

O'FALLON HILLS SUBDIVISION BUILDING RESTRICTIONS

The subdivision regulations state that anyone planning to build or erect a structure of any kind, must comply with the building restrictions listed below:

1. Plans for building must be submitted by the owner of the property/lot or his designated representative. Plans submitted by prospective buyers of property will not be processed.
2. Two sets of the building plans, specifications, and plot plans showing the location of the building or structures with respect to property lines and set back or side lines, must be presented to the Trustees for approval.
3. After plans have been approved by the Trustees, the owner or his representative must present the "approved plans" to the St. Charles County Building Commissioner and obtain a building permit before commencing any work, including excavation.
4. Construction of approved plans must begin within 60 days of trustees' approval. If not started within 60 days, must resubmit for approval.
5. Construction must adhere to the building plans, specifications, and plot plans as submitted and approved. Any changes in the original plans must be presented to the Trustees for approval.
6. Trustees have sixty days after the plans have been submitted to approve or disapprove the plans.
7. Before excavating or work begins, a culvert must be installed in the drainage ditch and the drainage ditch must be kept open to permit proper drainage.
8. The exterior of the building must be completed, including painting, within six (6) months from the date on which the plans were approved. Property must be graded, building debris removed and weeds or grass cut.
9. No structure is to be occupied (used as living quarters) until the building has been completed.
10. Vans, trailers, etc., are not to be parked on the building site for use as living quarters during construction.
11. Plans for the following types of structures must be submitted to the Trustees for approval:

New Residential Building	New Fence
New Garage/Carport	New Deck
New Storage Shed	Solar Collectors
Satellite System	Room Additions

12. Plans for alterations or changes to the present structure must also be submitted for approval. Trustees must be notified if exterior structural changes to present building are planned.

VIOLATION OF THE BUILDING RESTRICTIONS OF THE O'FALLON HILLS SUBDIVISION WILL RESULT IN LEGAL ACTION ON THE PART OF THE TRUSTEES.

O'Fallon Hill Trustees
P.O. Box 256
O'Fallon, Missouri 63366