

BHHR (Barry Harbor/Hunter's Ridge) HOA INFORMATION SHEET

as of 01/01/24

Location: Kansas City, MO

Board of Directors/Officers:

Alan Arnold - President [Communications Mgr]

Wayne St. Vincent - Vice President

Patricia St. Vincent - Treasurer

Terry Marshall - Secretary

Chuck Marshall - Member [Architectural Committee Head]

Aaron Hensley - Member [Architectural Committee]

Rheana Papek - Member [Communications]

Legal Name: Barry Harbor Homes Association, Inc.

(aka: BHHR HOA - Barry Harbor/Hunter's Ridge HOA)

Website: www.barryharborhuntersridge.com

Email: bhhrhoa@gmail.com

Mailing Address: BHHR HOA, P.O. Box 47048, Gladstone, MO 64118-7048

DUES: \$180.00 per year, payable no later than 01/31 of the current year due

FINES: Delinquent dues payments incur a \$15 per month late fee thru to end of year and liens are filed by April of current year on any homes still having outstanding dues.

LIENS: Any homes with delinquent dues will have a lien filed on the property by April of the current year. Lien filing and administrative charges (and atty fees) will apply.

TRANSFER FEE: A \$100 transfer fee is applied to all home sales/purchases in the subdivision, payable to the BHHR HOA.

RESTRICTIONS: All homes within the BHHR subdivision are governed by HOA rules and restrictions and homeowners must abide by such as outlined in the bylaws, covenants and declarations. Any homes rented out by homeowners cannot be used as businesses, short-term/transient rentals or Air BNBS. Sale/purchase of homes for the express purpose of use as a rental home strictly prohibited. Certain activities require Board approval in advance (fences, additions, pergola/gazebos, pools, structural changes and other architectural type items).

AMENITIES: Walking trail, playground, picnic area, stocked lake for catch & release fishing (no swimming, skating or motorized boats allowed - paddle boats, rowboats & kayaks are allowed).