

**Raintree Plantation Property
Owners Association, Inc.**

Rules Manual

(Revised 2026 updates)

RAINTREE PLANTATION PROPERTY ASSOCIATION, INC. RULES MANUAL

INTRODUCTION

Dear Property Owner,

Rules and Restrictions are important to our Raintree Community. We also realize that you may not be aware of all the rules. With that in mind, this booklet has been prepared to inform you of the current rules. The rules are itemized by category.

The source of the information is based on the Raintree Covenants and Restrictions. Covenants and Restrictions and By-Laws supersede motions approved by the POA Board.

This is a living document subject to change, as changes to the Covenants are approved by the membership and motions are approved by the Board. **Revisions will be added as needed.**

Please take the time to read and familiarize yourself and your family with the Rules and Restrictions of Raintree. Help make Raintree a better place to live by abiding by the rules.

The Raintree Rules Committee thanks you for your cooperation.

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SECTION 1 - ANIMALS

ANIMALS

Animal ownership within Raintree is governed by the Raintree Covenants and Restrictions (paragraph 1d) and Jefferson County Animal Control Division. www.jeffcomo.org

Animal Rules

The following rules and restrictions apply to animals:

- No livestock of any kind are permitted on Raintree Lots. (Covenants, paragraph 1d)
- b. Not over four (4) animals of any kind per household are permitted. (Covenants, paragraph 1d)
- c. Property owners must physically or electronically confine animals to their property. Animals must always be on a physical leash when off the owner’s property. (Covenants, paragraph 1d)
- d. Residents are required to pick up and properly dispose of animal feces. (Covenants, paragraph 1d)
- e. Jefferson Country rules and regulations respecting animals apply to all animals within Raintree. (Covenants, paragraph 1d) Please refer to www.jeffcomo.org
- f. No animals of any kind are allowed in the beach (sand) area.

PLEASE CONTACT THE POA OFFICE FOR GUIDELINES ON OBTAINING A PERMIT FOR PER ANIMAL ENCLOSURE.

ANIMAL CENSURE ASSESSMENTS

Violation Description	1st Violation	2nd Violation	3rd Violation	Per day or per incident after notification and prior to resolution
No livestock of any kind is permitted (including poultry). Must be removed immediately.	\$25 Certified Letter	\$200	\$500	\$50/DAY
Animals running loose (Dog or Cat) must be confined to owner's property either physically, electronically or on a leash. Animals are off owner’s property without a physical leash.	\$250	\$350	\$500	\$50/DAY
Failure to pick up animal feces. (Dog or Cat)	\$100	\$200	\$300	\$50/DAY
Animals are NOT allowed on the beach (sand area), except for an ADA service dog. Proper ID required.	\$100	\$150	\$200	\$50/DAY
Having more than four (4) in total	\$25 Certified Letter	\$150	\$250	\$10/DAY
				March. 2026

SECTION 2 - ARCHITECTURE/CONSTRUCTION

BEFORE STARTING ANY CONSTRUCTION PROJECT PLEASE SEE JEFFERSON COUNTY CODE ENFORCEMENT

PLEASE CONTACT THE POA OFFICE FOR GUIDELINES ON OBTAINING A PERMIT FOR ANY BUILDING PERMITS AND CONSTRUCTION BOND DEPOSITS.

Approval must be obtained from the Architectural Control Committee (ACC) **BEFORE** beginning any construction on any of the following:

- New Home
- Gravel/paved driveway
- Addition to Existing Residence (rooms, garages, decks, storage areas, etc.)
- Driveways/parking areas/culverts/changes to natural drainage ditch
- Fences
- Gazebo
- Outbuildings (Covenants, paragraph 2i,) Must be approved by the Architectural Control Committee.
- Detached Garage
- Animal Enclosure (kennels/runs)
- Playground Equipment/Structure
- Propane Tank Decorative Cover
- Retaining Wall (regardless of height)
- Sea Wall/Boat Cover
- Swimming Pool (above ground swimming pools are not allowed)
- Replacement of any existing architecture (i.e., decks, retaining walls, flatwork, additional driveways)
- Any other items in question please contact the POA/ACC

Propane Tanks/Shielding

The following rules apply to Propane Tanks and shielding of same.
Items are governed by Raintree Plantation, Inc. Covenants.

- a. Above ground tanks shall be screened from exposure by a decorative covering that is approved by the ACC.
(Covenants, paragraph 2k)
- b. No storage tank shall be above ground except a propane tank limited in size to 250 gallons.
(Covenants, paragraph 2k)

Note: Above ground tanks installed prior to July 15th, 1991 are deemed grandfathered in.

Variances

Variances to the front building setback line will not be considered. Variances to the back and side building setback lines will be considered only if the lot will not accommodate the minimum square footage requirements. (Covenants, paragraph 2h.)

SECTION 2 - ARCHITECTURE/CONSTRUCTION (continued)

Undeveloped Lots

Lots without homes shall be considered as undeveloped.

- a. With Architectural Control Committee (ACC) approval, property owners may construct sea walls/boat house/boat docks. (Covenants, 2i.)
- b. Fences are not permitted on vacant lots. (Covenants, 2f.)
- c. No outbuildings shall be on said lot unless approved by ACC. (Covenants, paragraph 2i.)

Trees

If trees are removed (clearing of lot) **prior to plan submittal**, debris needs to be removed within thirty (30) days. Necessary steps must be taken to prevent erosion, i.e. straw barriers, fences, etc.

Aggrieved Parties

Anyone aggrieved by an Architectural Control Committee decision may prepare a written statement that sets out the aggrieved parties' position and facts that support that position. This statement must be delivered to the Secretary of the Raintree Plantation Property Owners Association, Inc., within fourteen (14) days of the original disapproval date. (Covenants, paragraph 2o).

