

Request for Ameren Missouri Permits

Date: 8/26/25

I am requesting copies of the approved permits, for the property described below. I am the current property owner and/or I am the real estate agent listing the property for sale.

Contact information

Name Ronette Edgar

Real Estate Company Re/Max Lifestyles

Phone 573-378-9601

Email Address ronetteworksforyou@gmail.com

Authentisign
 08/27/25

Signature of Applicant or Authorized Agent

Check which applies: I am the owner I am the listing agent

FOR REAL ESTATE AGENTS: PERMIT REQUESTS ARE ONLY GIVEN TO THE LISTING AGENT. A BUYER'S AGENT MUST REQUEST THE INFORMATION FROM THE LISTING AGENT.

Property Information

Current Owner Rock Creek Enterprises LLC

Address of property 267 Runaway Dr. Climax Springs MO 65234

Permit numbers if known _____

County Parcel ID 06-2.0-04.1-000.0-003-001.000

Lake Mile Marker 45

Ameren Missouri will make every effort to provide the requested information within three (3) business days of the request.

The information provided in this request will be the currently permitted structures at the requested location. Ameren Missouri has not conducted a site inspection to determine compliance of any installed items. It is the responsibility of the property and/or structure owner (or their authorized agent) to verify that all existing shoreline items are permitted and are permit compliant. Additionally, there may be dock location agreements (i.e. encroachment agreement) or easements granted to another property owner that are not included in the attached information.

Completed form must be emailed to lake@ameren.com or mailed to: Ameren Shoreline Management Office, 3 Willmore Lane, Lake Ozark, MO 65049.





**PERMIT NUMBER:
UE23-2287**

Dock

Issued Date: 05/03/2023
Permittee: LAZY DAYZ RESORT

Description: Square Feet: 658 Slips: 0

Contact: Dave Godde
Address: Missouri

Additional Owners:
Lake Mile: 45.1
County: Camden
Subdivision: IRON TOWN SUB
Legal Desc.: LOTS 1 THUR 60, EXC SM PT
LOT 8

Lat. N: 38.1736799999994
Long. W: -92.90385504299
Section: 04
Township: 39N
Range: 18W

Approval is hereby granted for the Dock described in the application received and in accordance with the approved drawings and specifications of the application and subject to the following permit conditions:

Permit Conditions:

- Permittee must comply with the conditions set forth in the attached Appendix.
- Caution: Electrical service on docks can create a safety hazard. Permittee must comply with all fire and electrical code requirements issued by a Fire District or other government entity having jurisdiction over electrical installations. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittees that provide electric service to their dock which fail to comply with applicable electrical codes or otherwise pose a public safety risk may have their dock permits revoked.
- Dock enclosures shall not include toilets, showers, or any type of device which could cause discharges into the lake. Sleeping quarters on docks are strictly prohibited.
- Watercraft must be safely moored and not create a safety or navigation hazard to other watercraft or persons.
- The permit number shall be displayed on the dock in such a manner that it will be visible from the lake.

Violations of this permit, including all conditions thereto, or Ameren Missouri's Shoreline Management Plan or Permitting Guidelines could result in revocation or modification of this permit, enforcement fines and the removal of structures at the permittee's and/or property owner's expense.

Union Electric Company (d/b/a Ameren Missouri) maintains and operates the Osage Project under Federal Energy Regulatory Commission License 459. The approval granted herein for the Dock is conditioned upon compliance at all times with all the terms and conditions of such License, including the possibility that your Dock may of necessity be ordered removed at some future date because of operating requirements.

Authorization for placement of a Dock is issued on a first-come, first-served basis to applicants based upon the following: property ownership, easement rights, private party agreements, or written permission of a responsible subdivision official. The Dock must be physically positioned so it does not create undue interference with, or be an obstruction to, navigable waters or interfere with access to adjacent facilities or other property. Disputes among property owners regarding the placement of Dock shall be the sole responsibility of the permittee to resolve, either through legal action or private party resolution, and failure to do so may be cause for modification, suspension or revocation of this permit.

This permit does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights of other persons.

If the Dock authorized by this permit is proposed, the installation must be completed by 05/02/2024 or this permit is null and void unless an extension is issued by Ameren Missouri.

