

CBE Rules & Regulations

This document shall serve as the "Rules & Regulations" of Country Bluff Estates, Inc.

The term CBE is an acronym for Country Bluff Estates Inc. and shall be known in the Rules and Regulations to mean Country Bluff Estates, Inc. These Rules and Regulations were passed pursuant to Paragraph 9(m) of the By-Laws of Country Bluff Estates Property Owners' Association and supplement the Covenants, Conditions and Restrictions Applicable to Country Bluff Estates, Second Addition, recorded with the Taney County Recorder at Book 0343, Page 5641.

- 1) No bounce houses are allowed on any lot in the subdivision at any time. Trampolines are only allowed in the backyard and must remain out of sight of the public view.
- 2) Grass or leaves shall not be blown into the street(s).
- 3) Trash bins should be set out the night before or morning of pickup day and returned to the garage or back of the house, out of public view no later than 24 hours after garbage pickup day. Property owners shall be issued a warning on the first violation. On the second violation, property owners will be fined \$25, but such fine will not be levied more than one time per week for each violation.
- 4) Owners and their visitors are required to pick up after their pet(s) including all waste and immediately dispose of same properly if not on owner's property. Walkways, streets, CBE owned property and vacant lots are public areas requiring waste pick up.
- 5) Excessive barking after 10:00 p.m. is not permitted.
- 6) No alcohol, smoking, vaping, or drugs are permitted at the pool, clubhouse, and/or gym area at any time. The POA Clubhouse and pool area are smoke-free facilities. Pets are prohibited in the clubhouse, pool area, and deck areas.
- 7) Owners, their family members, and guests shall obey all rules and posted hours for pool, clubhouse, and other amenities of CBE. No glass containers are permitted inside fenced pool areas. Guests must be accompanied by owners into the clubhouse and pool area. Owners are not allowed more than six (6) guests at one time in the pool area, clubhouse, or on CBE-owned property. No parties or event gatherings may be held at the pool, clubhouse, or on CBE-owned property except those held by CBE.
- 8) No skateboarding will be permitted on any CBE-owned area such as pool or clubhouse. No skates or scooters will be permitted on any CBE-owned area such as pool or clubhouse.
- 9) The discharge of fireworks within the subdivision is prohibited except for the 24-hour period prior to and the day of the 4th of July and New Year's Day. No fireworks will be allowed if the City of Branson has a burn ban in place or has restricted the use of fireworks.

- 10) No drones are allowed on or above CBE-owned property at any time. If a property owner is operating a drone, it must be confined to the property owner's property and cannot be flown beyond their property boundaries. Commercial drones such as those used by real estate companies or for surveying may be used but permission must be obtained from the CBE Board prior to such use.
- 11) A property owner(s) may not give, loan, borrow, or allow anyone to use their access card or key fob. Doing so will result in the property owner having their access card turned off.

FINES

Pursuant to Paragraph 9(m) of the By-Laws of Country Bluff Estates Property Owners' Association, the association is permitted to do all acts and perform all duties required of and imposed by the Declaration and are in the best interests of the subdivision or Association or which the Board deems necessary. As such, the Board shall impose the following fines for violations of the Covenants, Conditions and Restrictions Applicable to Country Bluff Estates, Second Addition, recorded with the Taney County Recorder at Book 0343, Page 5641, and any supplements or amendments thereto.

- 1) No trees having trunks in excess of six inches (6") in diameter and exceeding twenty feet (20') in height may be cut or removed from any lot in the subdivision without prior written approval of the Architectural Control Committee. (#17 of the Covenants, Conditions and Restrictions Applicable to Country Bluff Estates, Second Addition, recorded with the Taney County Recorder at Book 0343, Page 5641). Violation of this provision will result in a fine of \$500 for each tree removed.
- 2) Violation of #3 of these Rules and Regulations relating to trash bins shall result in a first warning and then a \$25 fine upon the second violation, but such fine will not be levied more than one time per week for each violation.
- 3) Any property owner found taking or having alcoholic beverages/drinks in the clubhouse, on clubhouse property, or in the pool area shall be fined \$50 and suspended from the pool and clubhouse for thirty (30) days. Upon a second violation, owners shall be fined \$150 and their pool and clubhouse privileges shall be suspended for the remainder of the calendar year.
- 4) Violation of #1, #2, #3, #5, #6, #7 and #8 of the CBE Covenants, Conditions, and Restrictions may have a first fine of \$500 and increase 25 % for each violation and/or failure to comply.
- 5) If a change to a new or existing structure or property was not approved by the architectural committee, the change shall be reversed within a reasonable amount of time set by the committee.
- 6) Association dues, as described in the Covenants, Conditions and Restrictions Applicable to Country Bluff Estates, Second Addition and the Bylaws of the Association, shall be

paid by October 1 of each calendar year. Dues not paid by or before October 1 shall incur a \$50 fine and a monthly charge of \$30 for administrative fees for each month the account remains unpaid. Any unpaid After six (6) months, if dues, late fees, and administrative charges have not been paid, the Board will authorize its Attorney to pursue collection efforts including, but not limited to, filing a lien against the property and/or filing a lawsuit and property owner shall be responsible for all subsequent attorney fees including cost of litigation and related fees as provided in the Bylaws.

- 7) All Rules and Regulations set forth herein that do not have a specific fine are subject to the fine protocol set forth below.

The following fine structure shall be applied to violations of the Covenants, Conditions and Restrictions of CBE as well as the Rules and Regulations of CBE as set forth above, unless a specific fine is otherwise indicated. To the extent the Covenants, Conditions and Restrictions Applicable to Country Bluff Estates, Second Addition, recorded with the Taney County Recorder at Book 0343, Page 5641, do not reference the fine schedule, violations of such Covenants, Conditions and Restrictions will be subject to fines below.

- a) First Violation – written warning with seven (7) days to comply.
- b) Second Violation - \$100 Fine with key card or key fob removal until fine is paid; seven (7) days to comply.
- c) Third Violation - \$300 Fine with key card or key fob removal until fine is paid; seven (7) days to comply.
- d) Each subsequent violation will result in a fine increase of 25%; seven (7) days to comply.
- e) If change was not approved by the architectural committee, the change shall be reversed within a reasonable amount of time set by the committee.
- f) If approval is later given after the violation, the property owner remains liable for the fine.
- g) Failure to comply within the specified time frame will result in a subsequent violation being imposed.

All fines and violations will be sent in writing to the address listed on record for that property owner.

An attorney will be used for the collection of past due member accounts. When a property owner's account becomes 180 days or more past due, a lien will be filed on the property and the account shall be turned over to the Association's attorney for collection. There shall be a \$30 monthly administrative fee added to all unpaid balances on accounts for fines or fees more than 30 days past due. Any unpaid balances on accounts for fines or fees of more than 180 days shall incur a 1.5% monthly interest charge.