

Welcome To The:



FOUR SEASONS

POA

Welcome to the Community of Four Seasons!

Enclosed, you will find several informative topics designed to assist and familiarize you with your community. Please review this helpful information and if you have any questions, please feel free to contact a representative with Missouri Association Management, LLC. You can reach a representative Monday through Friday, between 8:00 a.m. and 5:00 p.m. by calling 573-552-8334. You may also email your inquiry to dmiller@mam-llc.com
24 hours a day



Board and Committee Members

<u>Board of Directors</u>	<u>Communications Committee</u>
Mary Bustin, President	Ebbie Bogema
Patti Pilshaw, Vice President	Jim Moeller
Maggie Moe, Treasurer	Laura Parrin
Christophe Torres, Secretary	
Kurt Kuhlmann, Director	
George Bleazard, Director	
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Tom Roof, Committeeman	Maggie Moe, Liason
Paul Hayward, Committeeman	Mary Bustin, Liason
Eric Fields, Committeeman	Jennifer Reahr
Ron Rule, Committeeman	Sandy Jacobs
Chris Van Meter, Committeeman	Jan Osiecki

Frequently Asked Questions

What is the policy for owner proximity cards?

The policy was approved by the Board of Directors on March 15, 2011

ELIGIBILITY:

Four Seasons Lakesites Property Owners in good standing (all amounts due have been paid for all lots owned by that individual or group and not in violation of any covenants, rules or regulations).

DEFINITION:

Proximity cards, which are issued as outlined below, are valid as long as the owner is a member in good standing. The owner is responsible for proximity card use unless the proximity card(s) is/are reported lost or stolen, in which case the proximity card(s) will be deactivated.

GENERAL RULES:

- Two (2) proximity cards with Four Seasons POA logo will be issued per lot. The cards belong to the property and should be passed along to new owners in the sale of the property to which they belong.
- As outlined in the Fourth Amended and Restated Declaration of Restrictive Covenants, Article 4.2, paragraph C. "...With respect to a Lot which is owned by more than one natural person, or by a trust, corporation, limited liability company, partnership or other legal entity, no more than two (2) married couples or three (3) unrelated adults may exercise the rights and privileges of Members or Associate Members at any one time. The dependent children (as defined by the Internal Revenue Service) of any such Person may enjoy the use of the Development, subject to the terms of this Declaration."
- New owners will receive proximity cards after a copy of the notarized property deed is received by the management office.
- Proximity cards will be activated only after all amounts due have been paid for all Lots owned by that individual or group and not in violation of any covenant, rules or regulations.
- Replacement proximity cards will be provided at a cost of twenty-five dollars (\$25.00) per card to the owners. Lost or stolen card(s) will be deactivated.



What is the difference between the Village of Four Seasons, the Lodge of Four Seasons, Four Seasons Lakesites, Inc., and the Four Seasons Lakesites Property Owners Association, Inc.?

The Village of Four Seasons (573)365-3833 www.villageofthefourseasons.com was incorporated in 1987. The Village Hall is located on Cherokee Road and is the municipality which provides services such as law enforcement, funding for hiking and biking trails, parks and gardens, storm sirens, and street lights within the municipality located on Horseshoe Bend. This local government also issues building permits and levies sales tax. If you live within the Village of Four Seasons, be sure to use your "Four Seasons, MO" as your address when licensing your vehicle, boat or other large taxable purchases as the tax will benefit the area in which you live.

The Lodge of Four Seasons (573)365-3000 www.4seasonsresort.com, located on Horseshoe Bend at the Lake of the Ozarks is a hotel, resort, and marina. Harold Koplar completed construction of the Lodge in 1964.

Four Seasons Lakesites, Inc. (FSL) is the development company that developed the Four Seasons Property Owners Association.