Approval: 
Bryan Vance, Ameren Missouri Shoreline Management

APPENDIX

I. General Conditions

a. Other Permit/Authorizations: This permit authorizes the installation of a Dock at a designated location at the Lake of the Ozarks. This permit does not authorize any other activity or shoreline improvement or disturbance. The applicant would need to seek separate authorization for such activities subject to multiple provisions within Ameren Missouri's Shoreline Management Plan (SMP) and Permitting Guidelines. The SMP and permitting guidelines are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

b. The permittee shall maintain the structure or work authorized herein in good condition. All construction shall conform to the approved application, drawing, specifications and permitting guidelines. Lumber products treated with pentachlorophenol or creosote will not be permitted for the construction of boat docks, connecting walkway ramps, support piers, seawalls or for future repairs of existing docks, walkways, piers or seawalls.

c. This permit does not authorize the interference with the operation of the Bagnell Dam project or any other existing or proposed Federal project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein which may be caused by, or result from, existing or future operations undertaken by Ameren Missouri or the Federal Government.

d. Electric Service: Electric power extensions are the sole responsibility of the permittee and must include proper grounding, bonding and GFCI protection. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittee must conform to the permitting and installation standards of the local fire districts or any other entity having jurisdiction over electrical installations. Ameren Missouri does not inspect electrical service to docks but reserves the right to revoke any permit where the electrical service is not safe or local electrical codes have not been met.

e. Any modification, suspension or revocation of this permit shall not be the basis for any claim for damages against Ameren Missouri.

f. No attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized by this permit. The use of the lands conveyed shall not endanger health, create a nuisance, or otherwise be incompatible with overall project recreational use, (ii) the grantee shall take all reasonable precautions to ensure that the construction, operation and maintenance of structures or facilities on the conveyed lands will occur in a manner that will protect the scenic, recreational, and environmental values of the project.

g. Removal and Restoration: If and when the permittee desires to abandon the activity authorized herein, unless such abandonment is part of a permit transfer application process, the permittee must restore the area to a condition comparable to that which existed prior to issuance of this permit. All accessory structures including, if applicable, docks and connecting walkways shall be removed.

h. Permit Transfers: This permit may not be transferred to a third party without prior written notice to Ameren Missouri, and by the transferee's written agreement to comply with all terms and conditions of this permit. Permit transfer applications are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

i. The permittee hereby recognizes that the structure permitted herein may be subject to damage by wave wash from passing vessels or lake fluctuation caused by power operations at Bagnell Dam on the Lake of the Ozarks. The issuance of this permit does not relieve the permittee from taking all proper steps to insure the integrity of the structure permitted herein and the safety of the boats moored thereto from damage by wave wash or water fluctuations and the permittee shall not hold Ameren Missouri liable for any such damage.

II. Security Agreement and Lien

Permittee acknowledges that Ameren Missouri is the owner of the shoreline and bed of the lake, and both placement and use of permitted structures are subject to Ameren Missouri's consent. In further consideration of issuance of the permit hereunder (and collectively all permits issued for this property) and to secure the permittee's obligations to abide by the conditions of the permits, the permittee has granted, in the Application for this permit, and hereby restates such grant, to Ameren Missouri a continuing first priority security interest in and to the permitted structures authorized under All Permits ("Collateral"), under the Uniform Commercial Code as in force in Missouri under Sections 400.9-101 et seq. of the Missouri Revised Statutes ("UCC"). Ameren Missouri may, at its option, execute and file a UCC-1 Statement for filing to create, perfect or maintain Ameren Missouri's interest in the Collateral. Such security interest shall further secure the reasonable expenses, including, without limitation, attorneys' fees, taxes or other charges, incurred by Ameren Missouri with respect to the Collateral or pursuant to the exercise of Ameren Missouri's rights under this permit. Upon any default in the permittee's obligations hereunder, Ameren Missouri shall have all of the rights and remedies of a secured party under the UCC, including, without limitation, the right to remove, sell or otherwise dispose of the Collateral. The permittee agrees that (a) the Application and this Section II each constitute a security agreement, (b) the permittee has rights in the Collateral, and (c) value has been given, within the meaning of the UCC.