ARCHITECTURAL/CONSTRUCTION CENSURE ASSESSMENTS

Violation Description	1st Violation	2nd Violation	3rd Violation	Per day or per incident after notification and prior to resolution
Failure to obtain a Raintree ACC Permit for the following: <ul style="list-style-type: none"> • All building construction • Addition to existing residence • Outbuildings (Approved 9/18/2016) • Sea wall • Boat cover • Deck-New • Deck-Modification to existing deck • Deck-Replacement with change in size or location • Swimming pool • Gazebo • Retaining Wall – new all sizes • Retaining wall – replacement with change in size or location • Secondary parking • Additional driveway 	\$300	\$500	\$500	\$50
Failure to obtain a Raintree ACC Permit for the following: <ul style="list-style-type: none"> • Fence • Animal enclosure • Playground; equipment/structure • Drainage ditch – new, additional or change to existing • Decorative shielding of propane tank • All reconstruction • All flatwork 	\$100	\$300	\$500	\$25
Failure to comply with the ACC Building Permit	\$150	\$300	\$500	\$25
Outbuildings (sheds/etc.) not approved by ACC	\$300	\$500	\$500	\$50
Trees- (clear cuttings) failure to remove debris in 30 days	\$100	\$200	\$300	\$25
Erosion- Failure to install erosion control	\$100	\$200	\$300	\$25
Failure to abide by construction hrs. Weekdays-7am to official sunset. Weekends-8am to official sunset	\$100	\$200	\$500	N/A
				March. 2026

SECTION 3 – BEACH

Beach Rules

The beach and swimming area located on Autumn Lake. Autumn Lake and beach area are available to all Property Owners in “**Good Standing**” and their guests. There is no lifeguard on duty. All swimmers swim at their own risk. In order to ensure the safety of all, the following rules apply:

- a. The beach and park is open from 7:00 a.m. to 10:00 p.m.; closed from 10:00 pm to 7:00 am. Beach parking is open from 7:00 am to 10:00 pm; closed from 10:00 pm to 7:00 am, Parking, night swimming, gathering, parties on the beach, beach or boat ramp parking lots, pavilion (unless rented) are prohibited after the posted hours.
- b. Swimmers must remain inside the beach area rope at all times.
- c. The following items are prohibited at all times:
 - Glass Containers
 - Campfires/grills
 - Animals
 - Fireworks
 - Fishing, in or within 75 feet outside swim area rope
 - Sitting on the swim area rope.
- d. General rules.
 - Disruptive behavior or fighting shall not be permitted in any POA structure or on Raintree POA properties.
 - Foul Language – Language of a vulgar or obscene nature shall not be permitted in any POA structure or on POA properties.
 - Littering is prohibited within Raintree.
 - Vandalism/Destruction of Property. Property Owners or their guests shall not vandalize or cause damage to Raintree Property. Property owners shall be held responsible for their guest and are responsible for cost incurred for all labor and repair or replacement materials, plus the applicable Censure Assessment. The person(s) may also be charged with a misdemeanor or felony depending on the amount of the property damage.
- e. Property owners are responsible for their guest(s) at all times. (Covenants, paragraph 3a)
- f. Property owners must be present with their guests at all times.
- g. Property owners and guest(s) are responsible for removing all trash or other items.
- h. Igniting fireworks is prohibited in the beach area.
- i. Only vehicles displaying a Raintree Property Owners identification sticker on their windshield, a hangtag, or a guest pass will be permitted to park in the designated lake, beach, pavilion, and boat ramp parking areas.
- j. No shade canopies, pop ups, umbrellas, etc. shall be permitted closer to the water line than 35’ from the concrete wall. No blocking of steps or beach access.

BEACH CENSURE ASSESSMENTS

Violation Description	1st offense	2nd offense	3rd offense	Additional offenses
Animals on Beach (sand area) Leashed or unleashed (refer to Pg.1 regarding animal policies).	\$100	\$200	\$500	\$500
On beach or parking lot after hours	\$25 Certified Letter	\$200	\$300	\$500
Use of Foul Language	\$25 Certified Letter	\$150	\$300	\$500
Sitting on swim rope	\$100	\$200	\$300	\$500
Littering (including cigarettes)	\$25 Certified Letter	\$150	\$250	\$500
Parking in prohibited areas. Parking without Raintree identification.	tow at owners' expense	tow at owners' expense	tow at owners' expense	tow at owners expense + \$500
Glass containers on beach or in swimming area	\$100	\$250	\$400	\$500
Unauthorized fire or grill on beach (sand)	\$100	\$200	\$500	\$500
Abusive/Disruptive behavior/fighting or assault	\$250	\$350	\$500	\$500
Ignition of fireworks	\$150	\$250	\$350	\$500
Fishing within 75' of swim area or within swim area barrier	\$100	\$200	\$500	\$500
Shade canopies, pop-ups, umbrellas, etc., placed more than 35' from the concrete wall toward the water line.	\$25 Certified Letter	\$200	\$500	\$500
				March. 2026

SECTION 4 – CAMPGROUNDS

CAMPGROUNDS

Campground Reservations

The Campgrounds are for use of Property Owners in “**Good Standing**” and their guests. Advance reservations must be made through the POA Office. Upon payment of rental fees and key deposit you will receive a bathhouse key and be asked to sign the Campgrounds Rules & Regulations Agreement.

Campground Rules and Regulations

Property Owners are responsible for their guest. (Covenants, paragraph 3a) Property Owners must be present with their guest when the guest is at the beach.

Campgrounds are for the use of Property Owners and their Guests. Campers must check-in at the POA Office before entering and/or setting up camping.