Four Seasons Lakesites Property Owners Association, Inc. (POA) (573)552-8334 www.fourseasonspoa.com is a non-profit corporation of property owners located on both Shawnee Bend and Horseshoe Bend. Many on the Horseshoe Bend side of the lake are also within the boundaries of the Village of Four Seasons. The POA was incorporated in 1971 with governing restrictive covenants and building guidelines. The POA is governed by elected Board of Directors consisting of six volunteer property owners. The POA is responsible for the operation, budget, maintenance and services, covenant enforcement and amenities within the Four Seasons POA. The Board contracts with Missouri Association Management, LLC to manage the day-to-day operations of the POA.

Four Seasons Homes: www.4seasonshomes.com is a division of Four Seasons Lakesites, Inc. that builds custom homes.

Four Seasons Realty: www.4seasonsrealtyinc.com is a local real estate company who sells real estate throughout the lake area.

Lake Region Water and Sewer (573)365-6792 owns and maintains both the potable and waste water systems in the Porto Cima residential areas as well as a handful of systems on Horseshoe Bend. Construction of this infrastructure began in 1994.

Horseshoe Bend Special Road District (HBSRD) (573) 365-2832 www.hsbrd.org was formed in 1962, and maintains all public roads on Horseshoe Bend. There are approximately 160 miles in the system. While the roads are Camden County roads, HBSRD has all maintenance responsibility. Their funding is primarily from a tax levy.

HBSRD also builds and maintains a system of sidewalks. The sidewalks within the Village of Four Seasons have been funded by the Village of Four Seasons. Existing trails outside the Village have been funded by the Lodge of Four Seasons.

HBSRD Text Alert Go to www.hsbrd.org and fill out the form, or text hsbrd to 59925 to receive communication directly.





What is the difference between POA Owner Services and the Camden County Sheriff's Department?

The POA Owners Services' Department responds to all matters concerning enforcement of the Declaration of Restrictive Covenants rules, checking amenities, and monitoring access to POA storage facilities.

The Camden County Sheriff's Department responds to all law enforcement matters, provides "Away from Residence" services for members who are away from their residents for an extended period of time, and check all POA amenities.



What Is Covered by Four Seasons Property Owners Association Annual Dues?

Owners' Services

- Neighborhood Patrols
- Monitor POA Amenities
- Covenant Enforcement
- Boat/Trailer Storage
(Open/Secured, as available)

Administration of Architectural Control Committee

- Review building, docks, and exterior property changes
- Ensuring builder/owner compliance

Environmental Services

- Wastewater System Installation
- Inspections
- Onsite system annual inspections
- Monitoring of Fishing Lakes
- Lake Testing

Maintenance & Housekeeping of Common Areas/Facilities

Activities

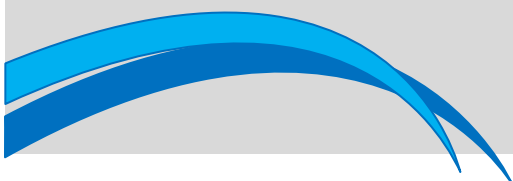
- Coordinate Social Events
- Recreation Programs
- Facilities Management

Accounting

- 573-693-0600
- Billing, Collection, tax return Preparation

Administration

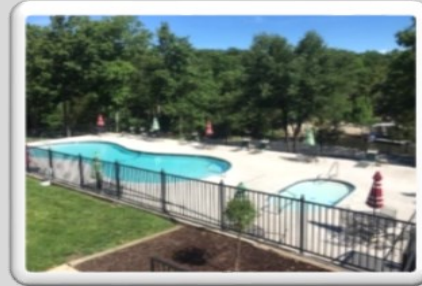
- Day to day operations (owner cards, publications, welcome packets, website, social media, etc.)
- Budget preparation
- Record of Meeting Minutes
- Owner Relations



What Is Covered by Four Seasons Property Owners Association Annual Dues?