III. Reservation of Rights – Ameren Missouri

- a.** In issuing this permit, Ameren Missouri has relied on the information and data which the permittee has provided in connection with the permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part.
- b.** In addition to revoking or suspending this permit, Ameren Missouri reserves the right to institute appropriate legal proceedings for all unauthorized activities or uses on Project Lands including Ameren Missouri owned property.
- c.** The permittee shall permit Ameren Missouri or its authorized representative(s) or designee(s) to make periodic inspections in order to assure that the activity being performed under the authority of this permit is in accordance with the terms and conditions prescribed herein.
- d.** This permit may be modified, suspended or revoked in whole or in part if Ameren Missouri determines that there has been a violation of any of the terms or conditions of this permit or Article IV, Section 419 (Land Use) of the License, or that such action would otherwise be in the public interest. Any such modification, suspension or revocation shall become effective 30 days after mailing a written notice to the permittee specifying the facts or conduct warranting same. The permittee shall have the right, during this the 30 day period, to satisfactorily demonstrate that (a) the alleged violation of the terms and conditions of this permit did not, in fact, occur or (b) the alleged violation was accidental, and the permittee has been operating in compliance with the terms and conditions of the permit and is able to provide satisfactory assurances that future operations shall be in full compliance with the terms and conditions of this permit. If permittee refuses to bring the facility into compliance within the 30 day period, said permittee's inaction shall constitute consent for Ameren Missouri, its agent(s) and/or contractor(s) to remove derelict or noncompliant structures and permanently revoke permitting privileges for the subject property and levy enforcement fees to cover removal costs.



**PERMIT NUMBER:
UE-20710-1-Z**

Boat Ramp

Issued Date: 08/06/1990

Description:

Permittee: ROCK CREEK ENTERPRISES

Contact: Dave Godde
Address: 1501 US Highway 34,
Oswego, Illinois, 60543

Additional Owners:
Lake Mile: 45
County: Camden
Subdivision: IRON TOWN SUB
Legal Desc.:

Lat. N: 38.1737775542
Long. W: -92.9041451741494
Section: 04
Township: 39N
Range: 18W

Fire District: Northwest

Approval is hereby granted for the Boat Ramp described in the application received and in accordance with the approved drawings and specifications of the application and subject to the following permit conditions:

Permit Conditions:

- Permittee must comply with the conditions set forth in the attached Appendix.

Violations of this permit, including all conditions thereto, or Ameren Missouri's Shoreline Management Plan or Permitting Guidelines could result in revocation or modification of this permit, enforcement fines and the removal of structures at the permittee's and/or property owner's expense.

Union Electric Company (d/b/a Ameren Missouri) maintains and operates the Osage Project under Federal Energy Regulatory Commission License 459. The approval granted herein for the Boat Ramp is conditioned upon compliance at all times with all the terms and conditions of such License, including the possibility that your Boat Ramp may of necessity be ordered removed at some future date because of operating requirements.

Ameren Missouri has verified, based upon information provided by the applicant, that this activity falls within the terms and conditions of the Corps of Engineers (Corps) General Permit 38 Missouri (GP-38M) for shoreline development activities lakeward of the ordinary high water mark (OHWM), elevation 658.5 feet Union Electric datum (UED), under Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act. This verification is in accordance with the terms, limits, and any special conditions listed in the GP-38M Project Authorization/Verification Sheet. You must complete, sign, and return the attached Corps "Compliance Certification" after you finish the authorized work and any required mitigation. Please note that compliance with the GP-38M conditions is enforceable by the Corps. The GP-38M is valid until expiration on June 30, 2026, when it is modified, extended, reissued, or revoked. The GP-38M, water quality certification, and the approved jurisdictional determination are posted at: <http://www.nwk.usace.army.mil/Missions/Regulatory-Branch/General-Permits/>.

Authorization for placement of a Boat Ramp is issued on a first-come, first-served basis to applicants based upon the following: property ownership, easement rights, private party agreements, or written permission of a responsible subdivision official. The Boat Ramp must be physically positioned so it does not create undue interference with, or be an obstruction to, navigable waters or interfere with access to adjacent facilities or other property. Disputes among property owners regarding the placement of Boat Ramp shall be the sole responsibility of the permittee to resolve, either through legal action or private party resolution, and failure to do so may be cause for modification, suspension or revocation of this permit.

This permit does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights of other persons.

If the Boat Ramp authorized by this permit is proposed, the installation must be completed by or this permit is null and void unless an extension is issued by Ameren Missouri.

Approval:

Bryan Vance, Ameren Missouri Shoreline Management

APPENDIX

I. General Conditions

a. Other Permit/Authorizations: This permit authorizes the installation of a Boat Ramp at a designated location at the Lake of the Ozarks. This permit does not authorize any other activity or shoreline improvement or disturbance. The applicant would need to seek separate authorization for such activities subject to multiple provisions within Ameren Missouri's Shoreline Management Plan (SMP) and Permitting Guidelines. The SMP and permitting guidelines are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

b. The permittee shall maintain the structure or work authorized herein in good condition. All construction shall conform to the approved application, drawing, specifications and permitting guidelines. Lumber products treated with pentachlorophenol or creosote will not be permitted for the construction of boat docks, connecting walkway ramps, support piers, seawalls or for future repairs of existing docks, walkways, piers or seawalls.