Reservations/Fees

- Campsites must be reserved through the POA Office. Campgrounds are open from the last week of April through October 31st.
- Fees: Tents and/or picnicking \$15 per day; RV's or Popups -\$25 per day.
- There is a refundable deposit of \$75.00 for camping reservations. Failure to clean your campsite or follow rules will result in forfeit of deposit.
- There is a refundable deposit of \$25.00 for bathhouse key. Failure to return the key will result in forfeit of deposit.
- A maximum of two (2) campsites can be reserved for up to two (2) weeks at a time, unless it is a holiday weekend, then only one (1) site for one week can be reserved.
- There is a limit of two (2) tents per campsite.
- There is a limit of one (1) RV or Popup per campsite.
- Campsites may not be left unattended for more than 24 hours unless prior approval is received from the POA office.
- Campers must be removed from Campgrounds at the end of your stay.

Campground Rules

- Property Owners are responsible for their guest. Property Owners must be with their guests while at the beach.
- Campers with animals must adhere to the Raintree Rules and Regulations for animals. Please request a copy from the Office.
- Campfires are only permitted in specified campground areas.
- Campers must police their site(s) and dispose of trash in proper containers provided by Raintree. Littering and removal of trash cans is not permitted.
- Picnic tables may not be removed from the campground area.
- Dirt bikes, ATV's, etc. are not permitted in Raintree.
- Igniting of fireworks is prohibited in the campground area.

CAMPGROUNDS CENSURE ASSESSMENTS

Violation Description	1st offense	2nd offense	3rd offense	Per day or per incident after notification and prior to resolution
Campfires – unsupervised or not in designated area	\$100	\$250	\$500	N/A
Failure to clean your camp area	Loss of deposit & \$50	Loss of deposit & \$100	Loss of deposit & \$200	N/A
Operation of dirt bikes or ATVs within Raintree Subdivision	\$500	\$500	\$500	N/A
Ignition of fireworks in the following areas: beach, campground, dam areas, lakes, pavilion area, parking area, boat ramps	\$150	\$250	\$350	N/A
				March. 2026

Local and State law enforcement personnel have jurisdiction over Raintree's lakes and may cite violators. All Missouri State fishing rules/laws apply to Raintree Lakes. Please request a Missouri Rule book when getting your fishing license.

In addition to State rules, the following rules also apply.

- a. Only pole fishing is allowed. No trot lines, jug lines, snagging, etc.
- b. Largemouth bass: Limit is five (5). Fish must be under 12 inches or over 18 inches in length.
- c. Crappie: Limit is six (6) and must be at least 9 inches in length.
- d. Catfish: Limit is five (5) of any size.
- e. Blue Gill: Limit is thirty (30) of any size.
- f. Walleye: Limit is four (4) and must be at least 15 inches in length.
- g. Green Sunfish: Recommended that green sunfish be kept and disposed of. **DO NOT** throw them back into the lake.
- h. No outside fish/wildlife may be stocked or placed in any Raintree Lake without written consent of the Lakes and Beach Committee.
- i. Vessels must remain outside the beach area buoys and ropes and may not tie up to the buoys or ropes.
- j. Boat ramp areas are for launching and removing of vessels only.

- The Lakes of Raintree are **STRICTLY PRIVATE. NO GUEST BOATS.**
- All vessels must have a properly displayed **CURRENT** permit **PRIOR** to launching. All vessels without a current permit properly displayed are considered trespassing.
- Personal Watercraft, (PWC), not registered by December 31, 2002, are not allowed on the Lakes of Raintree. Lake Patrol **MUST** inspect all **SERIAL NUMBERS** on PWC prior to launch.
- Effective January 1, 2016, all PWC must be continuously and consecutively annually registered with the Raintree POA.
- Spring Lake and the two small lakes are entirely **NO WAKE.**
- Autumn Lake has a 35 MPH Speed Limit. Red Flag posted means no wake. This is for the safety and enjoyment of all users of the lake and the shore.
- All vessels operating at wake speed, **MUST** remain at least {100} feet from shore, from other vessels, and from skiers/tubers.
- All **BUOYS** are navigational devices and are not to be tied to, hit, sunk, damaged or moved in anyway. Any person witnessed tampering with a buoy will incur replacement cost to replace and reset the buoy. All coves on Autumn Lake marked with **BUOYS** are no wake areas.
- All vessels must remain at least (50) Feet from the **SWIM AREA** rope and **MUST** remain outside the **SWIM AREA BUOYS. No Vessel may tie up to the Swim Area rope or buoys**
- Boats/Vessels registered after 9/15/2013 shall not exceed 24 feet in length. Pontoon Boats are excluded.
- New Boats/Vessels after 12/31/2013 must be approved by Lakes & Beach. If the owner gets boat sticker and does not acknowledge that it is a new boat, sticker is nullified.
- Valid Fishing Licenses are required on all Lakes of Raintree and the Lake Patrol may check any live well to ensure all creel limits are enforced.

Fishing Rules Continued

- Anyone born after January 1, 1984 is required to have a certificate stating that they took the Missouri Boating Safety Course in order to operate any watercraft. Even though our lakes are private, we are governed under the Missouri Boating regulations.
- According to the Rules and Regulations of Raintree, no vessel operating on the Lakes of Raintree may have a head (Bathroom) or in-flow mufflers (mufflers above the water line). Any operator of a vessel displaying either of these items on the Lakes of Raintree will be asked to remove their vessel from the Lakes of Raintree.
Any operator failing to remove their vessel will have their access denied and will be considered trespassing. There are no vessels grandfathered into this rule, thus even if your vessel was on the water prior, it is now a violation. Boats with Captain Choice exhaust, previously registered, must sign an agreement not to turn it on.
- The Raintree Lake Patrol has been given authority by the Board of Directors to enforce and report all violations to the Board of Directors. Persons guilty of a water violation on two (2) separate occasions during the same year may have their boating privileges suspended for a period of 30 days.
- No outside fish/wildlife is to be stocked in the Lakes of Raintree without the prior written consent of the Raintree Lakes and Beach Committee. Bringing fish from another body of water can damage the Raintree ecosystem and breed disease.
- Any operator that has a vessel that has operated on another body of water should thoroughly wash the vessel prior to launch in Raintree to prevent the spread of contaminants including the Zebra Mussel.
- Any operator agrees to have the live wells inspected by the authorized Lakes & Beach Patrol Personnel of Raintree Plantation POA, Inc.

