

Welcome To

LAKE SAINT LOUIS

— A 'TREE CITY USA' COMMUNITY —

New Resident Guide

A REQUIRED DISCLOSURE DOCUMENT

Lake Saint Louis is ranked 9th
of the "*Best Places to Live*" in America
according to Money Magazine's 2009 listing of best small towns.



CITY OF LAKE SAINT LOUIS
200 CIVIC CENTER DRIVE
LAKE SAINT LOUIS, MO 63367
City Hall (636) 625 - 1200 www.lakesaintlouis.com

September 2009

**“WELCOME TO
LAKE SAINT LOUIS
A NEW RESIDENT GUIDE”**

This shall be made available and clearly visible to the visiting public in the City of Lake Saint Louis to give potential home or property purchasers the opportunity to become aware of the affects of local regulations and the potential for development of adjacent properties.

ELECTED OFFICIALS

MAYOR

Mike Potter

WARD ONE ALDERMEN

Ralph Sidebottom

Harry Slyman

WARD TWO ALDERMEN

Charlotte Norton

Kathy Schweikert

WARD THREE ALDERMEN

John Pellerito

George Rich

*We know you will enjoy your life in
Lake Saint Louis*

WELCOME TO OUR CITY

LAKE SAINT LOUIS is a progressive and beautiful community. TO HELP OUR NEW RESIDENTS get settled and learn about their prospective new community, we have prepared this guide, which contains helpful and important information about Lake Saint Louis. Some of the information you will find includes a directory of services, City officials, City contact information, and a little history about the founding of our community. Should you have any questions not answered in this guide, please call City Hall at (636) 625-1200 or check our web site at www.lake-saintlouis.com. Lake Saint Louis is, simply, one of the best places in the Midwest to call home.

A BRIEF HISTORY OF LAKE SAINT LOUIS

Lake Saint Louis began in 1966 as a private recreational lake community envisioned by developer Mr. R. T. Crow. In June of 1967, the Lake Saint Louis declaration of covenants and restrictions was signed and recorded. For the next 12 years, the sole governing entity in the community was the Community Association. It was not until May of 1975 that the community also became a city under the Revised Statutes of Missouri. Today, Lake Saint Louis offers municipal services to our residents, including police, parks, public works, community development, municipal court, snow removal, building inspection and code enforcement. We have a beautiful Civic Center located at 200 Civic Center Drive to serve our residents. It is home to both our City Hall (636-625-1200) and our Lake Saint Louis Police Department (636-625-8018). Our new Public Works facility (636-695-4221) is located at 307 Parkway Industrial Drive in the Hawk Ridge Industrial Park subdivision off Lake Saint Louis Boulevard. The City is a 'Tree City, USA' community with approximately 14,000 residents calling Lake Saint Louis home. We will continue to grow as both residential and commercial properties are developed.

A PLANNED COMMUNITY

As a planned community, Lake Saint Louis offers home and business owners some of the finest residential and commercial amenities available anywhere. As our name implies, the City's central features are the two private lakes, owned by members of the Lake Saint Louis Community Association. However, the lakes are just one of the many amenities located in our City. In addition, there is an 18-hole championship golf course (Lake Forest Country Club), two par-3 nine-hole golf courses, tennis courts, beaches, swimming pools, riding stables, and many lovely parks. In short, Lake Saint Louis offers some of the very best recreational facilities available anywhere in the St. Louis region.

The advantages of living and working in Lake Saint Louis extend beyond the community's recreational amenities. We have great shopping in Lake Saint Louis. We have three shopping centers – The Shoppes at Hawk Ridge, The Shoppes at Lake Saint Louis, and a lifestyle center called The Meadows with many retailers whose only location in St. Charles County is in this shopping center.

In addition to having one of the best school systems in the state, we have many attractions here in fast growing St. Charles County, including: The Family Arena,

minor league baseball and the National Equestrian Center located in Lake Saint Louis. Also, our area is well served by two major highways, which makes the rest of the St. Louis region very accessible. St. Louis attractions such as Lambert-St. Louis International Airport, Spirit of St. Louis Executive and General Aviation Airport, and Riverport Amphitheater (UMB Pavilion) are all within a 30-minute drive. In downtown St. Louis, the Arch, the Baseball Cardinals, the Football Rams, the St. Louis Symphony, the Fox Theater, the Art Museum, the Science Center, the Zoo, Washington University, St. Louis University, The University of Missouri-St. Louis, and the Botanical Gardens, along with many others, are all within a 45-minute drive of the city.

