

# Augusta Shores Quarry Rules

The Board of Directors (BOD) represents the Augusta Shores Owners Association (ASOA).

The BOD of ASOA shall appoint a Quarry Committee to oversee management of a section of common ground that is commonly referred to as "The Quarry".

This gated section of common ground hosts two sections; (1) general common ground adjacent to lots on the North side of Murdoch Drive and subject to ASOA rules governing all common ground throughout the AS community, and (2) the Quarry Storage Area (QSA), a specifically defined location within the quarry containing Designated Storage Areas (DSA) providing assignable plots for use by ASOA members for storage of predefined items.

The Quarry Storage Area (QSA) was created by adding a rock and vegetation screen between the QSA and the general common ground where an unpaved access road enters the QSA. This 'green barrier' defining the boundary of the QSA shall be maintained without encroachment into the general common ground as a visual and physical barrier protecting the rights of adjacent lot owners. Expansion of the QSA, including creation of additional DSA's, shall be restricted to the present boundaries.

## **1. General Quarry Rules For ALL Augusta Shore Residents:**

1.1. No item (trailer, boat) may be placed in the quarry unless it fits within the dimensions of an assigned DSA. No introduction of any materials are allowed in the quarry. Items include, but not limited to grass, clippings, brush, tree limbs, leaves, yard waste of any kind or construction materials.

1.2 No burning of any kind is permitted within the Quarry.

1.3 Rock/gravel removal is not permitted unless a request has been submitted and approved by the Committee head.

1.4 If any violations are discovered or any fines are incurred by any governing agency (state or county) the payment of such fines will be paid by the person(s) responsible. The cost of any imposed remediation shall also be the responsibility of the person(s) responsible for the violation.

- a. St. Charles County fines for such dumping are \$500.00 - \$2,000.00 per incident. ASOA will not be responsible for these fines. Said fines will be billed and payable by the responsible party(s). Any fines assessed to ASOA will be collectible in the same manner as assessments as defined by the Augusta Shores Bylaws.
- b. Pertaining to dumping. ASOA may undertake clean-up of the site at the expense of the violator. The person responsible will be billed the cost of the clean-up plus incur fines as defined by the Augusta Shores Bylaws.

1.5 The quarry gate must be closed and locked when you leave the quarry.

## **2. General Rules and Regulations specific to Designated Storage Areas (DSA) are as follows:**

2.1 When the owner/assignee accepts or utilizes an assigned DSA, the assignee acknowledges and accepts the quarry rules in totality.

2.2 DSA's are assigned via email, in order of date of application, to the Quarry Committee Head. If all DSAs are full, the request for a DSA will be placed on a wait list maintained by the Quarry Committee Head and posted on the Augusta Shores website.

2.3 Only one DSA is permitted per Augusta Shores lot owner. DSA's are not transferable with sale of home, cannot be sold, borrowed, gifted, traded or leased. The DSA is to be utilized exclusively by the Assignee. (no third-party interests)

2.4 Items must be marked with the DSA Assignee's residential lot number with at least three-inch numbers. Storage items must be located in the middle of their DSA as assigned by the Quarry Committee Head.

2.5 Only campers, personal pull behind trailers, and watercraft (boats, canoes, and kayaks) may be stored within the DSA. Commercial use trailers, motor-homes and semi-permanent structures are NOT permitted. The items occupying a DSA must fit within the designated space (approximately 8' x 12'). Structures in DSA's existing prior to this April 2024 rule change are excluded from this restriction until the DSA assignment ends as described in section 2.12.

2.6 Trailers must be in working/usable condition and not in a state of disrepair (i.e.; item must be on inflated tires or lightweight so it can easily and readily be moved if necessary).

2.7 Any items stored on a trailer must be secured in a manner as not to be affected by any weather conditions (i.e.; wind, rain, etc.).

2.8 The Owner of any item stored in the quarry is solely responsible for the item. Neither ASOA, the Board, the Quarry Committee, its members, or anyone other than the owner of the item is responsible for the safety, loss or damage to any property left, or stored in the Quarry area.

2.9 The Assignee must vacate the DSA at the time of the successful sale of their home or lot. Failure to do so will result in the forfeiture of the property. Property remaining in a DSA after closing / transfer of ownership of the former assignees real property is forfeit, becoming property of ASOA.

2.10 ASOA retains the right to store in the Quarry the necessary materials and equipment to maintain the subdivision. ASOA has a DSA with a storage container. This is clearly marked in the storage area. At times, ASOA actions may not adhere to the quarry rules.

2.11 It is the responsibility of the Assignees to maintain the DSA's. The required responsibilities/work include, but is not limited to; grass, weeds, brush that is maintained at a height of 6" or less throughout the year. A DSA includes under and around stored items and the back to the rock cliff or woods.

2.12 As of April 2024 no new temporary structures of a semi-permanent nature can be placed in the Quarry Storage Area. All existing temporary structures will not be allowed to be gifted or sold for future use to existing or future lot owners. The existing temporary structures are owned by the lot owners, who have been assigned the DSA's where the temporary structures are assembled. The lot owner does not own the DSA of which the temporary structure has been assembled on. Prior to the sale of the Assignees residential property the lot owners who have been granted the use of the DSA, which has a temporary structure, can remove the temporary structure from the quarry. DSA's assigned prior to the April 2024 rules change may continue to store items non-compliant with section 2.5 by exception while the current assignee remains an ASOA member.

### **3.0 Termination**

3.1 DSA Assignee's with a violation of Quarry Rules could result in the forfeiture of the Owner's DSA and/or monetary fines, as defined by the Augusta Shores Bylaws.

3.2 The Board reserves the right to revoke a DSA if the owner is delinquent on annual assessments, special assessments, fines or fees of any kind.

3.3 Any unauthorized item or any item that does not meet the condition guidelines of the Quarry regulations must be removed upon order of the Board of Directors. Failure to remove unauthorized items within ten days of notification will result in action taken by the board as defined in Augusta Shores Owners Association CCR's.

***\*\* It is noted. The Interpretation and clarification of the Quarry Rules are at the sole discretion of ASOA. Final judgements and determinations are to be made exclusively by ASOA.***

**The Board of Directors of Augusta Shores Owners Association approved the Quarry Rules on 5/31/24.**