FISHING CENSRE ASSESSMENTS

Violation Description	1st offense	2nd offense	3rd offense	Per day or per incident after notification and prior to resolution
Fishing without a proper State of Missouri license	\$100	\$200	\$200	N/A
Using trot line	\$100	\$150	\$250	N/A
Jug fishing	\$100	\$150	\$250	N/A
Snagging fish	\$100	\$150	\$250	N/A
Largemouth bass over limit of 5 in possession or any between 12" or over 18" in length.	\$100	\$150	\$250	N/A
Crappie over limit of 6 in possession	\$100	\$150	\$250	N/A
Crappie less than 9" prohibited	\$100	\$150	\$250	N/A
Catfish - any size over limit of 5	\$100	\$150	\$250	N/A
Blue gill- possession over limit of 30	\$100	\$150	\$250	N/A
Walleye - over limit of 4	\$100	\$150	\$250	N/A
Walleye- under 15" prohibited	\$100	\$150	\$250	N/A
Putting green sunfish back in lake	\$100	\$150	\$250	N/A
Placing outside fish/wildlife in lakes without written POA approval. (Approved 9/17/12)	\$150	\$250	\$350	N/A
Littering	\$100	\$200	\$500	\$25
Sinking items in the lake without permission from the Lake Committee	\$100	\$200	\$500	\$25
Other violations as defined by Missouri State Law will be reported to Department of Conservation				
				March. 2026

SECTION 6 - LAKES/BOATING

LAKES/BOATING

Lake Privileges

In accordance with the Covenants, 3a, (1) all Property Owners in “**Good Standing**” are licensed for the use and privilege of the following:

- Lakes
- Boating
- Bathing
- Fishing
- Beaches
- Mooring
- Parkway

Note: Persons guilty of a water violation on two (2) separate occasions during the same year may have their boating privileges suspended for a period of 30 days.

Lake Water Level

Spring, Summer and Winter lakes are No Wake at all times. Watercraft may not travel at a speed that creates a wake.

Autumn Lake, the largest lake in Raintree, is No Wake after sun-down, or any other time navigation lights are needed. No Wake is also in effect any time the water level is above full pool, meaning that water is passing over the entire length of the spillway not created by boating activities. Please see Covenants 1h. When a No Wake order is issued a red flag will be displayed on the damn near the beach area.

No Wake is also in effect when the low water marker located at the boat ramp is exposed without water covering the top of it.

The Chair-Person of the Lakes and Beaches Committee, or delegate has the final decision-making authority to declare when the lake has reached the high or low water level.

All coves on Autumn Lake are no wake at ALL TIMES. The cove entrances are marked with a buoy that designates the beginning of the NO WAKE area.

SECTION 6 - LAKES/BOATING

Boating (Watercraft – all types)

All boats and personal watercraft must operate according to the boating regulations as set by Raintree Plantation and Missouri Boating Law and Regulations. “WAKE SURFING”, “TEAK SURFING”, use of bladders, ballast or any device used for the purpose of increasing weight or enhance additional or excessive wake by any boat is Strictly Prohibited.

Boat Stickers

All motorized boats must be properly registered with the POA PRIOR to launching with a yearly validation sticker on the rear of the craft on the starboard (right) side and trailer sticker. This includes boats on lifts.

Effective September 15th, 2013, no additional, previously unregistered boats/vessels exceeding 24’ (feet) in length will be allowed to be registered or operated on Raintree lakes. Pontoon boats are excluded from the length limit. (Covenants, paragraph 1h.)

Stickers for motorized and non-motorized watercraft are available at the POA office effective April 1st. Boat stickers, for a previously registered boat, may be obtained by mail.

Personal Watercraft (PWC)

Effective January 1st, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. (Covenants, paragraph 1h)

Personal watercraft registered by December 31st, 2002 will be allowed to continue to operate on Autumn Lake. Effective January 1, 2016, personal watercraft must be continuously and consecutively annually registered with the Raintree POA. Failure to continuously and consecutively register that watercraft with Raintree POA shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future. (Covenants, paragraph 1h)

Vessel Mooring and Parking

- Vessels must remain outside the beach area buoys and ropes and may not tie up to the buoys or ropes.
- Boat ramp areas are for launching and removing of vessels only.

Local/State Jurisdiction

Local and State law enforcement personnel have jurisdiction over Raintree’s lakes and may cite violators. All Missouri State laws apply to Raintree, some are noted in Attachment III and some are reiterated below for your convenience. Please note that this is not to be considered a complete listing of Missouri State Laws.

- a. No one may operate a vessel while intoxicated.
- b. Proper vessel lighting is required from sunset to sunrise and in adverse weather conditions.
- c. While skiing or tubing.
 - Vessel must have a mirror or spotter on board.
 - Skier or tuber must wear a life jacket.
 - Ski flag must be elevated when someone is in the water.
 - No skiing or tubing after sunset.
 - PWC’s must have a spotter

In case of an accident, call 911. Report all accidents to the Jefferson County Sheriff’s Dept., Raintree Security, Lake Patrol or POA office.

Water Toys/Private Buoys

The POA has established guidelines for the safe and courteous use of floating water toys. These guidelines apply to anchored floating trampolines, slides, bumpers and any other inflatable toys.

All property from your property line to the lake is referred to as common ground and owned by the Property Owner's Association. No property owner has the right to construct anything on this property and/or to extend any structure into the lake without prior permission from the Association.

FLOATING TOYS (anchored floating trampolines, slides, bumpers and other inflatable toys)

1. May not be anchored in the main channel.
2. May not be anchored in a manner to interfere with the use and enjoyment of the lake by other boaters, fishermen and swimmers.
3. May not be anchored more than 25 feet from shore.
4. Must be removed from the lake when not in use.