c. This permit does not authorize the interference with the operation of the Bagnell Dam project or any other existing or proposed Federal project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein which may be caused by, or result from, existing or future operations undertaken by Ameren Missouri or the Federal Government.

d. Electric Service: Electric power extensions are the sole responsibility of the permittee and must include proper grounding, bonding and GFCI protection. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittee must conform to the permitting and installation standards of the local fire districts or any other entity having jurisdiction over electrical installations. Ameren Missouri does not inspect electrical service to docks but reserves the right to revoke any permit where the electrical service is not safe or local electrical codes have not been met.

e. Any modification, suspension or revocation of this permit shall not be the basis for any claim for damages against Ameren Missouri.

f. No attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized by this permit. The use of the lands conveyed shall not endanger health, create a nuisance, or otherwise be incompatible with overall project recreational use, (ii) the grantee shall take all reasonable precautions to ensure that the construction, operation and maintenance of structures or facilities on the conveyed lands will occur in a manner that will protect the scenic, recreational, and environmental values of the project.

g. Removal and Restoration: If and when the permittee desires to abandon the activity authorized herein, unless such abandonment is part of a permit transfer application process, the permittee must restore the area to a condition comparable to that which existed prior to issuance of this permit. All accessory structures including, if applicable, docks and connecting walkways shall be removed.

h. Permit Transfers: This permit may not be transferred to a third party without prior written notice to Ameren Missouri, and by the transferee's written agreement to comply with all terms and conditions of this permit. Permit transfer applications are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

i. The permittee hereby recognizes that the structure permitted herein may be subject to damage by wave wash from passing vessels or lake fluctuation caused by power operations at Bagnell Dam on the Lake of the Ozarks. The issuance of this permit does not relieve the permittee from taking all proper steps to insure the integrity of the structure permitted herein and the safety of the boats moored thereto from damage by wave wash or water fluctuations and the permittee shall not hold Ameren Missouri liable for any such damage.

II. Security Agreement and Lien

Permittee acknowledges that Ameren Missouri is the owner of the shoreline and bed of the lake, and both placement and use of permitted structures are subject to Ameren Missouri's consent. In further consideration of issuance of the permit hereunder (and collectively all permits issued for this property) and to secure the permittee's obligations to abide by the conditions of the permits, the permittee has granted, in the Application for this permit, and hereby restates such grant, to Ameren Missouri a continuing first priority security interest in and to the permitted structures authorized under All Permits ("Collateral"), under the Uniform Commercial Code as in force in Missouri under Sections 400.9-101 et seq. of the Missouri Revised Statutes ("UCC"). Ameren Missouri may, at its option, execute and file a UCC-1 Statement for filing to create, perfect or maintain Ameren Missouri's interest in the Collateral. Such security interest shall further secure the reasonable expenses, including, without limitation, attorneys' fees, taxes or other charges, incurred by Ameren Missouri with respect to the Collateral or pursuant to the exercise of Ameren Missouri's rights under this permit. Upon any default in the permittee's obligations hereunder, Ameren Missouri shall have all of the rights and remedies of a secured party under the UCC, including, without limitation, the right to remove, sell or otherwise dispose of the Collateral. The permittee agrees that (a) the Application and this Section II each constitute a security agreement, (b) the permittee has rights in the Collateral, and (c) value has been given, within the meaning of the UCC.

III. Reservation of Rights – Ameren Missouri

- a.** In issuing this permit, Ameren Missouri has relied on the information and data which the permittee has provided in connection with the permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part.
- b.** In addition to revoking or suspending this permit, Ameren Missouri reserves the right to institute appropriate legal proceedings for all unauthorized activities or uses on Project Lands including Ameren Missouri owned property.
- c.** The permittee shall permit Ameren Missouri or its authorized representative(s) or designee(s) to make periodic inspections in order to assure that the activity being performed under the authority of this permit is in accordance with the terms and conditions prescribed herein.
- d.** This permit may be modified, suspended or revoked in whole or in part if Ameren Missouri determines that there has been a violation of any of the terms or conditions of this permit or Article IV, Section 419 (Land Use) of the License, or that such action would otherwise be in the public interest. Any such modification, suspension or revocation shall become effective 30 days after mailing a written notice to the permittee specifying the facts or conduct warranting same. The permittee shall have the right, during this the 30 day period, to satisfactorily demonstrate that (a) the alleged violation of the terms and conditions of this permit did not, in fact, occur or (b) the alleged violation was accidental, and the permittee has been operating in compliance with the terms and conditions of the permit and is able to provide satisfactory assurances that future operations shall be in full compliance with the terms and conditions of this permit. If permittee refuses to bring the facility into compliance within the 30 day period, said permittee's inaction shall constitute consent for Ameren Missouri, its agent(s) and/or contractor(s) to remove derelict or noncompliant structures and permanently revoke permitting privileges for the subject property and levy enforcement fees to cover removal costs.



