

## Indenture Issues and General Information

- The annual Ames Place Subdivision meeting /agent (Trustee) election is held every January. We have five Agent positions and Agents are elected for a three-year term on a staggered basis.
- Each year Agents determine the annual assessment due from each lot/homeowner. The assessment is needed to provide working funds for tree planting/maintenance, general street maintenance, snow removal, etc. Assessments are determined each year by the Agents. Invoices are mailed in November and are due no later than December 31<sup>st</sup> and are for the year then ended (in arrears). Prompt payment is greatly appreciated.
- Annually Ames Place has two celebrations—4<sup>th</sup> of July and Fall festival (near Halloween). See nextdoor.
- Fences, additions, garages and/or any exterior structural work that affects the footprint of the residence is subject to Agent approval **before** plans can be submitted to University City for permits. Guidelines and applications can be found upon the Ames Place web site or through an Agent.
- **Renting a portion of your home, a room, or your entire home on a short-term basis (i.e. less than a year) is prohibited by the Indenture. This Indenture prohibits more than two unrelated persons from occupying a single-family home. Please consult with an Agent for further details on the subdivision's rental policy. All single-family home occupants require an occupancy permit from University City to validate familial relationships.**
- Adding secondary kitchen facilities to your home is prohibited by the Indenture.
- University City requires by ordinance (6.08.210) 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 your neighbors and keep your pets leashed or fenced in.
- University City has a noise abatement ordinance (9.08.240). If called, police will enforce the ordinance. Ordinance issues addressed include: No construction work is to be performed before 7 am or after 10 pm or at any time on Sundays. No frequent or long-continuing animal noise that can be distinctly heard 100 feet from source. No drums or loudspeakers, etc. unless a permit has been obtained from the city.
- University City prohibits the use of fireworks (8.08.030). Police will enforce this ordinance if called.
- Streetlights are maintained by Ameren. Lights not functioning properly should be reported to Ameren directly at **1-800-552-7583**. Prior to calling, please note nearest street address and number of the light (found on the metal tag near the top of the pole beneath the fixture). (Note: the light number usually starts with a "U" and has four digits, usually in the U16xx to U17xx range.) The antique wrought iron light poles are the property of Ames Place. Please notify an Agent immediately if a pole is knocked down or damaged in any way.
- The security car with the flashing yellow lights is a Washington University vehicle provided for student safety. Its sole purpose is to protect students during off-campus activities and is not for general public safety. If you have questions or comments about Washington University student activity you can contact the Washington University Police Chief at 935-5514 or the department at 935-5533.

## Homeowner Responsibilities

- Owners are responsible for maintaining their property. As a courtesy to your neighbors, please keep grass cut, trees and shrubs trimmed, etc. Trees should be maintained so that roots do no damage to alleys and sidewalks.
- Ames Place owns the streets, street-lawns (the grassy strip between sidewalks and street), sidewalks, alleys, and the median strip on Kingsbury.
- Maintenance of the street-lawn in front of your home (and to the side in the case of corner lots) is the homeowner's responsibility.

- Watering/mulching of the trees on the street-lawn is the homeowner's responsibility. Newly planted trees must be watered weekly during the Summer/Fall months in the absence of rain. Trees that die from neglect will not be replaced.
- Maintenance of the trees on Ames Place property is the responsibility of Ames Place. **UNDER NO CIRCUMSTANCES** should a tree on Ames Place property be pruned, damaged or removed without the approval of the Agents.
- Maintenance of the alley behind your home is the homeowner's responsibility.
- Sidewalk sweeping, snow and debris removal is the homeowner's responsibility. All repairs or replacements of Ames Place sidewalks (due to construction/sewer work, etc.) must match with exposed aggregate concrete in the Ames Place style.
- Mulch pile restrictions: Residents must not have mulch piles delivered to the front of the residence or on sidewalk. Mulch delivery on side streets/street lawns and alleys is allowed so long as pile does not project more than three feet onto street or alley. Homeowners have eight days to remove mulch from alley, street lawn or side streets.

### Streets and Parking

- Ames Place gates to Big Bend are kept closed and are only opened when access to Delmar from Trinity or Kingsland is restricted. Please consult an Agent if other circumstances (i.e. moving vans, construction equipment, etc.) require opening the gates.
- Please do not park so as to restrict the gates being fully opened (for possible emergency vehicles) or block access to the alleys.
- Parking within Ames Place is restricted to Ames Place residents, guests, and workers. Residents should have an Ames Place sticker which can be obtained from an Agent through the parking section of the Ames Place website. **Unauthorized cars will be towed at owner's expense.** The curb space fronting an owner's residence should be for the use of the owner and their guests. Please be considerate of your neighbors.
- Snow removal from streets is the responsibility of Ames Place and need is determined by the Agents.
- Streets are cleaned three times each year by University City. Notices for timing of the cleanings (and the need to move cars) will be posted on Nextdoor.com.
- Ames Place is home to many families with young children and pets. Please be considerate and obey all traffic laws. Please stop at all stop signs and do not speed.

### Waste and Recycling

- **PLEASE RECYCLE WHENEVER POSSIBLE.** Our dumpsters fill up quickly.
- Garbage pickup from the alley dumpsters is on Tuesdays and Fridays. Recycling pickup for plastic/glass/metal/paper/cardboard and lawn refuse bags is on Monday mornings. (Please see the University City calendar for exceptions). Please break down cardboard cartons and place in bins for recycling. Recycle bins must have three feet clearance on each side to be picked up.
- Please do not place items next to dumpsters. These items **WILL NOT** be picked up and will only serve to inconvenience your neighbors.
- Please do not use trash dumpsters for yard waste or construction debris. Branches may be bundled (no longer than three feet) and placed at curb for recycling on Monday. Other yard waste should be placed in yard waste bags and placed at the curb with a sticker for pickup. Yard waste bags may be purchased at most stores and stickers (\$1.50 each) can be obtained at Schnucks Ladue or Olive locations or City Hall.
- Fall street leaf pickup dates are posted on Trinity at Delmar and other University City locations. Dates are also noted in the University City calendar. Please do not place leaves in the street until the weekend before the pickup date.