PRIVATE BUOYS (anchored buoys, bumpers or tie downs)

1. May not be used in the main channel.
2. May not be anchored more than 25 feet from shore.
3. Must be removed from the lake when not in use.

Failure to follow these regulations may result in the loss of privileges and the removal of the above items by Lake Patrol.

LAKE/BOATING CENSURE ASSESSMENTS

Violation Description	1st offense	2nd offense	3rd offense	Additional offenses
Launching or mooring a boat (includes boats on lifts) without a valid Raintree sticker	\$250	\$350	\$500	\$500
Born after January 1 st , 1984 and operating a watercraft without a certificate in “Boating Safety”.	\$25 Certified Letter	\$250	\$300	\$500
Creating a wake on Spring, Summer or Winter Lake	\$25 Certified Letter	\$350	\$500	\$500
Creating a wake on Autumn Lake under no wake conditions or in coves marked with buoys. (Includes after sundown)	\$250	\$350	\$500	\$500
Operating a vessel in a clockwise pattern	\$250	\$350	\$500	\$500
Operating a vessel while obviously intoxicated	\$250	\$350	\$500	\$500
Tampering with a buoy – includes tying a vessel to one.	\$150 Plus repair cost	\$250 Plus repair cost	\$400 Plus repair cost	\$500 Plus repair cost
Operating a vessel with a head (bathroom) or inflow mufflers (mufflers above the waterline)	\$25 Certified Letter	\$300	\$500	\$500
Operating a vessel without proper lighting	\$150	\$250	\$500	\$500
Not following Missouri Boating Rules	\$200	\$300	\$500	\$500
Skiing or tubing without a life vest. Skiing or tubing after sunset or before sunrise.	\$150	\$250	\$500	\$500
Not properly displaying a Skier Down Flag. Per Missouri Boating Rules.	\$150	\$250	\$500	\$500
Placing outside fish/wildlife in lakes without written POA approval	\$150	\$250	\$350	N/A
Operating a vessel with obvious reckless endangerment.	\$500	\$750 Plus 30-day loss of Lake Amenity	\$1000 Plus Loss of Lake Amenity until next Year	N/A
“WAKE SURFING”, “TEAK SURFING”, use of bladders, ballast or any device used for the purpose of increasing weight or enhance additional or excessive wake by any boat is Strictly Prohibited.	\$500	\$750 Plus 30-day loss of Lake Amenity	\$1000 Plus Loss of Lake Amenity until next Sticker Year	N/A

SECTION 7 - LOTS

Use of Lots

The following restrictions regarding use of lots apply to all lots, developed and undeveloped. Some of the following may be noted elsewhere in this document, but are provided below for your convenience.

- a. Lots shall be used for residence purposes only; no business of any nature shall be permitted, maintained, or conducted thereon. (Covenants, paragraph 1a)
- b. Only one (1) residence is allowed per lot and must not be designed, converted or used for more than one family. (Covenants, paragraph 1a)
- c. Where a lot is titled in more than one non-resident family name, one family shall be designated with the POA as the primary family. Use of amenities, access and facilities shall be limited to the designated primary family. (Covenants, paragraph 1a)
- d. No signs of any nature, business or otherwise are permitted, except the identifying name of the home or owner. In addition to identifying signs, real estate signs shall be permitted to be placed on the front side of lots with homes no more than 15 feet from the front of the house. (Covenants, paragraph 1b)
Political signs are acceptable
- e. No lot, residence or portion of either shall be leased or rented. (Covenants, paragraph 1a)
- f. Lots may not be used for camping or any unlawful purpose. (Covenants, paragraph 1c)
- g. Lot owners are responsible for keeping the lot free of rubbish, debris, etc. Failure to do so will be considered a violation and the POA will notify the owner(s) to remove same. In the event the owner fails to comply, the POA has the authority to correct the situation and bill the property owner(s). (Covenants, paragraph 1c)
- h. Dumping of personal items, household goods, trash, lawn/tree debris, etc. is strictly prohibited on POA Property and on privately owned lots.

BURNING REGULATIONS ARE AS FOLLOWS:

1. All burning shall take place between the hours of 8:00 am-4:00 pm during standard time and 8:00 am-6:00 pm during daylight savings time. Fires must be completely extinguished.
2. The pile size shall be a maximum of 4 feet x 4 feet x 4 feet.
3. The open burning must be supervised at all times and appropriate measures taken to prevent the spread of fire.
4. No trash or rubbish shall be used to start the fire or burned with the fire including: rubber, tires, shingles, vinyl siding, treated lumber or any items that emit black or toxic smoke.
5. The burning shall take place upon the premises where it originated.
6. The burning shall take place a safe distance from any structure.
7. Burn Barrels are prohibited
8. Burn at your own risk.

Undeveloped Lots

Lots without homes shall be considered as undeveloped.

- a. With Architectural Control Committee (ACC) approval, property owners may construct sea walls/boat docks.
- b. Fences are not permitted on vacant lots. (Covenants, paragraph 2f)
- c. No outbuildings shall be on said lot unless approved by ACC. (Covenants, paragraph 2i)
- d. Parking of vehicles, trailers and boats are **NOT** permitted on an undeveloped lot.

