



Eastridge Meadows Homeowners Association

P.O. Box 596, Blue Springs, MO 64013
board@eastridgemeanowshoa.com

Why are we updating the Declarations?

The Declarations Amendment Committee had two main goals:

1. **Update ERMHOA's 26-year-old governing documents** so they reflect how our neighborhood actually lives today.
2. **Protect the HOA (and ultimately homeowners) from unnecessary legal risk and financial loss** when enforcing rules.

What Has Changed?

In general:

- Rules that are already enforced by the **City of Blue Springs** have been removed to avoid duplication.
- Several restrictions have been relaxed to better reflect the values of our homeowners.
- A clear process now exists for how violations are handled.
- A structured enforcement and penalty process has been defined.

Why This Matters

These updates:

- Modernize outdated language.
- Reduce legal risk and potential financial exposure.
- Make rules clearer and more consistent.
- Provide fair and structured enforcement.
- Better reflect how our community lives today.

If you have questions, please reach out to the ERMHOA Board. We encourage all homeowners to review the amendments and participate in the ratification process.

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More in-depth

1. Rental Limitations
 - a. The previous language was likely to be challenged in court.
 - b. The new language allows the ERMHOA Board to require that rental agreements follow ERMHOA rules (now and in the future).
 - c. **Short-term rentals (Airbnb, VRBO, etc.) are strictly prohibited.**
2. Above Ground Pools
 - a. Above-ground pools will be allowed **if they meet Architectural Review Board requirements.**
3. Exterior Finish
 - a. More exterior material options are allowed (for example, vinyl siding).
4. Outbuildings
 - a. In addition to sheds, homeowners may now request approval for:
 - i. Pool houses
 - ii. Gazebos
 - iii. Decorative or ornamental structures
5. Nuisances
 - a. The HOA can restrict behavior that negatively affects neighbors.
 - b. For example, while something may technically be legal, it may still be restricted if it disrupts the neighborhood.
6. Animals Prohibited (**Clarified**)
 - a. The previous language was unclear.
 - b. The updated language clarifies that pets must remain under control and not roam into neighboring yards or common areas.
7. Signs and Advertising (**Clarified**)
 - a. Homeowners may display advertising signs (such as contractor signs) for up to 7 days.
 - b. Political signs follow Missouri state law, reducing the HOA's responsibility in regulating them.
8. Screening Required (**Clarified**)
 - a. If items such as trash or storage are visible from the street, they must be moved to the rear of the home and screened from view.
9. Automotive Repair
 - a. Personal vehicle repairs are allowed in your driveway for up to 24 hours.
10. Parking and Storage of Vehicles
 - a. Licensed and operable trailers, boats, and campers may be stored in the driveway.
 - b. **Street parking of these items remains strictly prohibited.**

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11. Trash

- a. Trash containers may be stored outside the home or garage.

12. Homeowner Maintenance (clarity)

- a. ERMHOA has the authority to define reasonable maintenance standards.
- b. No new maintenance standards are being introduced at this time.

13. Poles, Antennas, Satellite Dishes, and Alternative Energy Collection (clarity)

- a. The updated language aligns with federal law and removes vague or subjective wording.

14. Enforcement (**Now Clearly Defined**)

- a. The updated Declarations clearly outline how violations are handled, including:
 - The ability to issue fines.
 - The ability to recover legal costs when necessary.
 - A defined notice process.
 - A defined “notice and cure” period (time to correct an issue).
 - A formal fine schedule.
 - Increased penalties for repeat violations.
 - A defined appeals process.

This creates consistency, fairness, and transparency in enforcement.

15. Notices (**Clarified**)

- a. The new language clearly explains:
 - How homeowners will be notified if a violation may have occurred.
 - What steps follow.
 - How homeowners can respond or appeal.

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