FREE USE OF: The Swim & Tennis Club

- Heated Pool
- Toddler/Baby Pool
- Two Tennis Courts
- Pavilion & Picnic Area (grills, tables, parking)
- Children's Playground
- Bocce Ball
- Three Well Boat Dock
- Restrooms & Showers



Bittersweet Recreation Area

- Pool
- Toddler/Baby Pool
- Pavilion & Picnic Area (grills, tables, parking)
- Restrooms



Regency Cove Pool

- Pool
- Restrooms

Grand Point Pool

- Heated Pool
- Pavilion & Picnic Area (grills, tables, parking)
- Children's Playground
- Bocce Ball
- Horseshoes
- Restrooms





POA Community Center

- Regularly scheduled events
- Fireplace, great room, big screen tv, wet bar, full kitchen with ice maker, poker room, and library
- Wi-Fi

Stocked Fishing Lakes

- Good Oak Lake (35 acres)
- Autumn Lake (12 acres)
- Tree-line Lake (50 acres)

SPECIAL PROPERTY OWNER RATES FOR:

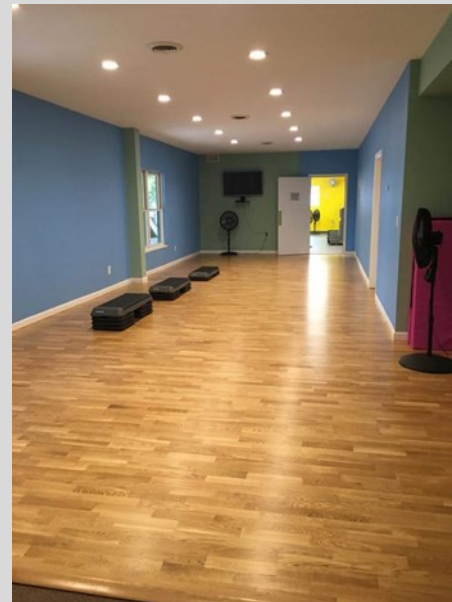
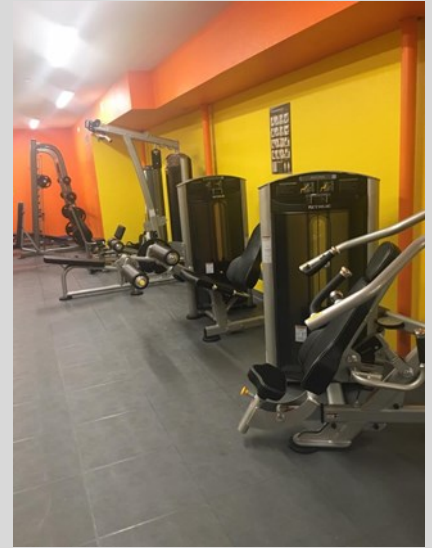
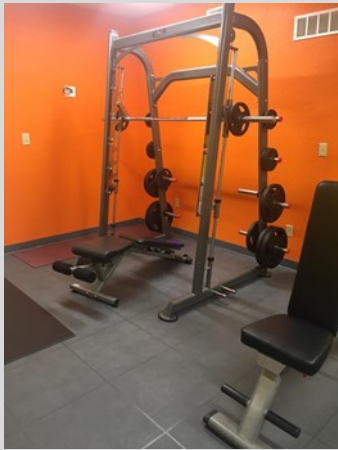
POA Community Center for Private events

- Reservations & deposit required
- Accommodates up to 90 people

Campground (Reservations required)

- 10 RV Hookups
- Tent Areas
- Pavilion & Picnic Area (grills & tables)
- Showers & Restrooms
- Free Laundry Facility
- 3 swings

FITNESS CENTER



FOUR SEASONS POA PROPERTY OWNERS ASSOCIATION,
INC. EXERCISE FACILITY REGISTRATION FORM - 2018

NAME: _____
LOT/SUB: _____
MAILING ADD: _____
CITY/ST/ZIP: _____
PHONE: _____
POA CARD#: _____
ACCT#: _____

I/we, the undersigned do hereby acknowledge our understanding that the exercise facility is monitored and that any damage to any equipment or amenities contained within the facility, documented to have been caused by me/us, or any person utilizing my/our owners cards, may result in the suspension or revocation of my/our privileges to utilize this facility and, further, the repair or replacement costs of such damage or destruction may be assessed to me/us and become an assessment against my/our property. I acknowledge that the activities that I may undertake are dangerous, and that I am exposed to physical injury. I assume the risk of and responsibility for any injury or death resulting from my participation.

