

The Fountains at Raintree Lake

RULES & REGULATIONS

Residents of The Fountains at Raintree Lake are subject to the governing documents, rules, and requirements of both The Fountains at Raintree Lake Homeowners Association and the Raintree Lake Property Owners Association.

Raintree Lake establishes requirements that apply throughout the lake community. The Fountains, as a sub-association within Raintree Lake, may establish requirements that are more specific or more restrictive for property and activities within The Fountains. Residents must follow the requirements of both associations that apply to them. Compliance with a Raintree Lake requirement does not exempt a resident from a separate Fountains requirement that also applies. All requirements remain subject to the governing documents and any applicable conflict provisions.

Common Ground owned or maintained by each Association is private property of that Association. The use of that Common Ground is governed by the rules and requirements of the Association that owns or controls it.

Enforcement

Violations of these Rules and Regulations may be subject to enforcement action by The Fountains and, where applicable, by the Raintree Lake Property Owners Association under its governing documents, rules, and enforcement procedures.

COMMON GROUND AND ASSOCIATION PROPERTY

Use of Fountains Common Ground

Fountains Common Ground is intended for the enjoyment and use of Fountains residents and their guests. All use of Fountains Common Ground must be conducted in a manner that is safe, respectful of others, and does not damage Association property or interfere with the intended use of the Common Ground.

Unauthorized Alterations or Installations

No homeowner may place, install, construct, or keep personal property or improvements on Fountains Common Ground without prior written approval from the Association.

Personal Property on Common Ground

Personal property, equipment, furnishings, or other items may not be placed or stored on Fountains Common Ground or other Association property without prior approval from the Association.

Personal property may not be left or stored in Association gazebos or other common-use areas.

Damage to Association Property

No person may damage, deface, destroy, or otherwise misuse Fountains Association property. A homeowner is responsible for damage caused by the homeowner, household members, guests, or the homeowner's contractors.

Dangerous or Reckless Activities

No person may engage in any activity on Fountains Common Ground that is dangerous, reckless, or likely to cause injury to another person or damage to Association property.

Fires, Fireworks, Projectiles, and Similar Activities

No person may start or maintain unauthorized fires or engage in activities involving fireworks, explosives, projectiles, or other activities that create a risk of injury, fire, or property damage on Fountains Common Ground or other Association property.

Litter and Personal Items

No person may litter or leave trash, debris, fishing equipment, or other personal items on Fountains Common Ground, walking trails, or other Association property. Each person is responsible for removing items they bring onto Fountains property.

General Conduct on Association Property

Use of Fountains property must not interfere with the reasonable enjoyment of the property by other residents and guests.

Responsibility for Guests and Contractors

Homeowners are responsible for compliance with these Rules & Regulations by their guests, invitees, and contractors and are responsible for damage to Association property caused by persons acting on their behalf.

Motorized Vehicles and Devices

Motorized vehicles may not be operated on Fountains Common Ground, walking trails, or other Association property except for Association maintenance, emergency response, or approved accessibility purposes.

PONDS, WATER FEATURES, AND WALKING TRAILS

Ponds, Fountains, and Water Features

No person may enter, climb into, swim, wade, or otherwise use the Association's ponds, decorative fountains, or other water features for recreational purposes.

Fishing is allowed in Monarch Pond. Fishing equipment, line, bait, and other materials must be removed when leaving the pond. Fish may not be cleaned on Association property.

Boats, kayaks, canoes, or other watercraft may not be placed on or used in Association ponds except by the Association or its contractors for maintenance purposes.

Wildlife may not be fed, harassed, captured, or disturbed. Fish, animals, plants, or other non-native species may not be released or introduced into Fountains ponds or Common Ground without prior written Association approval.

Pond Water for Irrigation

Water from Association ponds or other water features may not be used for routine irrigation of residential landscaping. The Association may use pond water for watering newly installed plants or other approved landscaping purposes when necessary.

Ice Activities

No person may walk, skate, play, or otherwise engage in recreational activity on the ice of any Association pond or water feature.

Walking Trails

Fountains Walking Trails are for pedestrian and recreational use consistent with their intended purpose. Skateboards, roller blades, and similar wheeled recreational equipment are not allowed on the walking trails. Small children's tricycles and similar children's riding toys used appropriately with grandparents or other adults are allowed.

