

PICKERING PLACE, INC.

WELCOME NEW RESIDENT!

Please read before you make any changes.

HOA Fees are due on the 1st of each month and delinquent by the 10th. As of January 1, 2024, monthly fees are \$224 for sixplexes and \$229 for all other residences. The fees include use of the Clubhouse, mowing, trash hauling, snow removal (after accumulation of 2" as determined by the president), street maintenance, 2000 gallons of water, sewer maintenance, and other necessities. Put your check in the white box across the street from the Clubhouse. No envelope. Leave the check flat. HOA and excess water charges can be combined in one check. No cash. Bank autopay services can be used.

Because of the time and costs associated with setting up a new resident in all the records, a \$50 transfer fee is assessed for new residents, payable at closing.

Trash pickup is Mondays by M.A.'s Disposal. Your trash should be at the curb by 7:30am. They may pick up washers, dryers, etc. and bulk items. Please contact them the week before pickup to tell them what is to be taken and to determine the amount 816-738-5760 or email masdisposal@gmail.com.

Sewage - Help take care of the Pickering sewage treatment plant. **Do NOT** put down your toilet, garbage disposals or drains - Facial Tissues, Dental Floss, Cooking Grease of any kind, Egg Shells, Potato Peels, Or ANY non-biodegradable products. Even though Wet Wipes say they're flushable, they aren't biodegradable.

Architectural Controls – Call President Bob Scott (816-258-2364) for approval before you put up a fence, awning, out building, temporary structure, external antenna or make any structural changes to the interior. Clothes lines or hangers are ok only if concealed.

Dwelling Use - All residences are to be used only as single-family dwellings. No rentals or leases are allowed. No business (other than PICKERING PLACE) may be conducted from any Living Unit.

Paint Colors - Each residence must remain painted in the established colors, which are registered at Sherwin-Williams Paints in Raymore. There are paint numbers on the bulletin board in the Clubhouse.

Pets - Only two pets are allowed per household. All dogs must be on a leash and, when walking your pet, please carry a plastic bag or poop scoop. There will be a \$50 fine levied against residents who allow their pets to run loose.

Resident Age - Residents must be at least 50 years of age unless the spouse of a resident is under 50 years of age.

Vehicle Parking - All vehicles are expected to be in the garage at night, if possible. Vehicles should not be parked on the street at night. Residents with motor homes or travel trailers are allowed to park outside their home for three days to allow for loading and unloading.

Water Usage - The water meters are read on the 15th of each month and all excess water, over the 2000 gallons covered by the HOA dues, is billed at the rate of \$1 per 100 gallons. Residents are responsible for repairs to water and sewer lines from the house to the main.

Outside Water Cutoff – Make sure you ask the previous owner where the outside cut off is located.

For a complete list of the By-laws, Declarations & Restrictions, click that tab on the website.