

Quarry Storage Rules

The Augusta Shores Owners Association Declaration of Protective Covenants, Conditions and Restrictions ("The Declaration") section 4.02 states the following:

With respect to the Association Property owned, and in accordance with the Certificate of Incorporation and By-Laws of the Association, the Association shall have the right:

a. to promulgate rules and regulations relating to the use, operation and maintenance of the Association Property for the safety and convenience of the users thereof or to enhance the preservation of such facilities or which, in the discretion of the Association, shall serve to promote the best interests of the Lot Owners;

The Board of Directors of Augusta Shores Owners Association, Inc. (the "Board") establishes Quarry Storage Rules as follows:

The Board shall appoint a Quarry Committee to oversee day to day questions and management of quarry area.

Dumping/Yard Waste:

No dumping of ANY material, including but not limited to, grass clippings, brush, tree limbs, leaves, yard waste of any kind or construction materials, is permitted in the Quarry.

Any unauthorized dumping will be referred to St. Charles County for Prosecution. St. Charles County fines for such dumping are \$500.00 TO \$2,000.00 per incident. Augusta Shores Owners Association (the "Association") will not be responsible for these fines. If the Association is fined by St. Charles County, such fine will be billed to and payable by the Lot Owner or other person responsible for the fine and shall constitute a personal obligation of the Lot Owner, and shall be collectible in the same manner as Assessments under Article V of the Declaration.

In addition, Association may undertake to clean up the site at the Lot Owner's expense, as a Class A violation, and the Lot Owner will be billed the cost of such cleanup plus \$5.00 per occurrence. This will be billed to and payable by the Lot Owner responsible for the fine and shall constitute a personal obligation of the Lot Owner, and shall be collectible in the same manner as Assessments under Article V of the Declaration.

No burning of any kind is permitted within the Quarry common ground.

Storage:

Any item stored in the Quarry must belong to the Owner and:

- a. be on wheels or lightweight enough so it can easily and readily be moved if necessary;
- b. be marked with the owners' lot number with three inch numbers so the owner can be notified if needed; owner contact information including telephone number must be on file with the Augusta Shores Owners Association;
- c. any vehicle, trailer, camper, motor home, etc. must be in running condition and not in a state of disrepair;
- d. any items stored on a trailer must be secured in a manner as not to be affected by any weather (i.e. wind, rain, etc.);
- e. no construction material, debris, refuse, trash, etc. is to be stored in the Quarry;
- f. all items must be stored within the "Designated Storage Area";
- g. temporary storage of an unusual item may be granted by the Board of Directors;
- h. any item stored in the Quarry must be removed upon order of the Board of Directors;
- i. the Owner of any item stored in the quarry is solely responsible for the item; neither the Augusta Shores Owners Association (the Association), the Board, the Quarry Committee, its members nor anyone other than the owner of the item is responsible for the safety, loss or damage to any property left or stored in the Quarry area.
- j. Temporary structures of a semi-permanent nature can be placed in the quarry storage area, if:
 1. of approved design by the board;
 2. consistent with other like structures in storage area, all must be as alike as possible;
 3. persons placing said structures must provide a letter to board stating that they assume all liability from any incident involving said structure;
 4. placed structures are the property of lot owner involved and must be removed at time of lot sale, right to structure does not transfer to new lot owner, any transfer of ownership of structure must be approved by board or structure must be removed.;
 5. due to limited storage space in quarry storage area spaces will be assigned on an as- requested basis.

These Rules will take effect immediately and are subject to change at any time.