I/we, the undersigned, do hereby acknowledge that, by our signature(s) below, we indemnify the Four Seasons Lakesites Property Owners Association, Inc., all agents, representatives or third-party individuals from responsibility as a result of misuse, abuse or improper operation of any exercise equipment for which this registration form is hereby submitted.

Property Owner Signature

Date

FOR OFFICE USE ONLY:

TOTAL PAID _____ DATE _____ CHECK# _____



Pool Information

Please remember to bring your property owners proximity card. MAM staff may ask to see your proximity card. The Grand Point and Swim and Tennis Pools will be heated based on weather and climate conditions. These pools are open from mid-May to mid-September weather permitting. Bittersweet and Regency Cove pools open Memorial Day Weekend through Labor Day Weekend. Daily pool facility hours are from 9:00 a.m. until 9:00 p.m. throughout the summer season, with Swim and Tennis offering an adult swim hour opening at 8a.m.

Members may invite guests as long as a member of the POA is present and when the member is within the range of reasonable communications with guests. For groups of 12 or more, please notify the Activities Department at (573-552-8334) to make prior arrangements. Also, please call to make reservations for social functions at the pavilion.

SWIM AND TENNIS RECREATION FACILITY - Heated Pool, Kiddie Pool, Playground, Bocce Ball, Tennis Courts, Volleyball, Basketball, Shuffleboard, Pavilion

462 KAYS POINT RD
LAKE OZARK, MO 65049

THE FACILITY IS ALSO ACCESSIBLE BY WATER AT THE 5 MILE MARKER

BITTERSWEET POOL- Pavilion, Kiddie Pool

901 BITTERSWEET ROAD
LAKE OZARK, MO 65049

REGENCY COVE POOL

47 REGENCY COVE DR,
LAKE OZARK, MO 65049

GRAND POINT RECREATION FACILITY- Heated Pool, Playground, Pavilion, Bocce Ball, Horseshoes

710 GRANDPOINT BLVD
SUNRISE BEACH, MO 65079



Four Seasons Lakesites Property Owners

Association Pool Rules

- No lifeguard is on duty- swim at your own risk.
- Pool use is restricted to Four Seasons Property Owners in good standing & their guests. Proximity card required.
- Persons under the age of 12 must be supervised by person 16 years and older. Proper swimming attire is required at all times. Cut-offs jeans/pants, gym shorts & thongs are not permitted swimwear.
- Waterproof Swim Diapers are required for all children who are not completely toilet trained.
- Persons with open cuts, sores, bandages, colds, coughs or infected eyes are not permitted in the pool.
- Please shower before entering the pool.
- No glass allowed in the pool area.
- Chewing gum is not permitted anywhere in the pool area.
- No alcohol or smoking in pool area. Missouri Association Management, LLC personnel have the right to inspect all closed containers.
- Animals are not allowed in the pool complex, with the exception of guide dogs. Guide dogs are allowed on deck, but not in the pool.
- Absolutely **NO DIVING!**
- Water balloons & water guns are strictly prohibited.
- Running, boisterous or rough play, pushing, acrobatics, dunking, wrestling, splashing, yelling, jumping haphazardly, standing or sitting on shoulders and snapping towels will not be tolerated.
- Spitting, spouting or nose-blowing in the pool is strictly prohibited.
- Foul or abusive language will not be tolerated.
- If lightening or dangerous weather is spotted in the area, please exit the pool & facility immediately.
- Missouri Association Management, LLC personnel have right to enforce all pool rules; after a verbal warning member will be asked to leave the pool if they choose to disobey the posted rules.
- Please call 911 in case of emergency.
- Owners' Services 573-552-8334 after office hours 573-434-0021.