The walking trails located on Fountains at Raintree Lake Common Ground are privately owned and maintained by the Fountains at Raintree Lake Homeowners Association. They are distinct from public sidewalks owned or maintained by the City of Lee's Summit. City sidewalks are subject to City regulations and maintenance responsibilities.

GROUNDS, LAWNS, LANDSCAPING, AND TREES

Routine Lawn Care

The Association provides routine lawn care for residential lawns and Association Common Grounds, including weekly mowing, trimming and blowing during the lawn maintenance season.

Residents do not need Association permission to treat the Common Ground immediately adjoining their residence that is maintained as part of their lawn area when performing routine lawn care such as fertilizing, aerating, overseeding, or similar treatments.

Irrigation and Landscape Maintenance

The Association provides irrigation for residential lawns and Association Common grounds during the annual irrigation season. Irrigation for landscaped beds is not provided by the Association.

Residents may not alter, move, disconnect, or modify Association irrigation equipment. If a resident requests that an irrigation line, sprinkler head, or other irrigation equipment be altered or moved, the resident is responsible for the cost and must use the Association's designated irrigation contractor.

Seasonal Grounds Services

The Association provides seasonal lawn fertilization and weed control for residential lawns and Association common grounds as part of its grounds maintenance program. Budget considerations dictate frequency and type of added service each budget cycle.

The Association provides seasonal fall cleanup for residential lawns and Association common grounds, including a one-time leaf removal and cleanup or cutting back of ornamental grasses.

Snow Removal

Snow removal will be provided when the total average accumulation of snow is 3" or greater and the weather forecast indicates that temperatures will not rise sufficiently to melt the snow within 24 hours. The Board of Directors will decide whether to order snow removal, and residents will be notified by email when snow removal is ordered.

Snow removal timing depends on the duration and conditions of the snow event. The Association will order snow removal to begin as soon as possible after the snow event. Residents should be prepared to manage snow and access to their property until Association snow removal service begins.

Snow will not be removed from a resident's driveway if a vehicle is parked in the driveway.

Residents who decline Association snow removal must clearly mark their driveway to indicate that snow removal is not wanted.

The Association's snow removal contractor does not remove ice or apply ice melt products to residents' steps, sidewalks, or driveways. The Association does not remove snow from city-owned sidewalks or walking paths within The Fountains. The City of Lees Summit handles snow removal from the city streets and city sidewalks.

Trees on Residential Property

Trees planted on residential property must be approved by the Grounds Committee before planting. Tree selection and placement shall be consistent with the Association's Tree Management and Tree Planting Policies.

Tree Planting on Common Ground

Residents who wish to plant a tree on Association Common Ground may request approval from the Grounds Committee. Residents must select trees from the Association's approved tree list, and the Grounds Committee must approve the tree type and planting location before planting. All planting shall follow the Association's Tree Management and Tree Planting Policies.

VEHICLES, PARKING, AND DRIVEWAYS

Vehicles in Driveways

A resident may park one automobile, van, or non-commercial pickup truck on the owner's driveway without restriction. Park additional vehicles in the garage. Vehicles may not be parked in a manner that obstructs ingress or egress.

Commercial Vehicles

For purposes of these Rules & Regulations, a commercial vehicle is a vehicle meeting the characteristics found in the applicable Raintree Lake Property Owners Association commercial vehicle definition, effective July 14, 2026. These characteristics include buses; vehicles with dump, tow, boom, flat, stake, box, or refrigerated beds; vehicles exceeding 13,000 GVWR or 22' in length; vehicles with a roof rack carrying more than one ladder; vehicles with a container larger than 10" used to carry pipe, tubing or similar material; or vehicles with sides racks containing materials.

Boats, Campers, Trailers, and Other Prohibited Vehicles

Boats, campers, trailers, commercial trucks, trucks with a capacity exceeding one-half ton, mobile homes, and non-permitted recreational vehicles may not be parked, stored, or kept on a lot.

PETS

Pet Waste

Pet owners and people walking pets are responsible for immediately cleaning up and properly disposing of pet waste. Pet waste may not be left on residential property, Fountains Common Ground, walking trails, landscaping, or other Association property. Pet waste may not be disposed of in streets, storm drains, ponds, or drainage areas.

Dog Pens and Animal Control

Dog pens are not allowed.