**PERMIT NUMBER:
UE-2874-1-S**

Dock
Up to 50 slips commercial

Issued Date: 02/20/2025	Description:	Square Feet: 10600	Slips: 17
Permittee: ROCK CREEK ENTERPRISES, INC			
Contact: Dave Godde	Additional Owners:		
Address: Missouri	Lake Mile: 45.1	Lat. N: 38.17374	
	County: Camden	Long. W: -92.90381	
	Subdivision: IRON TOWN SUB	Section: 04	
Fire District: Northwest	Legal Desc.: LOTS 1 THUR 60, EXC SM PT LOT 8	Township: 39N	Range: 18W

Approval is hereby granted for the Dock described in the application received and in accordance with the approved drawings and specifications of the application and subject to the following permit conditions:

Permit Conditions:

- Permittee must comply with the conditions set forth in the attached Appendix.
- Caution: Electrical service on docks can create a safety hazard. Permittee must comply with all fire and electrical code requirements issued by a Fire District or other government entity having jurisdiction over electrical installations. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittees that provide electric service to their dock which fail to comply with applicable electrical codes or otherwise pose a public safety risk may have their dock permits revoked.
- Dock enclosures shall not include toilets, showers, or any type of device which could cause discharges into the lake. Sleeping quarters on docks are strictly prohibited.
- Watercraft must be safely moored and not create a safety or navigation hazard to other watercraft or persons.
- The permit number shall be displayed on the dock in such a manner that it will be visible from the lake.
- Mitigation is required for additional slips on this property. Place 1 fish habitat structure below 50% of the proposed slips. For this dock 3 fish habitat structures must be installed. The structures may be natural or synthetic.
 - The required volume under each slip is 300 cubic feet or greater. Examples (5' x 5' x 12') or (5' x 6' x 10') or (4' x 5' x 15'). Larger trees and structures provide greater habitat over longer periods of time.
 - Hardwoods such as oak and hickory can be used
 - If cedar trees are used, the diameter of the cut base of each tree should be no less than 5 inches in diameter for a single tree. Cedar trees with a cut base of 3 inches can be tied together to make the required volume requirement.
 - If synthetic, the structure must be anchored to the dock. All fish habitat structures should be located at a depth between 10 and 15 feet below full pool, and anchored with noncorrosive material of sufficient weight to ensure that they stay submerged and do not shift in water currents. Contact this office (573-365-9217) prior to installing the aquatic habitat.

Violations of this permit, including all conditions thereto, or Ameren Missouri's Shoreline Management Plan or Permitting Guidelines could result in revocation or modification of this permit, enforcement fines and the removal of structures at the permittee's and/or property owner's expense.

Union Electric Company (d/b/a Ameren Missouri) maintains and operates the Osage Project under Federal Energy Regulatory Commission License 459. The approval granted herein for the Dock is conditioned upon compliance at all times with all the terms and conditions of such License, including the possibility that your Dock may of necessity be ordered removed at some future date because of operating requirements.

Authorization for placement of a Dock is issued on a first-come, first-served basis to applicants based upon the following: property ownership, easement rights, private party agreements, or written permission of a responsible subdivision official. The Dock must be physically positioned so it does not create undue interference with, or be an obstruction to, navigable waters or interfere with access to adjacent facilities or other property. Disputes among property owners regarding the placement of Dock shall be the sole responsibility of the permittee to resolve, either through legal action or private party resolution, and failure to do so may be cause for modification, suspension or revocation of this permit.

This permit does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights of other persons.

If the Dock authorized by this permit is proposed, the installation must be completed by 02/20/2026 or this permit is null and void unless an extension is issued by Ameren Missouri.

Approval:

A handwritten signature in black ink, appearing to read 'Bryan Vance', is written over a faint, circular official stamp.

