

Notice of Open Meeting and Tentative Agenda
City of Wright City - Board of Aldermen
636 Westwoods Road, Wright City, MO 63390
Thursday, April 23, 2020 6:30 P.M.

In an attempt to be as open and transparent as possible and yet meet the spirit and intent of the public gathering requirements ordered by Missouri Gov. Parson and by Warren County concerning the number of persons in attendance at a gathering during the pandemic novel Coronavirus (Covid-19), all open meetings of the City of Wright City will be streamed online and can be accessed by opening your internet browser and entering <https://us02web.zoom.us/j/89075776004> in the address bar or on your phone by dialing 1-312-626-6799 (long distance rates may apply) Find your local number:

<https://us02web.zoom.us/j/89075776004>
[https://us02web.zoom.us/u/kdT16JW3LP](https://us02web.zoom.us/j/89075776004)

1. **Call meeting to order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – 4-9-2020**
5. **Financial Reports – None**
6. **Responses to previous comments/concerns**
7. **Open meeting to public comments/concerns**
8. **Public Hearing –**
 - a. Senior Living Facilities – Amending Chapter 440 – “PDA”
 - b. Rezoning “MR-2” to “PDA” Planned Development Area
9. **Recommendations from Planning & Zoning**
 - a. Senior Living Facilities – Amending Chapter 440 “PDA”
 - b. Rezoning “MR-2” to “PDA” Planned Development Area
 - c. Conditional Use Permit Home Occupation - 97 N Circle Dr
 - d. Conditional Use Permit Reed’s Rockets
 - e. Conditional Use Permit Meramec Specialty
 - f. Conditional Use Permit Medical Marijuana Dispensary
 - g. Joey Prenger property on Veterans Memorial Parkway
10. **Old Business**
 - a. Wright City Municipal Project Status Report
11. **New Business**
 - a. Payment Agreement account #200821003
 - b. Hiring of summer help – Parks
 - c. Street Name change
 - d. Payment Agreement account #200038003
 - e. Accounts for Collections
 - f. Police Vehicle Repairs
12. **Ordinance/Resolutions:**
 - a. **Bill #7-20 – AN ORDINANCE AMENDING CHAPTER 440 OF THE WRIGHT CITY MUNICIPAL CODE TO AMEND THE REGULATIONS PERTAINING TO THE PLANNED DEVELOPMENT AREA (PDA) DISTRICT; AND AMEND SECTION 405.090.A.2 “DEFINITIONS” RELATING THERETO.**
 - b. **Bill #8-20 - AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM “MR-2” MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO THE “PDA” PLANNED DEVELOPMENT AREA DISTRICT TO ALLOW THE CONSTRUCTION OF A SENIOR LIVING FACILITY.**

13. Reports

- a. Parks
- b. Public Works
- c. Building Official
- d. Police
- e. City Hall
- f. Treasurer
- g. City Administrator

14. Review/Approval of Bills

15. Announcement

16. Final Questions (10 minutes of final questions)

17. Adjournment.

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Notice is hereby given that, subject to a motion duly made and adopted, the Board of Aldermen may hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney (610.021(1)); matters pertaining to negotiated contract (610.021(12)); leasing, purchasing or sales of real estate (610.021(2)); hiring, firing, disciplining or promoting employees (610.021(3)).

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the City Clerk at (636)745-3101 at least 48 hours prior to the meeting to make necessary arrangements to insure accessibility to this meeting. (29 CFR 35.106 ADA Title II)

AN ORDINANCE AMENDING CHAPTER 440 OF THE WRIGHT CITY MUNICIPAL CODE TO AMEND THE REGULATIONS PERTAINING TO THE PLANNED DEVELOPMENT AREA (PDA) DISTRICT; AND AMEND SECTION 405.090.A.2 "DEFINITIONS" RELATING THERETO.

