arrangements are needed, please contact Richard Burge (President) at 816-286-8348 or Sherry Minnella (Treasurer) 314-541-1327.
- * Accounts overdue or unpaid after 90 days are subject to water shut off and/or a Property lien filed against your property. **All balances must be paid before water is reconnected.**
- * Please help keep our property records current by notifying an association officer if you have sold or purchased property or if your contact information or address has changed.

Payment Information

Checks should be made payable to Lake Forest HOA - your canceled check is your receipt of payment.
 Please add a phone number & email below and return with your payment to.

-----**CUT HERE and include with payment**-----

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 24480 County Rd 255
 Pittsburg, MO 65724
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Mail Payments to:

LFHOA
 PO Box 56
 Pittsburg, MO 65724

Property Info

Block 14
Lot(s) 13, 14, 15, 16, 17

TOTAL Due By July 1, 2024

\$340.00

LAKE FOREST HOMEOWNER ASSOCIATION RESTRICTIONS

JULY 1, 2021

1. The Board of Directors shall have the right and power to grant variances from these restrictions for good cause shown, as determined in the reasonable discretion of the Board. Requests for variances must be submitted to the Board of Directors at least ninety (90) days before the start of any proposed construction/modification. Homeowner will have one year after approval to complete proposed construction/modification and landscaping.
2. Member non-compliance with these restrictions will be grounds for action by the Board of Directors and Association Membership. The owner of the property deemed to be out of compliance shall be notified in writing by Board of Directors. The member will be given a reasonable period of time, as determined by the Board, to correct the non-compliance or to present to the Board reasons why further action by the Board should not be taken. If the non-compliance is not corrected, the Board may take further action, including but not limited to correction of the non-compliance at the Association's expense with all costs, including legal fees, assessed to the property owner. Failure to pay the assessment within ninety (90) days may result in court action and/or a lien being placed on the property. Further non-compliance or non-payment could result in termination of water rights.
3. Members who are selling or transferring ownership of the platted property within the Lake Forest HOA boundaries are required to notify Lake Forest Homeowner Association Board of the intent to sell. Selling by owner, use of a real estate agent or broker requires that the seller must disclose that the property is within the registered boundaries of the Lake Forest Homeowner Association and therefor subject to the registered restrictions and bylaws filed with the Missouri Secretary of State and the Hickory County court house. The seller is bound by law and these restrictions to impress upon the potential client/purchaser that all liens, fees, dues, and/or penalties pending against the property must be resolved prior to closing on the sale of the property. Failures to comply does not relieve the seller or buyer of the legal and inherent responsibilities.
4. Building sites on the platting of the Lake Forest HOA will be used for single family residences.
 - a. Members who own more than one lot may erect non-residential structures on the "extra" lots provided the member has a single-family residence in close proximity to the proposed building site.
 - b. All storage buildings, garages, etc. shall fit into the neighborhood and will not detract from the standards and restrictions of the community.
5. Residences will be constructed with a minimum length of thirty-five (35) foot front and a twenty (20) foot depth. This satisfies the 700 square foot footprint. Said length to be measured across the width of the property parallel to the road.
 - a. Traditional foundation with footing
 - b. Porches and garages and other structures meeting restrictions may also be constructed once approved by the Board.
6. All new construction (residences) must be completed with the exterior painted, installation of siding one year from approval date.
 - a. Inclusive of mobile homes, traditional build, manufactured homes and modular homes approved by the Board of Directors.

7. All building plans are to be submitted to the Board of Directors for approval ninety (90) days before the start of construction, modification, addition, remodel, etc.
8. All lots are subject to a five (5) foot utility easement on both sides and the rear on the original platting.
9. No structure shall be erected less than twenty-five (25) feet from the front property line, fifteen (15) feet from the rear property line, and ten (10) percent of the property width from the side property lines. Use the platted lines, not center of road, dedicated roads and/or center of the county road.
10. Blasting will not be permitted within the Lake Forest subdivision.
 - a. Examples: foundation, tree stumps, an excavation
 - b. Blasting can cause shifting and roller impact to the water distribution piping and valves. This could cause extensive damage to our water system.
11. All structures shall be kept in good repair, including exterior paint and finished siding so as to not detract from the appearance of the community.
12. All storage buildings and/or other outside structures must be completed within one hundred twenty (120) days from the start of construction.
13. All sewer, holding tanks, and septic systems (chemical self-contained permanent and temporary) shall be maintained so as to not create a health hazard or produce offensive odors detectable within the community.
 - a. Use of all-inclusive systems that treat, incinerate, compost, or chemically processed waste or effluent must have permits.
 - b. Permits must be requested from Hickory County Health Department.
 - c. Use of 55 gallon drums, tanks found on a farm or friend's backyard, etc. does not satisfy the restrictions or your responsibility to the HOA membership.
14. Outside chemical toilets may be used only as temporary convenience during the construction of a permanent residence. Said toilets must be maintained and treated so as to comply with state, county and local health regulations. Extended use of a chemical toilet beyond a period of one hundred twenty (120) days must be requested in writing to the Board of Directors.
15. Mobile homes may be used as permanent residences only in areas designated and with written approval of the Board of Directors. All restrictions shall apply. All other permanent residences shall be constructed on site or can be modular homes constructed substantially the same as conventional residences built on site.
 - a. Plans for new, like new condition manufactured homes submitted to the Board.
 - b. Must meet restriction requirements and 5a and 5b to be considered.
 - c. Landscaping must meet traditional home landscaping.
 - d. Read #16 and #1.
16. Mobile homes may be used as permanent residences on lots within the subdivision except for the following designated blocks and lots hereinafter designated. On the blocks and lots designated below, only homes built on site from the ground up will be permitted. Mobile homes, prefabricated, manufactured homes, double wide trailers, modular homes or other type of trailers will not be permitted. (See next page for designated blocks and lots.)