Bryan Vance, Ameren Missouri Shoreline Management

APPENDIX

I. General Conditions

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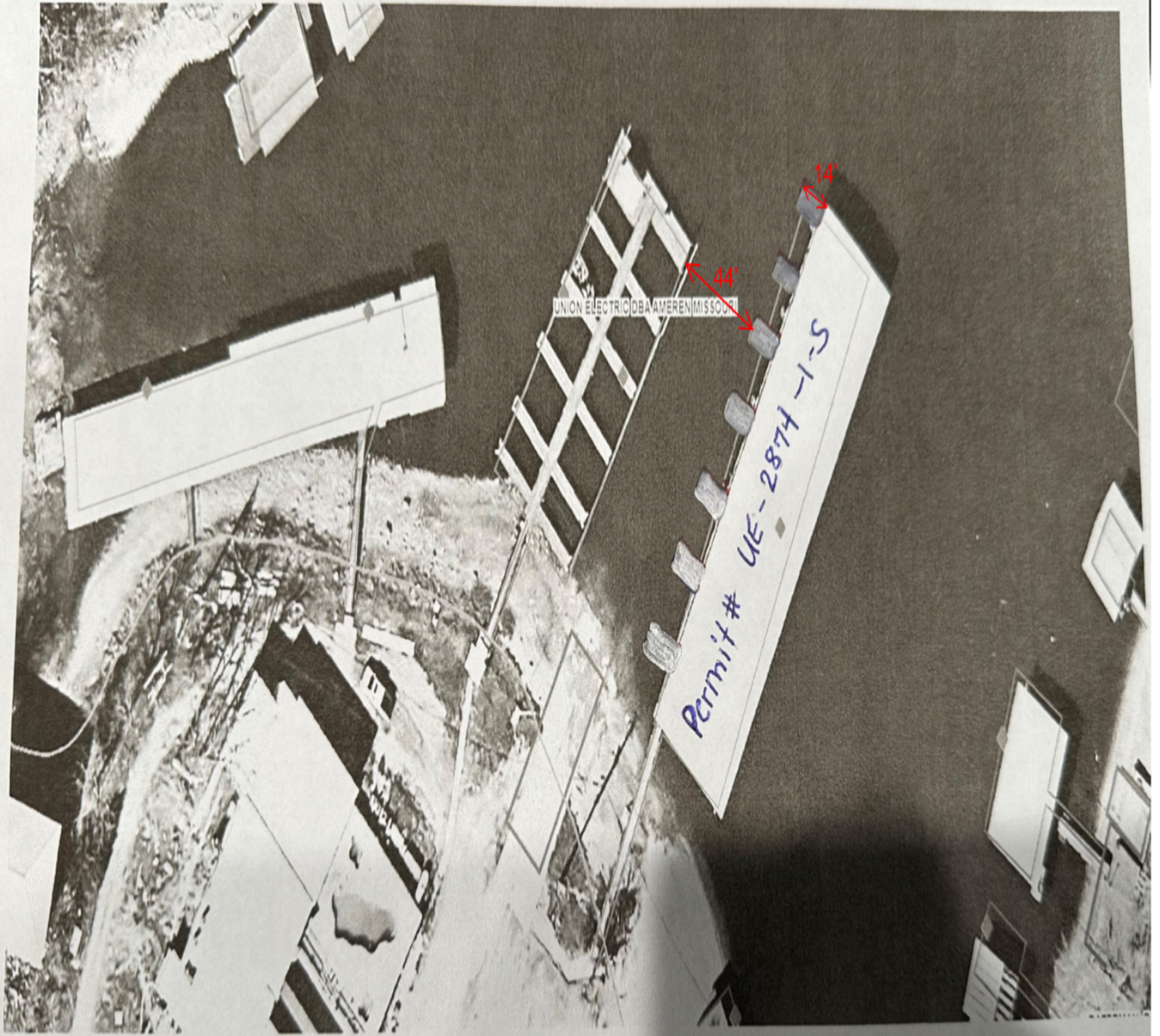
i. The permittee hereby recognizes that the structure permitted herein may be subject to damage by wave wash from passing vessels or lake fluctuation caused by power operations at Bagnell Dam on the Lake of the Ozarks. The issuance of this permit does not relieve the permittee from taking all proper steps to insure the integrity of the structure permitted herein and the safety of the boats moored thereto from damage by wave wash or water fluctuations and the permittee shall not hold Ameren Missouri liable for any such damage.