WHEREAS, the City of Wright City (the "City") has identified provisions of Chapter 440 of the Code of Ordinances of Wright City to allow a certain Planned Senior Living Facility use in the City's Planned Development Area (PDA), as well as related amendments to the definitions in Section 405.090 (the "Text Amendments"); and,

WHEREAS, the City of Wright City has studied the amendments of the City's Zoning Code pertaining to the text amendments; and,

WHEREAS, the City has published the required notice and held a public hearing on April 20, 2020 in front of the Planning and Zoning Commission and again on April 23, 2020, in front of the Board of Aldermen, related to the proposed Text Amendments pursuant to and in accordance with the City's Zoning Code and Chapter 89 RSMo.; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission for approval of the Text Amendments, the Board of Aldermen finds that adopting the Text Amendment involving the Zoning Code is in the best interest of the citizens of the City of Wright City.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WRIGHT CITY, MISSOURI, AS FOLLOWS:

SECTION I. The Board of Aldermen does hereby amend Section 440.030, entitled "Permitted Land Uses and Developments" to add the underlined text, to read as follows:

Section 440.030 Permitted Land Uses and Developments.

Combinations of developments permitted in the Commercial, Industrial and Residential Districts, provided the tract to be developed contains an area of five (5) acres minimum; except for an Independent Senior Living Facility which may have a minimum development area of two (2) acres or more.

SECTION II. The Board of Aldermen does hereby amend Subsection A.1 of Section 440.040, entitled "Density and Appurtenant Requirements" to add the underlined text, to read as follows:

Section 440.040 Density and Appurtenant Requirements.

- A. Listed herein are the density and appurtenant requirements within the "PDA" — Planned Development Area.
 - 1. For Residential uses permitted and, except for Planned Independent Senior Living facilities as set forth in Section 440.045 below, the requirements of "SR-4" District shall apply.
 - 2. For professional office uses the requirements of "C-1" District shall apply.

3. For Commercial uses permitted, the requirements of "C-3" District shall apply.
4. For Industrial uses permitted, the requirements of "M-1" District shall apply.

SECTION III. Chapter 440 "PDA" Planned Development Areas is hereby amended by adding a new Section 440.045 entitled "Density and Appurtenant Requirements; Planned Senior Living Facilities", to read as follows:

Section 440.045 Density and Appurtenant Requirements; Planned Senior Living Facilities

A. Planned Independent Senior Living Facility.

1. *Density.* The average ground area per family unit constructed, inclusive of easements or grounds dedicated to the City, shall be three thousand one hundred (3,100) square feet for each single-dwelling unit constructed;
2. *Minimum development area.* Two (2) acres;
3. *Parking.* One and one-half (1.5) parking spaces shall be provided per unit, with such parking spaces provided under the units or contained on the site. In addition, one (1) parking space shall be provided on site for every two (2) employees per shift. No parking spaces shall be closer than thirty (30) feet to the outboundary lines of a Planned Residential District;
4. *Uses.* The plat or restrictions filed with the plat will designate that the property may be used only for residential purposes and the usual accessory uses permitted in residential zones
5. *Greenspace.* Greenbelt or planting areas of not less than fifteen (15) feet in width shall be provided and maintained on all outboundary lines abutting any residential use
6. *Maximum structure height.* Two (2) stories or thirty (30) feet, whichever is less.
7. *Accessibility.* Must have at least one hundred fifty (150) feet of frontage on and access to a public right-of-way or private street;
8. *Minimum lot width.* One hundred fifty (150) feet.
9. *Minimum lot depth.* Three hundred fifty (350) feet.
10. *Minimum front yard.* Twenty five (25) feet from any roadway right-of-way.
11. *Minimum side/rear yard.* Ten (10) feet from property line unless lot line abuts residentially used property in which case the setback is fifteen (15) feet.
12. *Maximum site (or impervious) coverage.* Sixty percent (60%).

SECTION IV. Chapter 440, Section 440.050 "Procedure" is hereby amended correct the spelling of the word "geodetics" in **Subsection A.6.o**, and to change the reference to "...this _____ day of _____, 19 _____" in **Subsection A.6.p**, to read as "...this _____ day of _____, 20 _____."