LOT CENSURE ASSESSMENT

Violation Description	1st offense	2nd offense	3rd offense	Per day or per incident after notification and prior to resolution
Using undeveloped lots for camping	\$25 Certified Letter	\$200	\$300	\$50
No rubbish, debris, burn barrels, etc. on lot creating an eyesore. (See Covenants Paragraph 1c.)	\$100 & cost of removal if POA removes	\$250 & cost of removal if POA removes	\$500 & cost of removal if POA removes	\$50
Fence on vacant lot MUST BE REMOVED	\$25 Certified Letter	\$200	\$300	\$50
Unapproved outbuildings MUST BE REMOVED	\$25 Certified Letter	\$300	\$500	\$50
Violating burn rules	\$200	\$ 300	\$500	N/A
				March. 2026

SECTION 8 – PAVILION

Pavilion Reservations

The Pavilion is for use of Property Owners, in good standing, and their guests from May 1st through October 31st. The POA Office will begin taking reservations as of March 1st. Advance reservations must be made through the POA Office and finalized no later than two (2) weeks prior to the usage date. When requesting a reservation, you will be provided with rental information and be required to read and sign an Indemnification Agreement and a Rental Contract.

Parking

- a. All vehicles must display a property owner’s identification or guest pass at all times when parking at the pavilion parking lot or other designated parking areas.
- b. Only vehicles displaying a Raintree Property Owners identification sticker on its windshield will be permitted to park at the “Owners Only” lake/beach side parking area or any other “Owner Only” parking area.
- c. Parking, night swimming, gathering, parties on the beach, beach or boat ramp parking lots, pavilion (unless rented) are prohibited after dark.

Pavilion Rules

- Fires are not allowed in the pavilion area with the exception of BBQ pits.
- Property owners are responsible for damages and cleanup of the Pavilion area. Property owners will be billed for repairs and additional cleanup and deposit forfeited.
- Igniting of fireworks is prohibited in the pavilion area.
- At the discretion of Security, any group in the pavilion area that becomes a nuisance will be removed and their deposit will be forfeited.

PAVILION CENSURE ASSESSMENTS

Violation Description	1st offence	2nd offence	3rd offence	Per day or per incident after notification and prior to resolution
Pavilion Parking Lot – Vehicles must have some form of Raintree Identification	Boot/Tow	Boot/Tow	Boot/Tow	N/A
Failure to clean up Pavilion Area before leaving	\$50 / Plus Loss of deposit	\$100 / Plus Loss of deposit	\$200 / Plus Cannot rent for one (1) year	N/A
Vandalism	\$100 & cost of restoration if POA restores	\$500 & cost of restoration if POA restores	\$500 & cost of restoration if POA restores	N/A
				March. 2026

SECTION 9 - SECURITY

GATE CARDS

Raintree Plantation is a gated community. All Property Owners are encouraged to obtain a Gate Card for convenience and ease in accessing Raintree. Gate cards will be issued to any property owners in “**Good Standing**”. Lost or damaged cards can be replaced for a fee. Additional gate cards are available to Property Owner’s in “**Good Standing**” with the Property Owner’s consent. Complete procedures and gate card agreements are available at the POA office.

Vehicle Stickers

Vehicle stickers are available to all Property Owners for each vehicle licensed in the property owner’s name; including company owned or leased vehicles. Stickers are available at the POA office. Stickers must be displayed on vehicles to park in designated areas. **VEHICLES WITHOUT RAINTREE IDENTIFICATION MAY BE TOWED AT ANYTIME.**

Guest

Property Owners may request a guest pass which will allow entry of their guests. Guest passes must be displayed on the dashboard or hanging from the rear-view mirror to park at lake, pavilion, campground or other designated parking areas. Property owners are responsible for their guests at all times.

CENSURE ASSESSMENTS SECURITY

Violation Description	1st offence	2nd offence	3rd offence	Per day or per incident after notification and prior to resolution
Parking on POA property or common ground without current or properly displayed Raintree identification.	\$150	\$250	\$350	\$50
Visitors: No guest pass (hanging or dash pass) when parking in visitor or non-owner designated areas.	\$150	\$250	\$350	Property Owner responsible for fine of guest if not resolved.
Parking in Prohibited Areas without Raintree Identification.	Boot/Tow	Boot/Tow	Boot/Tow	\$50
				March. 2026

SECTION 10 - VEHICLES AND PARKING

VEHICLES AND PARKING (Includes Golf Cart)

For the safety of everyone, you are encouraged to obey the **20mph** speed limit and all traffic control signs. Keep Raintree safe.

Vehicle Usage

The Covenants and Restrictions, governing the type and usage of motorized vehicles and other motorized items within Raintree, are provided below for your convenience.

- a. All vehicles operated on any lot in the subdivision or on any Subdivision Road, Easement or Common Area shall be licensed and operated by a validly licensed operator. All-terrain vehicles as defined in the Missouri Statutes and dirt motorcycles (both commonly referred to as “off road” vehicles) and motorized scooters either gas or electric shall not be operated on any lot in the Subdivision or on any Subdivision Road, Easement or Common Area. Operation of Golf Carts on any subdivision Road, Easement or Common Area shall be permitted with the following conditions: The Golf Cart must be operated by a licensed driver and the Golf Cart must be covered by a liability insurance policy. In addition to these Covenants, operations of Golf Carts are subject to any rules and regulations as set forth by the Raintree POA Board of Directors in the Rules Manual. (Covenants 1f.) All Golf Carts must have a current Raintree Sticker.
- b. All vehicles, trailers and the like, operating in Raintree Plantation Subdivision shall meet State of Missouri licensing regulations at all times. (Covenants, paragraph 1g)
- c. All vehicles operated within Raintree must display a property owner’s identification or identification as set forth by the Raintree POA Board of Directors in the Rules Manual. Owners shall request that their guests comply with this and all other restrictions, covenants and regulations. (Covenants 1j.)
- d. Reckless driving (including but not limited to; tailgating, speeding, passing, running stop signs, and cutting through POA parking lot) is strictly prohibited.
- e. All stickers for vehicles, boats, trailers, jet skis, golf carts, etc., are due July 1st to align with the assessment. All current stickers are valid until July 1, 2026.