FOUR SEASONS PRIVATE STOCKED FISHING LAKE

There are three fishing lakes within Four Seasons Lakesites POA. The lakes are for the private use of Four Seasons Property Owners in good standing and are stocked with catfish, rock bass, bass, crappie, sunfish, and bluegill. In order to fish, you must have a current proximity card to prove membership.

DIRECTIONS TO INTERIOR FISHING LAKES:

AUTUMN LAKE: At 12 acres it is the smallest of the three inland lakes. Follow Cherokee to Linn Creek. Left on Linn Creek to Cornett Branch. Left on Cornett Branch to Cornett Drive. Right on Cornett Drive to Autumn Lake Drive. Left on Autumn Lake Drive to gravel road on the right. There is a sign labeled Autumn Lake.

GOOD OAK LAKE: 35 acres. Follow Cherokee to Linn Creek. Left on Linn Creek to Cornett Branch. Left on Cornett Branch to Ridge Road. Left on Ridge Road. The access road is on the left off Ridge Road.

TREELINE LAKE: 50 acres. The Largest of the interior lakes. Follow Bittersweet Road to Bloomington Drive. Turn left on Bloomington Drive. Continue on Bloomington Drive and it will take you directly to Tree-line Lake, (Note: The access road is steep and difficult to maneuver. We suggest that you park your car at the top and walk down.)

NO GAS-POWERED MOTORS ARE PERMITTED ON THE LAKES



BOAT LAUNCH RAMPS

Boat launch ramps are available throughout the Horseshoe Bend area of the Four Seasons community and are solely for the private use of Four Seasons POA members in good standing.

When using any of the boat launches, please be prepared to show your property owner proximity card. If you leave your vehicle or trailer at a launch, please display your property owner proximity card on the dashboard of your vehicle. No overnight parking of boats, trailers, or cars. In order for guests to launch their boat, a POA member in good standing must be present.

DIRECTIONS TO FOUR SEASONS POA BOAT LAUNCH RAMPS

HOPI COURT: Horseshoe Bend Parkway to Cherokee. Right on Cherokee to Country Club Drive. Right on Country Club Drive to Hopi Court. Left on Hopi Court to boat launch.

KAY'S POINT: Horseshoe Bend Parkway to Cherokee. Right on Cherokee to Linn Creek Road. Left on Linn Creek to Kays Point Road. Left on Kays Point Road. When Kays Point splits, stay to the right. Follow it to the boat launch sign on the right.

EAST SALEM: Horseshoe Bend Parkway to Bittersweet Road. Right on Bittersweet to Goldenrod. Left on Goldenrod to East Salem. follow to boat launch sign on left.

IMPERIAL POINT: Horseshoe Bend Parkway to Bittersweet. Right on Bittersweet to Anemone. Right on Anemone to Imperial Point Drive. Left on Imperial Point Drive to first boat launch sign on left.

IMPERIAL POINT #2: Horseshoe Bend to Bittersweet Road. Right on Bittersweet Road to Anemone. Right on Anemone to Imperial Point Dr. Left on Imperial Point Dr. to second boat launch sign on left.

OLD ERIE: Horseshoe Bend to Cherokee to Linn Creek to Old Erie. Go to end of Old Erie, entrance is off the Cul-de-sac.

FOUR SEASONS CAMPGROUND/PARK

187 CAMPGROUND RD.
FOUR SEASONS, MO 65049

The campground is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests. Reservations and advanced payments are required. You may contact the Activities Department by calling 573-552-8334, located at 2121 Bagnell Dam Blvd, Lake Ozark.

RV Hook-ups (water and electric only)

- 10 RV Sites
- 9 pull through sites
- 30 and 50 amp sites available
- Waste Clean-out Station

Tent Areas

- 8 Tent sites
- Tent sites are accessible to electricity and water

Picnic Pavilion

Restrooms & Shower Building

Laundry Facilities

Fire Rings on each site

Grills and tables

(Firewood when Available)



WEEKLY ACTIVITIES:

Ladies bridge: Mondays group meets from 10:00 AM to 3:00 PM at the POA Community Center. Wednesdays group meets 10:00AM to 3:00PM at the POA Community Center.