SECTION V. Chapter 405, Section 405.090 "Word Interpretations and Definitions," subsection A.2, "Definitions" is hereby amended by deleting the unused definition of "Dwelling, Senior" and adding a new definition of "Independent senior living facility", to read as follows:

Delete:

DWELLING, SENIOR

~~A building, at least three (3) stories in height, or not less than twenty (20) units, arranged, intended or designed for occupancy by individuals older than age fifty-five (55) years.~~

Add:

INDEPENDENT SENIOR LIVING FACILITY.

A facility containing dwelling units, accessory uses and support services specifically designed for occupancy by persons fifty-five (55) years of age or older. Such facilities may include accommodations for persons who are fully ambulatory or who require no medical or personal assistance or supervision, as well as accommodations for persons who require only limited or intermittent medical or personal assistance.

SECTION VI. This ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this ___ day of April 2020.

President of the Board of Aldermen

ATTEST:

City Clerk

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this ___ day of April 2020.

Mayor

ATTEST:

City Clerk

AN ORDINANCE AMENDING THE CITY'S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM "MR-2" MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO THE "PDA" PLANNED DEVELOPMENT AREA DISTRICT TO ALLOW THE CONSTRUCTION OF A SENIOR LIVING FACILITY.

WHEREAS, the City of Wright City (the "City") has received an application dated February 25, 2020, from Mike Reardon on behalf of property owner Bayer Real Estate LLC, (the "Applicant") requesting the rezoning of a 2.294± acre parcel of real property depicted in **Exhibit A** and legally described in **Exhibit B** both attached hereto and incorporated herein by reference (hereinafter the "Property") from "MR-2" Multiple-Family District to the "PDA" Planned Development Area District to allow for the construction and development of a Senior Living Facility; and

WHEREAS, pursuant to §440.050.A.1 of the Wright City Code, the Applicant has submitted a Preliminary Development Plan attached as **Exhibit C** and incorporated herein by reference; and

WHEREAS, the City has published the required notice, mailed notice, and posted the Property in compliance with §400.050 of the Wright City Code, and held a public hearing on April 20, 2020 in front of the Planning and Zoning Commission (the "Commission"), related to the proposed rezoning request; and

WHEREAS, the Preliminary Development Plan has been determined to meet the requirements of §440.050 of the Wright City Code; and

WHEREAS, having fully considered the factors set forth in Section 400.050(A)(1)(d) of the Wright City Code, the Commission recommended approval of the request to rezone the property to PDA and the Preliminary Development Plan on April 20, 2020; and

WHEREAS, upon the recommendation of the Commission, the Board of Aldermen (the "Board") held a public hearing, duly noticed in compliance with §400.050 of the Wright City Code, on April 23, 2020, and in accordance with the City's Zoning Code and Chapter 89 RSMo; and,

WHEREAS, the Board finds that (a) while generally PDA zoning requires a minimum of five (5) acres, use a planned Senior Living Facility is allowed with a two (2) acre minimum and therefore this development qualifies, (b) the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected by the rezoning, (c) the PDA zoning and Preliminary Development Plan is consistent with the intent and purpose of these regulations to promote public health, safety, morals and general welfare, (d) the street and highway access to the property and as proposed internally for the development of the Property has sufficient capacity for uses dependent on automobile transportation, (e) the design and landscaping is in harmony with adjacent areas, and (f) the yard requirements and open spaces will be adequate to serve the needs of the people as projected by the Preliminary Development Plan, and, as a result, rezoning of the Property is in the City's best interest of the City and the amendment of the

City's Official Zoning District Map accordingly would be in the interests of the health, safety and welfare of the citizens of the City.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WRIGHT CITY, MISSOURI, AS FOLLOWS:

SECTION 1. Subject to the conditions set forth in Section 2, the Property is hereby rezoned from "MR-2" Multiple-Family District to the "PDA" Planned Development Area District to allow for the construction of and use of the Property for a Planned Independent Senior Living Facility and the foregoing designation shall be reflected as a Zoning District Map change.