- a. Block 1 – Lots 1 through 12
- b. Block 2 – Lots 1 through 11
- c. Block 3 – Lots 1 through 8
- d. Block 4 – Lots 1 through 25
- e. Block 6 – Lots 1 through 18
- f. Block 7 – Lot 1 and Lots 7 through 14
- g. Block 8 – Lot 1 and Lot 12
- h. Block 9 – Lots 1, 29, 13, and 14
- i. Block 11 – Lots 1 and 15
- j. Block 12 – Lots 1 through 4
- k. Block 13 – Lots 1 and 11
- l. Block 14 – Lots 1 through 5 and Lots 13 through 17

17. Motor homes, truck campers, tents, fifth-wheel campers, etc. may be utilized on weekends or during vacations but cannot be utilized as permanent residences. Multiple units shall not be left in place once visit or activity has ended. RVs, trailers, etc. shall be permitted for short term visits but cannot be left on site as storage for more than 6 months during any calendar year. Suggested months are May through October.

- a. Current non-compliant members, renters or non-HOA members are not exempted or grandfathered from these restrictions.
- b. Extenuating circumstances will be considered by the Board of Directors upon written explanations and requests.
- c. Trailers, RVs, etc. owned by a member with a permanent residence may be stored on their lot year-round provided such storage does not detract from a positive appearance.

18. All pets should be under direct control of owner or leashed and should not be allowed to roam the community. Repeat situations and/or complaints will necessitate a formal notification to the identified pet owner.

- a. Livestock (chickens, cows, horses, goats, sheep, ducks, donkeys, hogs, pigs, domesticated turkeys, ETC.) is not allowed.

19. All roads are owned and maintained by Lake Forest Homeowner Association and are dedicated to public use. This allows normal function of a community and subject to all laws and restrictions of the county and state.

20. No construction or overgrowth from plantings that obstruct visibility at street intersections and corners will be permitted.

21. Repeated random or fast firing discharge of firearms is not permitted in the community of Lake Forest Homeowner Association, Inc.

- a. Discharging of a firearm for purposes in 21b must be at or into an approved sited range with bullet containment not subject to ricochet or pass-through to open areas, across private property, Lake Pomme deTerre property or county roads.
- b. Target shooting or sighting weapons prior to 10:00 a.m. or from one hour before dusk is not permitted.
- c. Hunting within boundaries of Lake Forest HOA community is prohibited.
- d. Hunting is and should be a responsible activity obeying all state, Department of Conservation, Corps of Engineers, lake property and wildlife codes. One bullet, one shot is a creed of respected hunters. Know your weapon and its range. Be safe.

22. Commercial activities or businesses are generally unacceptable in the community. A request may be submitted provided the activity does not cause issues with other members or community. Examples include but are not limited to increased traffic, or outside storage of materials or equipment utilized by the business. Request to pursue commercial activity or private business must be submitted in writing to the Board of Directors.
23. Outside storage of disabled cars, boats, pontoons, wave runners, ATVs, golf carts, utility trailers, used household appliances or any accumulation of trash or junk shall not be permitted on the grounds of the community. Motor vehicles that cannot operate under its own power, and/or is not properly licensed by the state shall not be stored in the community for more than thirty (30) days.
- a. Lot appearance, safety due to dead trees, undergrowth, abandoned structure, trash and other unsightly material is not allowed. Notice to non-compliant owner will be given in writing. Expected response or compliance will be sixty (60) days of notification. Transporting trash and/or materials into the boundary of the Lake Forest HOA community specifically for disposal and/or burning is strictly prohibited.
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