PARKING

All vehicles, boats, trailers, etc. must be parked in accordance with the following:

- a. Only vehicles displaying a Raintree Property Owners identification sticker will be permitted to park at beach, lake, pavilion, campground or other designated parking areas. Golf carts are considered vehicles and must display a Raintree Golf Cart Sticker to park in the afore-mentioned areas designated for golf carts.
- b. Guest vehicles must display a hanging guest pass or dash pass to park at lake, pavilion, campground or other designated parking areas Note: Guest Golf carts not permitted.
- c. Trailers, boats, personal watercraft, RV’s or the like shall not be parked or stored in front of a residence or on POA roads or property. (Covenants, paragraph 2j)
- d. Trailers, boats, personal watercraft, RV’s and the like may be parked on the driveway of a residential lot (that being the most direct paved connection between the public road and the dwelling) as nearly as practical to the dwelling. (Covenants, paragraph 2j)
- e. Trailers, boats, personal watercraft and RV’s or the like may also be parked in specifically designated areas of POA roads or property. (Covenants, paragraph 2j)
- f. Unlicensed vehicles must be inside the garage. (Covenants, paragraph 2j)
- g. Vehicles licensed or not, must not be parked on lawns. (Covenants, paragraph 2j)
- h. Signs are posted on POA parking lots to conform with Section 304.157 Missouri statutes providing notification to violators of intent to tow unauthorized vehicles.
- i. Parking in the boat ramp parking areas is for vehicles with boat trailers only.
- j. Parking in a manner that blocks the boat rigging areas or boat ramps is prohibited.
- k. Parking is prohibited on all community dams and spillways.
- l. On special dates declared by the POA Board, temporary parking is only allowed on one side of the specified roads, so as to provide sufficient space for traffic to pass.
- m. Parking on streets for guests must NOT impede the flow of traffic.
- n. No parking across the street from any driveway.
- o. No Parking on the street during inclement weather.

Golf Carts

Golf carts operated on subdivision roads, easements or common areas must display an annual Golf Cart Sticker.

Golf Cart Rules

- All golf carts must be properly registered with the POA office PRIOR to operating them on the streets of Raintree.
- All golf carts must display a valid Raintree Golf Cart Sticker PRIOR to operating them on the streets of Raintree.
- A current proof of liability insurance for the golf cart and VIN# must be presented at the POA office before a sticker will be issued.
- The liability insurance must remain enforced on the golf cart for the duration of the annual permit.
- Golf cart permits must be renewed annually. They are valid from July 1 through June 30 the next year.
- Stickers must be displayed on the lower left-hand side (driver's side) of the windshield of the golf cart.
- If the golf cart has no windshield; sticker shall be placed on the left side (driver's side) front of the cart.
- The owner of the golf cart is responsible for all who operate their cart.
- Only licensed drivers may operate a golf cart on Raintree streets.
- All golf carts operating after dark must have operating head lights and tail lights.
- The golf cart must be driven on the far-right hand side of the road. The exception would be when crossing a street on a golf course path.
- The number of people riding in a golf cart cannot exceed the capacity for which the cart was intended.
- The operation of a golf cart within Raintree is subject to all routine traffic laws within Jefferson County and the State of Missouri.
- Persons found to have operated their golf cart in a negligent manner may have their cart privileges suspended by the POA Board of Directors. This does not refer to a simple violation. On serious violations (possibly where accidents occur), the POA Board has the power to suspend golf cart privileges immediately.
- Report any accident immediately to the Sheriff's Dept. and the POA office.

CENSURE ASSESSMENT VEHICLES/PARKING

Violation Description	1st offence	2nd offence	3rd offence	Per day or per incident after notification and prior to resolution
All vehicles, trailers, and the like; operated within Raintree not meeting State of Missouri licensing regulations.	\$25 Certified Letter	\$150	\$200	\$50/day
Operating a vehicle or golf cart without a driver's license.	\$250	\$350	\$500 Loss of privilege for 1 year	\$50/day
Golf carts without a current Raintree golf cart sticker, or not parked in a golf cart designated area.	\$25 Certified Letter	\$100	\$200	\$50/day
Golf carts operated on roads after dark without headlights and taillights.	\$150	\$250	\$350	\$50/day
Operating a golf cart in a negligent manner.	\$250	\$500	\$750 Loss of privileges for 2 years	\$50/day
Operating an all-terrain vehicle as defined by MO statutes in Raintree, on a lot, easement or common area.	\$500	\$500	\$500	\$50/day
Parking a trailer, boat, personal watercraft or RV in violation of Covenants Paragraph 2, subparagraph 2j	\$25 Certified Letter	\$100	\$200	\$50/day
Having any vehicle parked on a lawn.	\$25 Certified Letter	\$100	\$200	\$50/day
Parking on a dam or spillway.	Boot/Tow	Boot/Tow	Boot/Tow	\$50/day
Parking unlicensed vehicles anywhere on lot; (Unlicensed vehicles must be inside garage).	\$25 Certified Letter	\$300	\$500	\$50/day
Reckless Driving: Including but not limited to – tailgating, speeding, passing, cutting through POA parking lot, running stop signs.	\$100	\$200	\$300	N/A
Parking that impedes the flow of traffic on a street. Parking on the street during inclement weather.	\$100	\$200	\$300	\$50/day
				March. 2026

SECTION 11-GENERAL/MISCELLANEOUS

GENERAL/MISCELLANEOUS

Rules that fall into multiple categories or do not fit a specific category are provided in this section. Some may also be listed in applicable sections for your convenience.

General

The following rules for general items fall into multiple categories.