SECTION 2. The Preliminary Development Plan submitted in conjunction with the request for rezoning to "PDA" is approved conditioned upon the following:

1. The development and use of the Property shall be only for a Senior Living Facility in substantial accord with all aspects of the Preliminary Site Plan (attached as Exhibit C and incorporated herein by reference) submitted by the Applicant and approved hereby; substantial deviations from the Preliminary Site Plan shall require application for amendment to this PDA ordinance. Any unapproved substantial deviation shall be a violation of this ordinance;
2. The development of the Property cannot begin and no development permits may be issued by the City until a Final Development Plan in substantial accord with all aspects of the approved Preliminary Development Plan is submitted to and approved by the Planning and Zoning Commission pursuant to Section 440.050(A)(6) of the Wright City Zoning Code (the "Final Development Plan") and approved by the Board of Aldermen by Ordinance for recording;
3. Grading and siltation control shall be in accordance with and subject to a grading permit issued by the City prior to grading on the site. Best management practices shall be used by the Applicant, developer and/or contractors involved in developing the site (both pre-development and post-development) to adequately deal with creek protection, storm water runoff, detention, erosion, siltation of neighboring streams and lakes, and related issues;
4. The Final Development Plan submitted pursuant to Section 440.050(A)(6) of the Wright City Zoning Code (the "Final Development Plan") shall include a landscape plan which shall be installed and maintained; all areas not paved or planted shall have a grass cover or other landscape treatment;
5. All lighting, other than streetlights, shall be located and installed to reflect the light away from abutting properties and shall be shielded, so that minimum glare will extend to adjacent property with a maximum 0.5 foot candles at the property line;
6. All trash containers of the development must be fully enclosed and screened by a six-foot-high opaque fence made of masonry or wood or simulated wood product and the Final Development Plan shall include a construction detail of the proposed enclosures as well as their location;
7. Applicant and/or its predecessors in interest shall be responsible for maintenance of all elements of the Final Development Plan, including all paved areas and landscaping, and all conditions of plan approval. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance

- with the Final Development Plan, including landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Zoning Code;
8. The Planned Independent Senior Living Facility shall meet the following area, density, parking and bulk requirements:
 - a. *Density*. The average ground area per family unit constructed, inclusive of easements or grounds dedicated to the City, shall be three thousand one hundred (3,100) square feet for each single-dwelling unit constructed;
 - b. *Minimum development area*. Two (2) acres;
 - c. *Parking*. One and one-half (1.5) parking spaces shall be provided per unit, with such parking spaces provided under the units or contained on the site. In addition, one (1) parking space shall be provided on site for every two (2) employees per shift. No parking spaces shall be closer than thirty (30) feet to the outboundary lines of a Planned Residential District;
 - d. *Uses*. The plat or restrictions filed with the plat will designate that the property may be used only for residential purposes and the usual accessory uses permitted in residential zones;
 - e. *Greenspace*. Greenbelt or planting areas of not less than fifteen (15) feet in width shall be provided and maintained on all outboundary lines abutting any residential use;
 - f. *Maximum structure height*. Two (2) stories or thirty (30) feet, whichever is less.
 - g. *Accessibility*. Must have at least one hundred fifty (150) feet of frontage on and legal access to a public right-of-way or private street (or easement);
 - h. *Minimum lot width*. One hundred fifty (150) feet;
 - i. *Minimum lot depth*. Three hundred fifty (350) feet;
 - j. *Minimum front yard*. Twenty-five (25) feet from any roadway right-of-way or property line;
 - k. *Minimum side/rear yard*. Ten (10) feet from property line unless lot line abuts residentially used property in which case the setback is fifteen (15) feet; and
 - l. *Maximum site (or impervious) coverage*. Sixty percent (60%);
 9. Access to the site shall be only as shown on the Final Development Plan;
 10. All landscaping, fences, trash enclosures, building exteriors, pavement and sidewalks shall be maintained in good condition at all times;
 11. Responsibility for maintenance of all landscaping, fences, trash enclosures, building exteriors, pavement, sidewalks and other aspects of the development shall be the responsibility, jointly and severally, of the owner of the Property and/or operator of the Senior Living Facility;
 12. The Senior Living Facility shall be operated in substantial conformance with the Operating Covenants attached as **Exhibit D** and incorporated herein; and,
 13. All materials and workmanship associated with the work performed in the right-of-way shall conform to the latest standards and specifications of the City. Applicant shall be responsible for keeping adjacent roads clear of mud and debris during construction and thereafter.

