



COOPER ESTATES
PROPERTY OWNER'
ASSOCIATION

RULES AND REGULATIONS

Revised October 1, 2024

COOPER ESTATES

RULES AND REGULATIONS*

The rules and regulations hereinafter enumerated as to Cooper Estates subdivision shall be deemed in effect until amended by the Board of the POA and shall apply to and be binding upon all Owners and Lessees who shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees and other persons over whom they exercise control and supervision. The Rules and Regulations are as follows:

1. Sidewalks, walkways, and entrances must not be obstructed or encumbered or used for any other purpose other than ingress and egress. Bicycles, wagons, shopping carts, chairs, benches, tables and/or other objects of a similar type and nature shall not be left thereon.
2. No Owner or Guest shall store or leave boats, trailers, mobile homes, buses, and the like in the Cooper Estates Subdivision except in his garage. No owner, guests, or lessees shall park their vehicles on the street or lawn overnight. The night guard is authorized to place a warning on vehicles parked on the street as they make their nightly rounds. Repeat offenders may be subject to a fine.
3. RVs are allowed 48 hours to load and unload in the driveway.
4. Personal property of all Cooper Estates Owners shall be stored within their units or on their decks or porches.
5. Trash cans are to be stored in the garage or out of site except for trash days.
6. No Owner shall blow, sweep, or throw from his Unit or property any dirt, leaves, or other substance. The Common Elements shall be kept free and clear of refuse, debris, and other unsightly material.
7. Complaints, problems, suggestions, observations, and requests regarding POA employees are to be made directly to the Director of Operations and not the employee. At no time is an Owner to supervise any POA employee. Complaints regarding the service of the POA staff shall be made in writing to the POA Board.
8. A POA employee may be hired to perform work at the resident's property. The work must take place after normal working hours or on the weekend.

***The Rules & Regulations cannot and will not cover every possible situation. The Board at its discretion may take these situations up on an individual basis.**

9. No Owner shall make or permit any activity or disturbing noise that will interfere with the rights, comforts, or convenience of other Cooper Estates residents. No musical instrument, television, radio, or other sound amplifier shall be played or operated in such a manner as to disturb or annoy other residents. The volume as to the foregoing shall be lowered from 11:00 pm to 8:00 am each day.
10. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed, in or on any property within Cooper Estates. Exceptions are Real Estate for sale signs.
11. As per government regulations, the Board can adopt reasonable rules subject to any applicable statues or ordinances, regarding the time, place, number, and manner of political signs. Homeowners shall not display signs sooner than 14 days prior to Election Day. The signs may not be larger than 18"x 24" and the placement of the signs must be within the landscape area to avoid problems with mowing. Residents may not display more than one sign per candidate and no more than three signs total. All signs must be taken down the day after Election Day. Signs or any material supporting candidates or causes may not be displayed from inside the house that can be seen from outside of the resident's house.
12. No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit except as required for normal household use.
13. Payments of assessments and other fees shall be paid to the management office of the Association. Payment made in the form of checks and ACH as of 2023 shall be made to the order of Cooper Estates Property Owners Association, Inc.
14. No pets are allowed which are not properly leashed or controlled by the owner so as not to annoy or disturb other residents. The pet owner is responsible for any damage or property within Cooper Estates caused by their pet.
15. Pets are not allowed in or on recreational facilities including but not limited to the clubhouse, pool, pool deck, picnic area, or all sports courts.
16. All pet waste must be picked up and disposed of properly.