The City of Lee's Summit regulates and enforces animal control and leash requirements. Animals must be on a leash and under the control of their owner as provided by City ordinance. Questions or concerns regarding these requirements may be directed to the City.

Underground Pet Fences

Underground or invisible pet fences require the Association's prior approval before installation. The fence boundary must remain entirely within the homeowner's property and may not extend onto Association Common Ground.

Installation may not damage Association landscaping, irrigation systems, utilities, or other Association property. Any alteration or repair of Association property or irrigation equipment required because of the

installation shall be at the homeowner's expense and performed by the Association's designated contractor.

TRASH, PROPERTY MAINTENANCE, AND RESIDENTIAL PROPERTY

Trash, Recycling, and Yard Waste Containers

Trash and recycling containers shall not be placed at the curb before 5:00 p.m. the evening before collection and shall be returned to their normal storage location after collection. Containers shall not remain visible from the street except during the permitted collection period.

Waste management service is provided weekly according to the Association's contracted collection schedule.

All containers shall have securely closed lids. Trash bags or loose trash may not be placed outside the container.

Yard waste shall be handled through the separate contracted yard-waste service and shall be kept to the side or behind the residence and out of sight from the street except as allowed for collection.

Yard waste shall not remain outside for more than one week.

Trash and recycling containers, whether full or empty, shall not be stored where they are visible from the street.

Exterior Property Maintenance

Homeowners shall keep the exterior of their residence, improvements, landscaping, and other property neat, safe, and well maintained.

Exterior improvements and structures shall be kept in good repair and shall not be allowed to deteriorate or become a nuisance or safety hazard.

Sheds and Outbuildings

Sheds, storage buildings, and other detached outbuildings are not allowed on residential lots.

Garage Doors

Garage doors shall be kept closed except when the garage is being used for access or other normal garage activities.

FOUNTAINS ARCHITECTURAL REVIEW BOARD (FARB)

ARCHITECTURAL AND EXTERIOR IMPROVEMENTS

Architectural and Exterior Changes — FARB Approval

Any change, improvement, or alteration to the exterior of a residence or lot must receive FARB approval before work begins. This includes, but is not limited to, roofs, exterior paint or color changes, siding, shutters, windows, doors, garage doors, gutters, decks, patios, awnings, pergolas, fences, landscaping changes, exterior lighting, solar installations, satellite dishes, antennas, flagpoles, hot tubs, spas, and other exterior improvements.

Exterior Construction and Improvements

All exterior construction, improvements, and alterations requiring FARB approval must be approved before work begins.

Construction materials, equipment, and debris shall be kept orderly and on the homeowner's property and shall not be placed or stored on Association Common Ground.

Homeowners are responsible for protecting Association property during construction and for promptly repairing any damage caused by the work.

Exterior construction and improvements shall be completed within the time requirements established by the Association and applicable FARB standards.

Exterior Paint, Colors, and Shutters

Exterior painting or color changes require prior written FARB approval. Only colors approved by the Association may be used, and the approved color must match the manufacturer's specified color.

Approved color selections are defined by the Association's FARB Paint & Colors Standards. Different approved colors apply to different exterior materials, including stucco, siding, and garage doors.

Exterior shutters, including replacement or repainting, require prior written FARB approval and must comply with the Association's approved shutter color and material standards.

Roofing

Roof replacement or changes require prior written FARB approval. Architectural-style asphalt/fiberglass shingles are required and must carry a minimum 40-year warranty.

Roof colors and exposed metal valleys must be in the brown color range. A manufacturer-enhanced ridge or double-layer ridge is required.

Homeowners should provide their roofing contractor with the Association's roofing requirements before obtaining bids or selecting materials. The manufacturer and color selection must be identified in the FARB application. FARB approval is required before submission to RARB (Raintree Lake Architectural Review Board), and RARB approval is also required before work begins.

Windows, Gutters, Downspouts, and Drainage

Replacement or modification of windows, gutters, or downspouts requires prior written FARB approval. Replacement windows must match the existing approved color and material.

Any alteration to the drainage of a residential lot, including roof runoff, downspouts, sump-pump discharge, buried or underground drainage, or other drainage systems, requires prior written FARB approval.