Poker: Tuesday Poker (Men & Women) meet 10:00 AM to 3:00 PM in the Community Center and Wednesday Poker meets 12:00PM to 4:00PM in the Community Center.

Ladies Canasta: The ladies meet every Tuesday from 10:00 AM to 3:00 PM at the POA Community Center. Another group based out of Porto Cima play hand and foot canasta every Monday at Dierberg's and on Wednesdays in the winter months.

The Scotch Foursome: A group of golfers meet every other Sunday, March through October, at The Ridge Golf Course and then gather for dinner at the Four Seasons POA Community Center.

If you are interested in joining any of these groups, contact Missouri Association Management (573-552-8334)

As you can see, we have many activities for all age groups. We also have various parties throughout the year for families as well as adult themed parties. Check the calendar on our website at www.fourseasonspoa.com for a full schedule. If you have any questions, please call the Activities Department at (573-552-8334). Hope to see you soon!

We hope you will take advantage of the variety of activities and will find friends with whom you will enjoy our wonderful community.



CALL FOR VOLUNTEERS

Committees advise and assist the board in conducting the business of the association. Interested residents of the community are invited to volunteer for committees where they have an interest and can make a contribution to the community.

Social Committee

Meets as needed. This committee assists in planning parties and activities to promote community spirit.

Architectural Control Committee (ACC)

Meets the first and third Tuesday of each month. The basic purpose of this committee is to preserve the aesthetic value and appearance of the structures and landscaping of Four Seasons. Theirs goal is to maintain the neighborhood to the highest standards applicable. The committee considers and approves or disapproves plans and specifications and other items affecting the value and or appearance of the neighborhood in compliance with the ACC Builders Guidelines. It reviews and approves all plans for exterior changes and new buildings in the community.

Communications Committee

This committee was created for the purpose of identifying public relation issues that would be beneficial to the community. The committee members serve as liaisons to outside entities such as Ameren UE, Lake Ozark Watershed Alliance (LOWA), Villages of Shawnee Bend and Four Seasons, etc. The members gather information to report back to the Board of Directors, communicate property owners concerns to the Board and get answers to owners' inquiries.

Please contact Missouri Association Management, LLC office at 573-552-8334, 2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 to inquire about joining any of these committees.



2017 Community Fact Sheet

Annual Meeting	October 21, 2017 at 10:00 am Community Center
Monthly Board Meetings	Third Tuesday of the month at 9:00 am Community Center
Architectural Control Committee Meetings	Bi-Monthly: The first and third Tuesday of the month
Communications Committee Meetings	First Wednesday of every third month 9:00am Community Center
Social Committee Meetings	Meet on an "as needed" basis
Boat Storage Fee	Contact MAM office for information
Campground Usage Fee	RV fees: 50 amps \$15; 30 amps \$10; Tent site \$5
Fitness Center	\$50 per calendar year- Per Household
Horseshoe Bend Improved Lots W/Onsite Wastewater	Total of 1,342 lots; 2017 Assessments \$593
Horseshoe Bend Improved Lots W/ Grinder pump	Total of 115 lots; 2017 Assessments \$587
Horseshoe Bend Improved Lots W/Gravity Wastewater	Total of 86 lots; 2017 Assessment \$465
Improved lots Shawnee Bend W/ On-site Wastewater	Total of 21 Lots; 2017 Assessments \$769
Improved lots Shawnee Bend W/Grinder Pump	Total of 399 Lots; 2017 Assessments \$763
Improved lots Shawnee Bend W/ Gravity	Total of 22 Lots; 2017 Assessments \$642
Unimproved lots Horseshoe Bend	Total of 3161 Lots; 2017 Assessments \$269
Unimproved lots Shawnee Bend	Total of 1293 Lots; 2017 Assessments \$332
Associate Members	Total of 406; 2017 Assessments \$272
Total Number of Members	6,845 As of January 1, 2017
Total Number of Board Members	6 board members
Fiscal Year	January 1, 2017-December 31, 2017
Professionally Managed by	Missouri Association Management, LLC
Accounting Services By	Wilson Toellner CPA
Website	www.fourseasonspoa.com www.facebook.com/fourseasonspoa
Facilities	Community Center hosting private and regularly scheduled events, 3 stocked fishing lakes, 2 boat storage facilities, campground with picnic area and swings
Amenities	4 swimming pools (2 heated), 3 pavilions, 1 multi-court for volleyball, basketball, shuffleboard, and tennis. 1 asphalt tennis court, 2 playgrounds, boat launching ramps, bocce ball, and horseshoes