SECTION 3. After passage by the Board of Aldermen of an ordinance authorizing the development of the "PDA", the Applicant shall submit a final development plan to the Planning Commission within six (6) months of the date of this ordinance, which final

development plan shall include, but not be limited to, all of the items set forth in Section 440.050(A)(6) of the Wright City Zoning Code.

If within six (6) months of the date of this Ordinance a Final Development Plan has not been submitted to the Planning and Zoning Commission, any future development of the Property shall require a submittal of a new preliminary development plan and shall follow all steps set forth in Section 440.050(A). The six-month period may be extended up to six more months, if prior to expiration, Applicant has requested and received approval from the Board to extend the period for cause shown.

SECTION 4. Upon passage and adoption of this Ordinance, the City Clerk is hereby authorized and directed to promptly amend the Official Zoning Map to depict the Property as being located within the "PDA" Planned Development Area District of the City.

SECTION 5. The findings and conclusions contained in the recitals to this Ordinance are incorporated fully herein as if set forth fully in this Section.

SECTION 6. This ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this 23rd day of April 2020.

President of the Board of Aldermen

ATTEST:

City Clerk

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this 23rd day of April 2020.

Mayor

ATTEST:

City Clerk

Exhibit B

LEGAL DESCRIPTION

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT, ACCORDING TO AN INSTRUMENT RECORDED IN DEED BOOK 280, PAGE 829 OF THE WARREN COUNTY RECORDERS OFFICE, WITH THE NORTH LINE OF PROPERTY CONVEYED TO BGH INVESTMENTS GROUP, LLC AS RECORDED IN DEED BOOK 981, PAGE 307 OF THE WARREN COUNTY RECORDERS OFFICE; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF PROPERTY CONVEYED TO LEADBELT PROPERTIES, LLC AS RECORDED IN DOCUMENT NO. 201601756 (PARCEL 1) OF THE WARREN COUNTY RECORDERS OFFICE, NORTH 88 DEGREES, 16 MINUTES, 40 SECONDS WEST, A DISTANCE OF 617.24 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO LEADBELT PROPERTIES, LLC AS RECORDED IN DOCUMENT NO. 201601756 (PARCEL 2) OF THE WARREN COUNTY RECORDERS OFFICE; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF PROPERTY CONVEYED TO DSL, LLC AS RECORDED IN DEED BOOK 1172, PAGE 582 OF THE WARREN COUNTY RECORDERS OFFICE, NORTH 01 DEGREES, 54 MINUTES, 39 SECONDS EAST, A DISTANCE OF 162.00 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO MELTON CONSTRUCTION, INC. AS RECORDED IN DEED BOOK 1329, PAGE 88 (PARCELS 8, 7, 6, AND 5); THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES, 15 MINUTES, 57 SECONDS EAST, A DISTANCE OF 417.91 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO WRIGHT CITY NORTH APARTMENTS AS RECORDED IN DEED BOOK 488, PAGE 357 (TRACT II) OF THE WARREN COUNTY RECORDERS OFFICE, ALSO BEING THE WEST LINE OF BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT, ACCORDING TO AN INSTRUMENT RECORDED IN DEED BOOK 488, PAGE 357; THENCE ALONG SAID WEST LINE, BEING THE WEST LINE OF BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT, SOUTH 02 DEGREES, 08 MINUTES, 31 SECONDS WEST, A DISTANCE OF 0.97 FEET TO THE SOUTH LINE OF SAID PROPERTY CONVEYED TO WRIGHT CITY NORTH APARTMENTS, ALSO BEING THE SOUTH LINE OF SAID BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES, 33 MINUTES, 55 SECONDS EAST, A DISTANCE OF 199.99 FEET TO THE WEST LINE OF THE AFOREMENTIONED BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT, ACCORDING TO AN INSTRUMENT RECORDED IN DEED BOOK 280, PAGE 829; THENCE ALONG SAID WEST LINE OF BROOKVIEW DRIVE, A PRIVATE ROAD EASEMENT, SOUTH 02 DEGREES, 08 MINUTES, 31 SECONDS WEST, A DISTANCE OF 161.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 99,915 SQUARE FEET OR 2.294 ACRES ACCORDING TO A SURVEY BY EFK, MOEN, LLC DURING DECEMBER, 2019.