Drainage changes must be designed and installed so they do not create ponding, erosion, saturation, drainage problems, or maintenance hazards on the homeowner's property, neighboring properties, or Association Common Ground.

Applications for proposed drainage changes must identify the source of the water, the proposed method of conveyance, and the proposed discharge location. FARB may require additional information when necessary to evaluate the proposed drainage.

Exterior Lighting

Exterior lighting shall be directed and maintained so that it does not create an unreasonable annoyance or disturbance to adjacent properties. Permanent exterior lighting must be professionally installed, with wiring concealed or integrated into the structure where applicable.

Fencing

Fencing requires prior written FARB approval before installation.

- Fencing is allowed on patio areas only; fencing is not allowed in yard areas.
- Fencing must be white aluminum and consistent with existing community fencing in style and appearance.
- Fence height may not exceed 32 inches, and posts may not exceed 36 inches.
- Existing exceptions do not establish a precedent for future approval.

No fences are allowed on Association Common Ground. Nothing may be attached to, hung from, or installed on the Association's perimeter fence without prior permission from the Association.

Awnings

Size and color of the awning shall be approved by FARB. Awnings shall be attached to the home and shall not extend more than three feet from the home.

Retractable awnings for a back deck or back patio will be considered on a case-by-case basis.

Applications shall include dimensions, specifications, color, location, and product image.

Hot Tubs, Spas, and Jacuzzis

Hot tubs, spas, and Jacuzzis must have a locking cover and must be located on a deck or patio.

Temporary Sun Covers

Portable canvas or metal sun covers installed on a deck or patio may be used from March 1 through November 1.

Sun covers shall be kept in good condition and shall be solid earth-tone colors. Sun covers shall not be installed before March 1 and must be removed by November 1.

Ordinary patio umbrellas are not subject to this seasonal restriction.

Clotheslines

Permanent clotheslines are not permitted. Collapsible or removable clotheslines are permitted.

Solar Installations

Solar installations require FARB approval before installation and must follow the Association's Solar Standards. All applicable City of Lee's Summit regulations, permits, and inspection requirements must also be obtained and satisfied before installation.

Exterior Equipment

Exterior equipment installations require prior written FARB approval. Equipment must be installed and maintained to minimize visual impact and avoid creating a nuisance for neighboring properties.

Generators

Generators must be installed within the landscape perimeter and must not impede mowing access or other maintenance equipment. Generators must be installed and maintained to minimize noise and visual impact on neighboring properties.

Satellite Dishes & Antennas

Satellite dishes and antennas require prior written FARB approval. Satellite dishes shall not exceed one meter (39 inches) in diameter unless otherwise required to obtain an acceptable signal. Where feasible, ground-mounted installation is preferred; roof-mounted installation may be considered where necessary to obtain an acceptable signal. Permitted installations must be located in the least visible location where an acceptable signal can be obtained. Wiring and cabling must be securely routed and maintained to minimize visibility.

Patios & Driveways

Installation or modification of patios and driveways requires prior written FARB approval. Patios are permitted at the rear of the home only. Patios and driveways must use hard, permanent surface materials consistent with the home and community. Loose materials, such as gravel, are not allowed. Modifications must not create drainage issues or impact neighboring properties or Common Ground.

Decks

Decks require prior written FARB approval before installation, modifications, or replacement. Decks must comply with the Association's standards regarding materials used, colors, and placement. Contact FARB for detailed requirements and application information.

Landscaping and Landscape Edging

Landscaping and landscape materials shall remain within the homeowner's established landscape beds and shall not extend into areas maintained for mowing.

Landscaping, decorations, rocks, borders, or other items may not be placed outside the established landscape area.

Landscape edging requires prior written FARB approval and must be installed within the established landscape bed. A minimum of seventy-two (72) inches of clearance must be maintained between edging and any adjacent structure or obstruction. Edging must allow access for maintenance equipment and mowing, and must not create a hazard or interfere with Association maintenance. A Landscape Edging Waiver must be submitted with the application if it is poured concrete.

Flagpoles

Wall-mounted flagpoles are permitted.

Freestanding flagpoles are permitted within landscaped areas and require prior written approval for placement and height.

COMMUNITY LITTLE LIBRARIES

Little Libraries

The Association provides Little Libraries for residents and guests to share books. Take a book, leave a book, and help keep the libraries stocked for others to enjoy.