

KEHRS MILLS ESTATES

CONSTRUCTION POLICY

Pursuant to the powers vested in the Kehrs Mill Residents Association, as Trustee under Section 4.01 of the Trust Agreement and Indenture of Restrictions, as recorded in Book 7193, Page 1244 of the Land Records of St. Louis County Missouri the following policy with regard to the interpretation of Section 4.01 is adopted by the Board of Trustees with regard to "other structures, accessory buildings and other outbuildings".

1. The construction or reconstruction of any accessory building, outbuilding or other structure which is hereby defined as a structure that is not adjoined to an existing residence shall require the written approval of the Trustee as set forth in Section 4.01 of the above identified Indenture or Restrictions.
2. Approval or denial of construction, which is at the sole discretion of the Trustee, shall apply without limitation to playhouses, treehouses, tool sheds, pet houses or other structures of any kind.

a. Tool, utility or other storage sheds detached from the existing residence are prohibited.

b. Swing sets of one level, including a slide no higher than the top swing support, do not required Trustee approval. All such structures must be wholly contained within the side and rear set backs of the lot, and in the rear yard of the residence.

- c. All manner or type of playhouses, forts, pet houses, treehouses, gazebos, and swing or play sets higher than one level, and detached slides or other playground equipment, require Trustee approval. All such structures must be wholly contained within the side and rear set backs of the lot, and in the rear yard of the residence. Treehouses which are not self-supporting but require trees for support shall only be located in a wooded environment, shall not be visible from the front of the residence, and require the written approval from all residences adjoining the property, either directly or indirectly (such as separation by a street or watercourse).