

**Chateau Country Club**  
**Condominium Owners Association**  
**2054 Avignon Drive St. Charles, MO 63303**

DATE: May 21, 2024

TO: Chateau Country Club Condominium Owners & Residents

FROM: Chateau Country Club Condo Board

SUBJ: Abandoned Vehicles

1. We all have a very real financial interest in promoting our property as an attractive and pleasant place to live, and in so doing, to elevate the real estate values.
2. Which brings us to the issue in the SUBJ line above, Specifically, there are at present several instances of "abandoned" or "derelict" motor vehicles on our streets/other common areas. The **St. Charles City Ordinance** states: "...Any vehicle which is located on public property, on a public street or alley or on private property and which does not have lawfully affixed thereto an unexpired license plate and a current motor vehicle safety inspection certificate shall be deemed an abandoned, wrecked, dismantled or inoperative vehicle".
3. The Board is taking additional steps to correct this, and our by-laws state:
  - a. Provision No. 5. Purpose of Property and Use Restrictions Thereon, of the Third-Amended-CCR-8-22-86, Paragraph 2.h states: "The Board of Directors of the Association Owners is authorized to adopt rules for the use of the general or limited use of the common elements, and prescribe penalties for any violation thereof, and shall furnish rules in writing to the unit owners, who shall be bound thereby".
  - b. Paragraph j further provides, "Each owner shall promptly and fully comply with any and all applicable laws, rules, ordinances, statutes, regulations, or requirements of any governmental agency or authority with Bylaws, and Rules Regulations promulgated hereunder or by the Association of Unit Owners".
4. Therefore, effective immediately, vehicles that fit the above description will be towed at the owner's expense. Thank you for your cooperation in this effort.

The Board of Directors has properly met and voted to adopt this RESOLUTION and by way of signature below enter this Policy into the official records of the Chateau Country Club Condominium Owners Association.

President: Sandy Barnfield Date: 5/24/24

Secretary: J. Vance Date: 5/24/24

Board Member: James W. Beck Date: 5/24/24