Evidence of our City's planned community environment is demonstrated by the high quality and diversity of our housing, the well-planned residential and commercial areas, and the abundance and variety of our recreational amenities.

This information has been designed to give you a sense of the quality of life our residents and businesses enjoy. We encourage you to come and see why so many people have decided to make Lake Saint Louis their home. Lake Saint Louis welcomes you.

THE CITY AND COMMUNITY ASSOCIATIONS

The City of Lake Saint Louis governs and oversees all properties within its borders and provides services to those residents. However, numerous associations also provide additional amenities and restrictions in their various subdivisions. The largest association, which owns two lakes, is the Lake Saint Louis Community Association (commonly referred to as "the CA"). As with all neighborhood associations, the amenities an association offers are available only to association members. You will want to investigate which, if any, association you will be part of and what amenities and restrictions are offered.

BE AN INFORMED RESIDENT - IT'S IMPORTANT

The beauty of our homes and the well-kept neighborhoods are a result of our City's ordinances and regulations. These rules are at the core of our City and are what makes Lake Saint Louis such a desirable place to live and work. You will want to become familiar with all the City's ordinances. The City Code is on our website at www.lakesaintlouis.com. Additionally, the property that you are about to purchase or rent may have additional covenants and restrictions (rules and regulations) which also apply to it. In some instances, there may be two sets of covenants and restrictions governing your property – those of the Lake Saint Louis Community Association and those for your individual subdivision development. These are legal documents, which you will be required to follow. Be sure to read them and become familiar with them. They are in place to protect your investment and your property value.

VACANT LAND

Undeveloped land adjoining or near your property may not remain as you see it today. The City has a master plan for future development. Check with our City

Administrator to determine what may likely be built on vacant land near you.

CITY GOVERNMENT

Lake Saint Louis is a fourth class City, with a mayor and six (6) aldermen serving the residents through three (3) wards. Check our website and on the enclosed insert for your mayor and aldermen. The Board of Aldermen meets on the first and third Monday at 7:00 PM in Council Chambers at City Hall. You are encouraged to attend.

CODE ENFORCEMENT

Our City's Codes and Ordinances are written to protect you and your property values. City Code Enforcement Officers encourage residents to comply with codes and ordinances. Most common current problems include illegal storage of boats and trailers, garbage/trash can violations and yard signs. Our codes can be found at the City's website www.lakesaintlouis.com. Click on City Code/Ordinances on the left hand side of the front page and it will guide to our codes. There is a search feature for your convenience.

VOLUNTEER PROGRAM

The City has three volunteer programs: "Gifted Givers", The Green Gloves and Neighborhood Assistance Preservation Program (NAPP).

GIFT GIVERS

Our "Gifted Givers" volunteer program is a great opportunity for residents to become involved with their City. Citizens are encouraged to give some time to help in any of our City's departments or municipal courts.

THE GREEN GLOVES

We also have a gardening volunteer program The Green Gloves where our residents can learn gardening from our City Horticulturist/Arborist by volunteering to garden on the City's properties like our parks. After you move in and get comfortable in our City, please consider becoming a volunteer. Call City Hall at (636) 625-1200.

NEIGHBORHOOD ASSISTANCE

PRESERVATION PROGRAM (NAPP)

In an effort to assist residents who are unable to properly maintain their homes and properties in good repair, a pro-active group of resident volunteers recently formed the Neighborhood Assistance Preservation Program (NAPP). While the program is not intended to address large structural problems, NAPP coordinators can sometimes secure limited funding and/or volunteer labor from individuals, companies, and civic organizations for qualified homeowners.

If you are having difficulty maintaining your property or you know of someone having difficulty maintaining theirs, please contact the City's Office of Code Enforcement at (636) 625-1200.

After you move in and get comfortable in our City, please consider becoming a volunteer. Call City Hall at (636) 625-1200.