Who to Call:

Here's a List of places to get Answers to many Questions

Covenant Enforcement	Owners' Services	573-552-8334 573-434-0021
Storage Access	Owners' Services	573-552-8334 573-434-0021
General Patrols	Owners' Services	573-552-8334 573-434-0021
Campground Reservations	Activity Department	573-552-8334 573-434-0021
Animal Complaints	Owners' Services/CCSD	573-552-8334
Amenities Checks	Owners' Services/CCSD/ Activities	573-552-8334
Law Enforcement Issues	Camden County Sheriff Department (CCSD)	573-346-2243
Away from Residence Checks	CCSD	573-346-2243
Property Owner's Cards	FSL-POA Administrative Office	573-552-8334
POA Maintenance/Grounds Care	FSL-POA Administrative Office	573-552-8334
Report Address Changes or Phone Number Changes	FSL-POA Administrative Office	573-552-8334
Inquiries regarding Association Press	FSL-POA Administrative Office	573-552-8334
Construction Fees, Permits and Inspections	Architectural Control Dept.	573-552-8334
Information re: any exterior changes to property	Architectural Control Dept.	573-552-8334
POA Activities, Reservations	FSL-POA Activities Department	573-552-8334
Reservations for POA Community Center	FSL-POA Activities Department	573-552-8334
Inquiries regarding Association Press	FSL-POA Administrative Office	573-552-8334
Operation of Wastewater Systems (Horseshoe Bend & Shawnee Bend)	FSL POA Wastewater Services	573-552-8334
Assessments, Bills, Payments	Wilson Toellner CPA	573-693-0600

Who to Call:

County Roads on Horseshoe Bend	Horseshoe Bend Special Road District	573-365-2832
County Roads on Shawnee Bend	Camden County Road Commission	573-346-4471
Water Service (Lake Ozark/Horseshoe Bend)	Lake Region Water & Sewer Public Water & Sewer Department	573-365-6792
Water Service (Sunrise Beach/Porto Cima)	Lake Region Water & Sewer Public Water & Sewer Department	573-365-6792
Cable TV	Charter Communications	888-871-4485
Phone Service	AT&T	800-464-7928
Electric Service (Horseshoe Bend/Parts of Shawnee Bend)	Ameren UE	800-552-7583
Electric Service (Shawnee Bend)	Como Electric	573-374-5407
Mail Service (Horseshoe Bend)	Lake Ozark Post Office	573-365-3344
Mail Service (Shawnee Bend)	Sunrise Beach Post Office	573-374-7993
Burning Permit (Horseshoe Bend)	Lake Ozark Fire Department	573-365-6407
Burning Permit (Shawnee Bend)	Sunrise Beach Fire Department	573-374-4411

The Owners' Services Department operates from 8:00 am — 9:00 pm seven days a week. Please call the office at 573-552-8334 Monday- Friday 8:00am through 5:00pm or 573-434-0021 after hours and weekends.

The Camden County Sheriff's Department (CCSD) is available for assistance 24 hours a day, seven days a week 573-346-2243 (non-emergency) or 911 for emergency.