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III. Reservation of Rights – Ameren Missouri

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- b.** In addition to revoking or suspending this permit, Ameren Missouri reserves the right to institute appropriate legal proceedings for all unauthorized activities or uses on Project Lands including Ameren Missouri owned property.
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- d.** This permit may be modified, suspended or revoked in whole or in part if Ameren Missouri determines that there has been a violation of any of the terms or conditions of this permit or Article IV, Section 419 (Land Use) of the License, or that such action would otherwise be in the public interest. Any such modification, suspension or revocation shall become effective 30 days after mailing a written notice to the permittee specifying the facts or conduct warranting same. The permittee shall have the right, during this the 30 day period, to satisfactorily demonstrate that (a) the alleged violation of the terms and conditions of this permit did not, in fact, occur or (b) the alleged violation was accidental, and the permittee has been operating in compliance with the terms and conditions of the permit and is able to provide satisfactory assurances that future operations shall be in full compliance with the terms and conditions of this permit. If permittee refuses to bring the facility into compliance within the 30 day period, said permittee's inaction shall constitute consent for Ameren Missouri, its agent(s) and/or contractor(s) to remove derelict or noncompliant structures and permanently revoke permitting privileges for the subject property and levy enforcement fees to cover removal costs.



TRACKING# 90775

PERMIT# UE-2874-1-S

41 HAPPINESS IS LN



**PERMIT NUMBER:
UE-2874-1-S**

Dock
Up to 50 slips commercial, Up to 50 slips commercial, Up to 50 slips commercial

Issued Date: _____ **Description:** _____ **Square Feet: 8216 Slips: 11**
Permittee: LAZY DAYZ RESORT

Contact: Dave Godde **Additional Owners:**
Address: Missouri **Lake Mile:** 45.1 **Lat. N:** 38.17381
County: Camden **Long. W:** -92.90407
Subdivision: IRON TOWN SUB **Section:** 04
Fire District: Northwest **Legal Desc.:** LOTS 1 THUR 60, EXC SM PT **Township:** 39N
LOT 8 **Range:** 18W

Approval is hereby granted for the Dock described in the application received 01/28/2023 and in accordance with the approved drawings and specifications of the application and subject to the following permit conditions:

- Permit Conditions:**
- Permittee must comply with the conditions set forth in the attached Appendix.
 - Caution: Electrical service on docks can create a safety hazard. Permittee must comply with all fire and electrical code requirements issued by a Fire District or other. Government entity having jurisdiction over electrical installations. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittees that provide electric service to their dock which fail to comply with applicable electrical codes or otherwise pose a public safety risk may have their dock permits revoked.
 - Dock enclosures shall not include toilets, showers, or any type of device which could cause discharges into the lake. Sleeping quarters on docks are strictly prohibited.
 - Watercraft must be safely moored and not create a safety or navigation hazard to other watercraft or persons.


Violations of this permit, including all conditions thereto, or Ameren Missouri's Shoreline Management Plan or Permitting Guidelines could result in revocation or modification of this permit, enforcement fines and the removal of structures at the permittee's and/or property owner's expense.

Union Electric Company (d/b/a Ameren Missouri) maintains and operates the Osage Project under Federal Energy Regulatory Commission License 459. The approval granted herein for the Dock is conditioned upon compliance at all times with all the terms and conditions of such License, including the possibility that your Dock may of necessity be ordered removed at some future date because of operating requirements.

Authorization for placement of a Dock is issued on a first-come, first-served basis to applicants based upon the following: property ownership, easement rights, private party agreements, or written permission of a responsible subdivision official. The Dock must be physically positioned so it does not create undue interference with, or be an obstruction to, navigable waters or interfere with access to adjacent facilities or other property. Disputes among property owners regarding the placement of Dock shall be the sole responsibility of the permittee to resolve, either through legal action or private party resolution, and failure to do so may be cause for modification, suspension or revocation of this permit.

This permit does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights of other persons.

If the Dock authorized by this permit is proposed, the installation must be completed by or this permit is null and void unless an extension is issued by Ameren Missouri.

Approval: 
Bryan Vance, Ameren Missouri Shoreline Management

APPENDIX

I. General Conditions

a. Other Permit/Authorizations: This permit authorizes the installation of a Dock at a designated location at the Lake of the Ozarks. This permit does not authorize any other activity or shoreline improvement or disturbance. The applicant would need to seek separate authorization for such activities subject to multiple provisions within Ameren Missouri's Shoreline Management Plan (SMP) and Permitting Guidelines. The SMP and permitting guidelines are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

b. The permittee shall maintain the structure or work authorized herein in good condition. All construction shall conform to the approved application, drawing, specifications and permitting guidelines. Lumber products treated with pentachlorophenol or creosote will not be permitted for the construction of boat docks, connecting walkway ramps, support piers, seawalls or for future repairs of existing docks, walkways, piers or seawalls.

c. This permit does not authorize the interference with the operation of the Bagnell Dam project or any other existing or proposed Federal project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein which may be caused by, or result from, existing or future operations undertaken by Ameren Missouri or the Federal Government.