Exhibit C Preliminary Site Plan

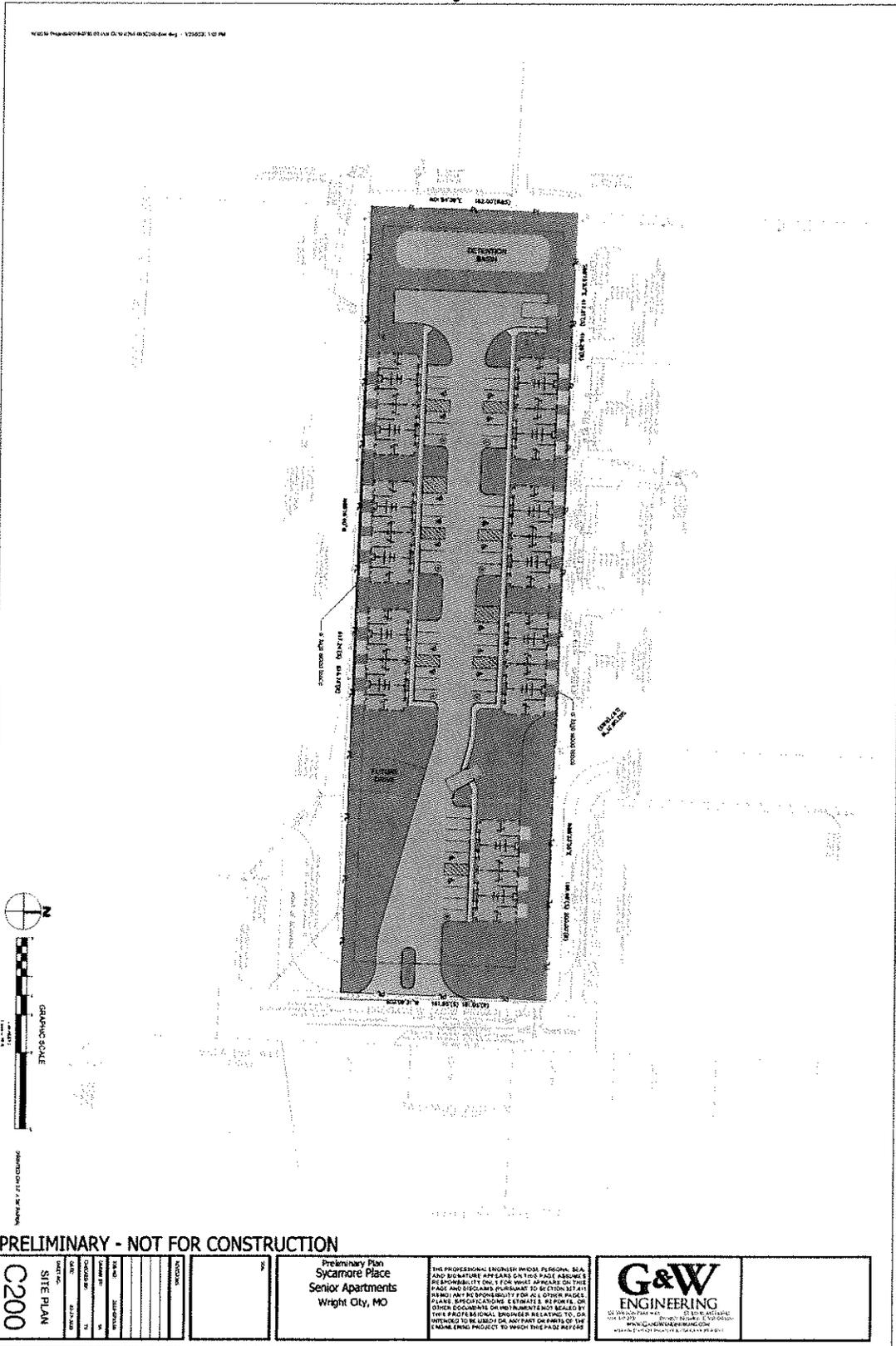


Exhibit D
Operating Covenants
Sycamore Lane Apartments
A 55 and older retirement apartment community

Sycamore Lane Apartments (hereinafter referred to as Sycamore) will be operated and marketed as **housing for persons who are 55 years of age and older**. Specifically, Sycamore will operate in full compliance with Title 24, Subpart E, §100.304 of the Housing and Urban Development Code of Federal Regulations. This provision provides a landlord with an exemption in the Fair Housing Amendments Act of 1988, with regard to age discrimination. The provision allows the landlord to designate an apartment community as reserved for persons who are 55 years of age and older.

Sycamore's owner and operating manager intends to maintain the property in pristine conditions at all times. Accordingly, tenants will enter into a lease that contains the following terms:

1. Each apartment will be provided with one assigned parking space. While a limited number of apartments may have up to two occupants (for example a married couple), only one car will be permitted under the terms of the lease. All cars parked overnight must display the provided parking decal and must be parked in the assigned parking space only. All cars must be in working condition with non-expired license plates. Cars with expired license plates, flat tires, or otherwise deemed to be in derelict condition will be towed at the owners expense to a location properly noticed at the entrance of the apartment complex. It is anticipated that the complex will have a parking ratio of 1.5 spaces per unit, allowing sufficient parking for guests, aids, etc.
2. No month-to-month tenancy will be permitted. All leases will be for a duration of 12 months, with a mid-point (at six months) unit inspection to ensure the apartment is being maintained in a clean, clutter free, and safe manner.
