

Welcome! Here is a list of topics about Ames Place that are covered in this document:

1. **Garbage, recycling and yard waste**
2. **General information**
3. **Homeowner responsibilities**
4. **Indenture of Ames Place**
5. **Streets and parking policies**

1. Garbage, recycling and yard waste

* **Bulk pick-ups** – University City picks up bulk trash items such as furniture and appliances in the spring and fall. Please see the inside back cover of the University City calendar for a schedule and a map of the bulk pick-ups. City Hall mails calendars annually to all residents.

* **Garbage** – University City picks up garbage in Ames Place from the dumpsters in the alleys and on University Drive on Tuesdays and Fridays. Holidays will delay the schedule by one day.

* **Leaves** - University City vacuums leaves three times a year: twice in the fall and once in the spring. Leaves should be raked to the street no earlier than the weekend before the pick-up date. The dates for the leaf pick-ups are on banners at Trinity Avenue and Delmar Boulevard and other University City locations. The dates also are on the inside back cover of the University City calendar, along with other information for residents. The burning of leaves or other refuse is not allowed.

* **Recycling** – University City picks up recycling items (plastic, glass, metal, paper and cardboard boxes and cartons that are broken down) on Mondays from blue, wheeled recycling carts on the street or at the curb. Blue recycling carts come in several sizes and are available by calling the Public Works Department at City Hall (314) 505-8560. The recycling bins must have 3 feet of clearance on either side when placed on the street to be picked up by the recycling truck's arms. Please place recycling carts out no earlier than 4 p.m. the day before collection and remove carts on the day of collection. Please recycle as much as possible. The dumpsters fill up quickly.

* **Trash dumpsters** – Please do not place discarded items next to the dumpsters. These items WILL NOT be picked up by University City, as each trash truck has one employee. The trash will only serve to inconvenience neighbors. See bulk pick-ups above. Also, please do not use trash dumpsters for yard waste or construction debris. Violations can be reported to University City.

* **Yard waste** – Branches from trees and bushes that are no more than 3 inches in diameter may be bundled if the bundles are no longer than 4 feet and 2 feet around. Please place at the curb for recycling on most Mondays. In the event of a holiday on a Monday, the yard waste recycling will be picked up on Tuesday. Other yard waste should be placed in yard-waste bags and placed at the curb with a sticker for pick-up. Yard-waste bags may be purchased at most grocery and hardware stores, and they must have a yard-waste sticker on them. The stickers are \$1.50 each and can be obtained at nearby Schnucks stores or at City Hall, 6801 Delmar Boulevard. Yard-waste stickers are NOT required from October 15 through December 31 each year. One purpose of bagging leaves is to prevent clogged storm sewers. More details are available from City Hall.

2. General information

* **Celebrations** - Ames Place has two neighborhood celebrations: a Fourth of July parade and picnic and the Fall Festival, which is held the Sunday before Halloween. On Halloween itself, the tradition is to turn on front porch lights at 6 p.m. to signal a house is open to trick-or-treaters. At 8 p.m., the outdoor lights are turned off. Many families visit Ames Place for Halloween.

* **Fireworks** – University City prohibits the use of fireworks (8.08.030). The police will enforce this ordinance if called.

* **Mulch restrictions** – Residents are asked not to have mulch piles delivered to the front of the residences or on sidewalks. Mulch delivery on side streets or tree lawns (the grassy area between the sidewalk and the street) and alleys is allowed so long as the mulch pile does not project more than 3 feet onto the street or alley. Homeowners have two weeks to remove the mulch pile from the alley, tree lawn or side street.

* **Noise** – University City has a noise abatement ordinance (9.08.240). The police will enforce the ordinance if called. The ordinance addresses these issues, among others: No construction work is to be performed before 7 a.m. or after 10 p.m. or at any time on Sundays. No frequent or long-continuing animal noise that can be distinctly heard 100 feet from the source is allowed. No drums or loudspeakers, etc. are allowed unless a city permit had been obtained.

* **Ownership** – Ames Place owns the streets, tree lawns, sidewalks, alleys and the Kingsbury median and pays for capital improvements such as curbs.

* **Pets** – University City requires by ordinance (6.08.10) that all pets be leashed when off of the owner’s premises and all pet waste be “pooper-scooped” (6.08.240). Please be considerate of the neighbors and keep all pets leashed or fenced in.

* **Street lights** – There are two types of street lights in Ames Place. One type is a historic lamp post along the tree lawns. The other style is a commercial streetlight in the alleys. The alley lights are maintained by Ameren Missouri. If any of these lights are not functioning properly, please report them to Ameren directly at 1 (800) 552-7583. Prior to calling, please note the nearest street address and the number on the light, which is found on a metal tag near the top of the historic lamp posts beneath the fixture. Note that the light pole number usually starts with a “U” and has four digits. The numbers are usually in the U16xx to U17xx range.

IMPORTANT: Ames Place maintains the exterior parts of the historic lamp posts. Ameren is responsible for the internal wiring. If you see a historic lamp post that has been damaged or needs attention, please contact an Ames Place Agent promptly. If the historic lamp post is not damaged but is not lit, that issue is Ameren’s responsibility. It is the policy of Ames Place to never let an Ameren employee remove a historic lamp post, for any reason.