17. Residents are prohibited in making any changes, plantings, or landscaping on the **Common Property** without the approval of the Architectural Committee.
18. Recreational equipment, dog houses, or fences shall not be situated on **Common Property** or **private property** without the approval of the POA Board.
19. Changes in the exterior appearance of individual units such as exterior paint, patios, and additions are not permitted unless approved by the POA Board upon recommendation of the Architectural Committee.
20. Fireworks are prohibited in Cooper Estates.
21. All streets within Cooper Estates have a 25mph speed limit. All stop signs are to be observed. Compliance is mandatory.
22. Each year beginning and ending dates for mowing shall be determined by the POA Board in consultation with the Director of Operations.
23. Garage sales, estate sales, and auctions are not permitted within Cooper Estates.
24. Rules relating to weapons will follow Missouri State Statutes.
25. In the interest of security, each property owner is allowed to purchase one (1) gate remote for each vehicle owned and parked at his or her individual unit. Each remote will be assigned directly to the owner. Additional remotes can be purchased if needed.
26. Gardens cannot interfere with mowing and must be kept in existing landscaping areas.
27. All applications for solar collective devices (i.e. solar panels, solar shingles, etc.) installation must be approved by the Architectural Committee and must comply with the Cooper Estates solar panel guidelines. A copy of the guidelines are available at the Cooper Office.
28. Persons violating these rules and regulations will be notified of the violation by whatever means necessary. These notifications will be tracked. Repeat violators will receive a second notice. A third notice of the same violation will result in a fine.

SWIMMING POOLS/PICNIC AREA

The Rules and Regulations shall be as follows:

1. **GUESTS MUST BE ACCOMPANIED BY THE RESIDENT/PROPERTY OWNER AT ALL TIMES.**
2. The opening and closing dates of the pool along with the hours of operation shall be determined by the Director of Operations and may change from year to year depending on the condition of the pool and weather.
3. Glass objects are not permitted inside the fenced pool area or picnic area. Violation of this rule could result in broken glass in the pool causing damage or personal injury.
4. No one under 14 years of age is permitted to use the pool unless accompanied by the POA resident or a responsible party who is 21 years of age or older approved by the POA resident.
5. Pool accessories or swim equipment larger than body rings shall not be used when the pools are crowded.
6. Residents must be in possession of a Pool/Clubhouse fob when using the pool or the pool deck. Pool fobs may be obtained from the POA Office Manager. Residents can only own 2 Clubhouse/Pool fobs.

SPORTS COURTS

The Rules and Regulations shall be as follows:

1. **GUESTS MUST BE ACCOMPANIED BY THE RESIDENT/PROPERTY OWNER AT ALL TIMES.**
2. Only tennis shoes are permitted on the courts. Acceptable tennis attire will be worn at all times.
3. Play will be limited to one hour when others are waiting.
4. Food and drinks, with the exception of water, must be kept outside the fenced area. No glass containers are allowed.
5. Exterior lighting must be turned off when the courts are not in use.

CLUBHOUSE

The Rules and Regulations shall be as follows:

1. **GUESTS MUST BE ACCOMPANIED BY THE RESIDENT/PROPERTY OWNER AT ALL TIMES.**
2. Reservations must be requested by a resident and made through the management office. Events and activities held for the purpose of raising funds for profit at the Clubhouse or Pool area are strictly prohibited. Events and activities for charitable purposes are permitted, but it is required that a resident be an active member of the organization and be present when the event is held. The Clubhouse is not to be rented.
3. The Clubhouse may not be used for political purposes or profitable gain.
4. In accordance with local fire regulations, the number of persons permitted in the Clubhouse at any one time may be restricted by the Fire Marshall and enforced by the POA Board.
5. The clubhouse will be locked daily with announced times of when it is open as per the POA Board directives.
6. Fees may be charged following an event if extensive cleaning and/or repairs are necessary. Repeat offenders will be barred from using the clubhouse for a period of (1) year.
7. Solicitation within Cooper Estates, to include the Clubhouse, is strictly prohibited.
8. Reservations will be accepted up to 1 year in advance. Reservations for weddings can be reserved further out than 1 year. A resident cannot reserve the clubhouse for the same holiday two years in a row.
9. Anyone who violates the Rules and Regulations for use of the Clubhouse, Pool, Pool Deck, Picnic Area, Tennis Courts, or Basketball Courts may be required by the POA Board to forfeit his or her right of usage for one (1) year.