



## Owners Update – April 25, 2026

### Unit Remodeling & Construction:

At this time of year, many owners are remodeling and updating their units. Therefore, we thought it would be a good time to remind everyone of the Rules and Regulations.

If you are doing anything on the Exterior of your unit(s), you MUST:

- Obtain Board Approval prior to the beginning of the project.
- Replacement materials must meet the color and construction standards of the association. (See Architectural excerpt below).
- If the Exterior Changes do not meet the APCOA standards, the Board will require the owner to replace the non-standard materials with the APCOA standard materials at the owners expense.
- Contractors are NOT authorized to dispose of construction materials in the APCOA dumpster.

Thank You for your continued cooperation and support.

Your APCOA Board

Joe Golding  
Jim Heimann  
Ray Loehr

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### Excerpt From APCOA Ruled And Regulations Adopted: April 28, 2022

5. ARCHITECTURAL REVISIONS OR CHANGES: Owners are prohibited and restricted from changing any common and limited common elements, outside of their respective units, except as may be approved, in writing, by the Board. The below rules apply to any new modifications; they do not apply to pre-existing doors and windows. ALL exterior changes require approval of the Board.
  - a. Approved Storm Doors: Owner may add a brown storm door to the front door(s) at owners' expense.

- b. Approved Condo Entry Doors: Any new doors must match existing standards and colors.
- c. Approved Deck Doors, Sidelight Windows, and Bedroom Windows. The Association has requirements about window and door colors. All windows and doors replaced must be approved in advance by the Board. Because windows and doors are Limited Common Elements, the expense of all replacement is borne by the owner.
- d. Approved Glass Windows and Doors: Glass windows and doors may be upgraded to the blinds within the double pane of glass style so long as the replacement window or door is the same size. The blinds in the interior of the windowpane must be white from the outside.
- e. Approved Deck Modifications: A ceiling fan and additional lighting may be installed on the lakeside deck but only after Board approval. Lighting must not be so bright that it is a distraction to other owners. The installation and maintenance of the ceiling fan and additional lighting is the responsibility of the owner.
- f. Exterior Paint: Owners may, with prior Board approval, paint their deck areas; however, all paint must match the current color scheme. Approved paint is listed with Kimberling City True Value Hardware store as "Anchor's Point red" and "Anchor's Point tan" paint.
- g. The Board reserves the right to inspect any exterior construction during or after completion to ensure safety and compliance.
- h. REMEDY: In the event an owner causes to be installed any other-than-approved doors and windows, or in the event an owner fails to receive permission in advance of any exterior work, the Board shall cause to be delivered to the Owner a written notice of the violation. The notice of the violation shall set forth the nature of the alleged violation and shall request that the violation be voluntarily terminated or remedied within a reasonable time from the mailing date of the notice. After reasonable time has elapsed from the date of the notice, if the violation has not been voluntarily terminated by the Owner, the Board (on behalf of APCOA) shall have the right to enjoin or remedy by appropriate legal proceedings, either at law or in equity, any violation of the above rules related to architectural revisions and to recover reasonable attorney's fees.