- Disruptive Behavior/Fighting shall not be permitted in any POA structure or on POA properties.
- Dumping of personal items, household goods, trash, lawn/tree debris, etc. is strictly prohibited on POA property or on privately owned lots.
- False Reporting - Persons who habitually make rule violation reports, which are not substantiated or are found to be false, may incur a Censure Assessment after two (2) false reports.
- Foul Language - Language of a vulgar or obscene nature shall not be permitted in any POA structure or on POA properties.
- Littering is prohibited in Raintree.
- Property Owners adjacent to the parkway shall ensure that the parkway is kept clear of encumbrances (objects, ditches, shrubs planted to prevent access, etc.) that may cause injury to users of the parkway and/or cause an increased liability risk to the POA.
- Vandalism/Destruction of Property. Property Owners or their guests shall not vandalize or cause damage to Raintree Property. Property Owners shall be held responsible for their family members and guests and are responsible for costs incurred for all labor and repair or replacement materials, plus the applicable Censure Assessments. The person(s) may also be charged with a misdemeanor or felony depending on the amount of the property damage.
- No soliciting in Raintree without permission of the POA.

Noise Abatement

Noise abatement hours are Monday – Friday 10pm-7am

Saturday -Sunday 10pm-8am on all Raintree Property including the lakes

Signs

No signs of any nature, business or otherwise are permitted, except the identifying name of the home or owner. In addition to identifying signs, real estate signs shall be permitted to be placed on the front side of lots with homes no more than 15 feet from the front of the house. (Covenants, paragraph 1b) Political signs are acceptable. Signs indicating lot and section number may be posted at construction sites.

Firearms

No hunting or discharging of firearms is permitted within Raintree. (Covenants, paragraph 1a)

Fireworks

Igniting of fireworks is prohibited in the following areas of Raintree, unless specifically approved by the POA Board; beach, campground, dam areas, lakes, pavilion area and pavilion parking area, boat ramp and launching areas and Raintree park areas.

Bird Sanctuary

Raintree is a designated bird sanctuary. (Covenants, paragraph 1c)

Suspension of Amenities

If any property owners have an unresolved Covenants and Restriction or rules violation, their amenities rights will be suspended.

**CENSURE ASSESSMENT GENERAL/
MISCELLANEOUS**

Violation Description	1 offence	2 offense	3 offense	Per day or per incident after notification and prior to resolution
Abusive/Disruptive Behavior or Fighting on POA property.	\$100	\$300	\$500	\$500
Dumping (including but not limited to: debris, trash, yard waste, limbs, etc.) on POA property or lots	\$200 + cost of removal if by POA	\$300 + cost of removal if by POA	\$500 + cost of removal if by POA	\$50
Foul language on POA property	\$25 Certified Letter	\$150	\$300	\$500
Littering	\$25 Certified Letter	\$150	\$250	\$50
Roads - Placing of objects or vegetation in holes or ditches, etc. which may hinder the use of the parkway and increase	\$100 + cost of removal if by POA	\$100 + cost of removal if by POA	\$200 + cost of removal if by POA	\$50
Vandalism/Destruction of property, security gates and or cameras. (posted at gates)	\$750 + cost of repair or replacement by POA	\$750 + cost of repair or replacement by POA	\$750 + cost of repair or replacement by POA	\$100
No Soliciting in Raintree without approval from the POA Board	\$25 Certified Letter	\$100	\$200	\$25 per day
Signs are not permitted on the property. Exceptions: • Owner's Name • Signs required by ACC building permit • Real estate signs • Political signs	\$25 Certified Letter	\$75	\$100	\$25
Hunting or discharging of firearms	\$500	\$500	\$500	\$50
Raintree Plantation is a Bird Sanctuary. Willful harming or killing of birds	\$50 + report to Conservation Authority	\$75 + report to Conservation Authority	\$100 + report to Conservation Authority	\$25
Operation of dirt bikes or ATV's within Raintree Subdivision	\$500	\$500	\$500	\$50

SECTION 12 - RULE ENFORCEMENT/CENSURE ASSESSMENT

RULE ENFORCEMENT/CENSURE ASSESSMENT

The Raintree POA was granted authority to enforce the rules of the subdivision and levy Censure Assessments for rule violations, as approved by the voters on September 18th, 2011. See Covenants paragraph 3 Rights and Powers, subparagraph 3a for a complete description.

Enforcement Authority

The Raintree POA may levy a Censure Assessment not to exceed \$1000.00 for the violation and not to exceed \$50.00 per day or per incident that the violation continues after the Offender has been notified. Any unpaid Censure Assessment shall be additive to annual assessments and be enforceable in the same manner as assessments. (Covenants, paragraph 3a, subparagraph (3) (i))

The Raintree POA, by contract or other agreement, may enforce applicable local governmental ordinances, and permit the local governmental authorities to enforce its ordinances within the Subdivision for the benefit of the POA and Owners.

Procedure Process

The Complaint/Violation Forms shall be used to report rule violations. Forms are available at the POA office. The form must be completed in detail, signed and returned to the POA office.

- The Rules Committee will determine if there is a probable violation. In the event it is determined not to be a violation of a rule, the Accuser will be notified.
- Should the Rules Committee determine there is a probable rules violation; An attempt **may** be made to notify the Accused by letter, followed by a confirmation letter, and given the opportunity to correct the situation in a timely manner without a Censure Assessment being levied. A record will be kept in the file of the Accused in the event future violations are reported.
- The Accused has the right to request a meeting with the Adhoc Hearing Panel if they dispute the Rules Committee's findings. Such request must be submitted in writing no later than fourteen (14) days from the date of written notification to the Accused. Rules Committee will publish a request and maintain a list of 12 dis-interested non-board member volunteers. When the need arises for an appeal to be heard, the violator will randomly select four names from the pool of all the available names. He/she will then have the opportunity to remove one of the four names. The remaining three names will conduct the appeal and prepare a recommendation for the Board's review. The Adhoc Hearing Panel shall arrange to meet the Accused within two (2) weeks after receiving notification of the dispute. The Hearing Panel shall prepare a written advisory report with recommendations to the Board within ten (10) days after the hearing.
- The Board, after consideration of the Adhoc Hearing Panel report, shall notify the violator of the Board's final decision in writing and within twenty-one (21) days after receipt of the Adhoc Hearing Panel recommendations.