HOSPITAL

The City is served by SSM St. Joseph Hospital West, located near Lake Saint Louis Boulevard and I-70. Since having been named as one of the '100 Best Hospitals' in the United States in 2000 and 2003, the hospital has added many new features to service the community and surrounding area:

- SSM Cancer Care provides one of the most sophisticated cancer treatments available: the CyberKnife® operated by Saint Louis University Hospital.
- A diagnostic cardiac cath lab operated by SSM Heart Institute cardiologists, a new Women's Imaging and Breast Center offering digital mammograms, a Level II Neonatal Intensive Care Unit, and SSM Cardinal Glennon pediatricians on staff 24 hours a day.
- The Emergency Department is a state-designated Level III Trauma Center, a Get with the Guidelines (GWTG) Stroke Center and a certified Chest Pain Center.
- The hospital is one of the first in the St. Louis area to go live with a comprehensive clinical electronic health record (EHR) in March 2008, placing it in the top one percent of hospitals for EHR development nationwide.

PLANING TO BUILD OR REMODEL YOUR HOME

If you are building, remodeling, or altering your home, you will want to be aware of our building codes. They are designed to maintain the beauty and planning that make Lake Saint Louis such a desirable place to live and work.

Key elements of this code do not allow similar designs to be built within 300 ft. of each other. If you are working with a builder and have picked a design, be sure to keep this in mind as you select your lot.

Trees are to be preserved whenever possible and homes should be compatible with the land. Walkout basements, either in the rear or on the side, must follow the existing topography of the lot.

Land disturbance activity that results in a diversion of water which interferes with the operation of any public improvements such as street or stormwater system is prohibited by City Code. The Code also prohibits diverting the flow of water if it creates a hazardous condition detrimental to the health, safety and welfare of the public.

All of the design criteria can be found in the City Code, which is available at our City Hall or on our website, www.lakesaintlouis.com/citycode/ordinances on the left hand side of the front page. You can also call (636) 625-1200 and ask for the Community Development Department.

If you are a member of an association, either the Lake Saint Louis Community Association or a subdivision association or both, be sure to check the covenants and restrictions before building, remodeling or altering an existing home. It will

save you lots of time, trouble and frustration.

WATER QUALITY

The beauty of our lakes and streams is a result of being conscious about storm-water quality. Never dump anything into a storm drain, including oil, paint, soap, debris, leaves, and other yard waste. Storm sewers don't go to the sewer treatment plant; they discharge directly into our streams that will eventually flow into our lakes. Leaves and other yard waste can clog storm sewer pipes and cause flooding. Christian Disposal offers yard waste pick-up every Thursday through November. They will pick-up yard waste December – January if you call (866) 522-3781.

CONSTRUCTION SITE RUNOFF

If you notice sediment or other construction debris leaving a construction site within the City limits, please report it to the City's Public Works Department at (636) 695-4221.

ILLICIT DISCHARGE

An Illicit Discharge is any runoff to the ground or into a storm sewer that is not made up entirely of stormwater. Illicit Discharge is harmful because untreated stormwater runoff can contribute high levels of pollutants into receiving water-bodies, degrade water quality and threaten aquatic, wildlife, and human health. These pollutants include heavy metals, toxics, oil and grease, solvents, nutrients, viruses, and bacteria.

Illicit Discharge examples include:

- Sanitary Waste Water
- Septic tank effluent
- Car wash wastewaters
- Improper oil disposal
- Radiator flushing disposal
- Laundry wastewaters
- Spills from roadway accidents
- Improper disposals of auto and household toxics

If an Illicit Discharge is discovered, please contact the City's Public Works Department at (636) 695-4221.

CITY PHONE NUMBERS

City Hall	(636) 625-1200
*8:30AM to 5PM All city business, including permits	
Public Works	(636) 695-4221
Parks and Recreation	(636) 561-4620
Emergencies (Police, Fire, Ambulance)	911
Police non-emergency number	(636) 625-8018
Finance	(636) 625-6408
Courts	(636) 625-1058

WEB SITE

www.lakesaintlouis.com (note: saint is spelled out)

EMERGENCIES CALL 911

(Police, Fire, Ambulance)

UTILITIES

Water and Sewer	Public Water and Sewer District #2 (636) 561-3737
Phone	CenturyTel 1 (800) 201-4099
Natural Gas	Laclede Gas Company (314) 621-6960
Electric	Cuivre River Electric Cooperative (636) 695-4700
Cable	Charter Communications 1 (800) 211-4450
Trash & Yard Waste	Christian Environmental 1 (866) 522-3781

DISCLAIMER

This brochure is intended only to provide a brief overview of our city. Specific information on codes, ordinances, covenants and other rules should be discussed with specific departments or researched in legal documents. Contact City Hall for other questions at (636) 625-1200.

WELCOME! We know you will enjoy your life in Lake Saint Louis!