* **Trees** – Ames Place is responsible for the maintenance (planting, pruning and removals when needed) of the hundreds of trees in common areas, such as the tree lawns and the Kingsbury median. UNDER NO CIRCUMSTANCES should a tree on Ames Place property be pruned,

damaged or removed without the approval of the Agents.

* **WU security** – Washington University uses a security car with flashing yellow lights to ensure the safety of students. The guard in the car is there to protect students during off-campus activities and is not for general public safety. If you have questions or comments about the activity of Washington University students, you can contact the Washington University Police Chief at (314) 935-5514 or the department at (314) 935-5533. For more information about the Washington University off-campus community, you can visit www.neighbors.wustl.edu.

3. Homeowner responsibilities

* **Alleys** – Homeowners are responsible for the maintenance of the areas next to the alley behind a house. This includes weeding the alley and raking leaves to preserve the 100-year-old bricks.

* **Property** – Homeowners are responsible for the maintenance of their property. As a courtesy to all neighbors, please keep the grass cut and trees and bushes trimmed, etc. Trees should be maintained so that roots do no damage to the alleys and sidewalks.

* **Sidewalks** – Homeowners are responsible for sidewalk sweeping and the removal of snow or storm debris. All repairs or replacements of Ames Place sidewalks, dues to construction or sewer work, must match with the exposed aggregate concrete in Ames Place.

* **Tree lawns** – Homeowners are responsible for the maintenance of the tree lawn in front of a house (and to the side in the case of corner lots).

* **Watering** – Homeowners are responsible for the watering and mulching of the trees in the tree lawn. Newly planted trees must be watered weekly during the summer and fall months in the absence of rain.

4. Indenture of Ames Place

* **Additions, fences** – Fences, additions, garages or any exterior structural work that affects the original footprint of the house or property is subject to Agent approval before plans can be submitted to University City for permits. Guidelines on materials and applications can be found on the Ames Place website, amesplace.org, or through an Agent. Those guidelines come from the Indenture, the governing document for Ames Place. The Indenture is renewed every 10 years – and updated when needed by super majority rule - and has many rules and regulations.

* **Annual assessments** – Each year the Agents of Ames Place determine the annual assessment due from each lot/homeowner. The amount of an assessment is based on the frontage feet of a lot. The assessment is needed to provide working funds for tree planting and maintenance, general street maintenance, signs, snow removal, etc. The invoices are mailed in November and are due no later than December 31. They are for the year that is ending (in arrears). Prompt payment is greatly appreciated.

* **Annual meeting** – The annual Ames Place meeting and Agent election is held every January. There are five Agent volunteer positions. Each Agent is elected for a three-year term on a staggered

basis. Usually, two Agent positions are available each year. Meeting notices will be posted in the subdivision and on nextdoor.com. Homeowners are strongly encouraged to join nextdoor.com, as the Agents and other homeowners use this social network for neighborhoods for information.

* **Kitchens** – The Indenture prohibits the addition of a secondary kitchen to a house.

* **Renting** – The Indenture prohibits renting a portion of a house, a room or the entire house on a short-term basis (less than a year). The Indenture prohibits more than two unrelated persons from occupying a single-family home. Please consult an Agent for more details on the rental policy of Ames Place. All occupants of a single-family home require an occupancy permit from University City to validate familial relationships.

5. Streets and parking policies

* **Blockages** - Please do not park so as to restrict the Ames Place gates on three streets at Big Bend Boulevard being fully opened in the event of emergency vehicles coming into the neighborhood. Please do not block access to the alleys for either residents or University City vehicles. Violators will be warned once and then towed.

* **Gates** - The Ames Place gates at Big Bend Boulevard are kept closed for safety reasons. They are only opened when access to Delmar Boulevard from Trinity Avenue or Kingsland Avenue is restricted. Please consult an Agent if other circumstances (such as moving vans, construction equipment, etc.) require the gates to be opened temporarily.

* **Inclement weather** – Ames Place is responsible for the removal of snow and ice from the streets. Need is determined by the Agents on a case-by-case basis. Determining factors include the amount of snow or ice, the forecast and safety. The Agents hire a snow-removal contractor to salt or plow when needed.

* **Parking** – Parking within Ames Place is restricted to Ames Place residents, guests and service providers. Residents should have an Ames Place sticker, which can be obtained from an Agent through the parking section of amesplace.org. Guest passes for relatives, nannies, etc. are available from an Agent. Unauthorized cars will be towed. The curb space fronting an owner's residence should be for the use of the owner(s) and their guests. Please be considerate of all neighbors and park only in front of your property.

* **Safety reminder** – Ames Place is home to many families with young children and pets. Please be considerate and obey all traffic laws. In particular, please stop at all stop signs and do not speed.

* **Street cleaning** – University City cleans the streets in Ames Place three times each calendar year. Notices for the timing of the cleanings – and the need to move vehicles – will be posted on nextdoor.com.

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