3. All apartment windows will be fitted with a uniform window blind that will be made of 2 inch faux white wood material. These blinds must remain in good condition and in the fully vertically extended position at all times, though they may be opened horizontally to allow in light. No tenant is permitted to display signs or decorations of any kind in the window with the exception of medically required notices.
4. Tenants will be provided with a concrete patio off the back of their apartment. Tenants may use this space for patio furniture, a barbeque pit, a limited number of planters, etc. All furniture, barbeque pits, planters, etc., must be proportional in size and fit nicely on the patio. Furniture and grills must be in good condition. The patio must at all times be kept organized and clutter free. The apartment complex manager reserves the exclusive final decision on what furniture and other accessories will be deemed appropriate.
5. No wind chimes or bird feeders of any type are permitted. Tenants are not permitted to disturb any grassy areas for plantings of any type. No trailers, commercial vehicles, or pickup trucks exceeding a ½ ton capacity will be permitted overnight.
6. Tenants will not be permitted to adorn any decorations to the front door, around the front door, in the windows or around the windows. This includes holiday lights and decorations. The exterior of the buildings and all units will be maintain in a pristine and consistent manner.
7. Tenants will be permitted to maintain up to a total of two pets, however, are limited to one small dog (20 pounds or smaller) and one cat. Dogs must be kept on a leash and handled by their owner at all times. No dog may be placed on an unattended leash or allowed to run free without a leash.

Owners must clean up their pets waste immediately. Leases will not be renewed for any tenant cited three or more times for failing to clean up their pet's waste in a given year. Dogs deemed to be a nuisance due to excessive barking will not be permitted to remain in the unit. All pets must be listed on the tenants lease.

8. Satellite dishes of any kind are strictly prohibited and will be confiscated and immediately discarded if they are installed. Tenants will have access to media via local telephone connection or the local cable TV provider.