d. Electric Service: Electric power extensions are the sole responsibility of the permittee and must include proper grounding, bonding and GFCI protection. All electrical work should be performed by a qualified electrician and routinely inspected to ensure electrical safety. Permittee must conform to the permitting and installation standards of the local fire districts or any other entity having jurisdiction over electrical installations. Ameren Missouri does not inspect electrical service to docks but reserves the right to revoke any permit where the electrical service is not safe or local electrical codes have not been met.

e. Any modification, suspension or revocation of this permit shall not be the basis for any claim for damages against Ameren Missouri.

f. No attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized by this permit. The use of the lands conveyed shall not endanger health, create a nuisance, or otherwise be incompatible with overall project recreational use, (ii) the grantee shall take all reasonable precautions to ensure that the construction, operation and maintenance of structures or facilities on the conveyed lands will occur in a manner that will protect the scenic, recreational, and environmental values of the project.

g. Removal and Restoration: If and when the permittee desires to abandon the activity authorized herein, unless such abandonment is part of a permit transfer application process, the permittee must restore the area to a condition comparable to that which existed prior to issuance of this permit. All accessory structures including, if applicable, docks and connecting walkways shall be removed.

h. Permit Transfers: This permit may not be transferred to a third party without prior written notice to Ameren Missouri, and by the transferee's written agreement to comply with all terms and conditions of this permit. Permit transfer applications are available at Ameren Missouri's Shoreline Management Office or online at www.ameren.com/missouri/residential/lake-of-the-ozarks.

i. The permittee hereby recognizes that the structure permitted herein may be subject to damage by wave wash from passing vessels or lake fluctuation caused by power operations at Bagnell Dam on the Lake of the Ozarks. The issuance of this permit does not relieve the permittee from taking all proper steps to insure the integrity of the structure permitted herein and the safety of the boats moored thereto from damage by wave wash or water fluctuations and the permittee shall not hold Ameren Missouri liable for any such damage.

II. Security Agreement and Lien

Permittee acknowledges that Ameren Missouri is the owner of the shoreline and bed of the lake, and both placement and use of permitted structures are subject to Ameren Missouri's Ameren Missouri's consent. In further consideration of issuance of the permit hereunder (and collectively all permits issued for this property) and to secure the permittee's obligations to abide by the conditions of the permits, the permittee has granted, in the Application for this permit, and hereby restates such grant, to Ameren Missouri a continuing first priority security interest in and to the permitted structures authorized under All Permits ("Collateral"), under the Uniform Commercial Code as in force in Missouri under Sections 400.9-101 et seq. of the Missouri Revised Statutes ("UCC"). Ameren Missouri may, at its option, execute and file a UCC-1 Statement for filing to create, perfect or maintain Ameren Missouri's interest in the Collateral. Such security interest shall further secure the reasonable expenses, including, without limitation, attorneys' fees, taxes or other charges, incurred by Ameren Missouri with respect to the Collateral or pursuant to the exercise of Ameren Missouri's rights under this permit. Upon any default in the permittee's obligations hereunder, Ameren Missouri shall have all of the rights and remedies of a secured party under the UCC, including, without limitation, the right to remove, sell or otherwise dispose of the Collateral. The permittee agrees that (a) the Application and this Section II each constitute a security agreement, (b) the permittee has rights in the Collateral, and (c) value has been given, within the meaning of the UCC.

III. Reservation of Rights – Ameren Missouri

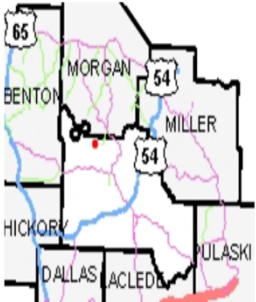
a. In issuing this permit, Ameren Missouri has relied on the information and data which the permittee has provided in connection with the permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part.

b. In addition to revoking or suspending this permit, Ameren Missouri reserves the right to institute appropriate legal proceedings for all unauthorized activities or uses on Project Lands including Ameren Missouri owned property.

c. The permittee shall permit Ameren Missouri or its authorized representative(s) or designee(s) to make periodic inspections in order to assure that the activity being performed under the authority of this permit is in accordance with the terms and conditions prescribed herein.

d. This permit may be modified, suspended or revoked in whole or in part if Ameren Missouri determines that there has been a violation of any of the terms or conditions of this permit or Article IV, Section 419 (Land Use) of the License, or that such action would otherwise be in the public interest. Any such modification, suspension or revocation shall become effective 30 days after mailing a written notice to the permittee specifying the facts or conduct warranting same. The permittee shall have the right, during this the 30 day period, to satisfactorily demonstrate that (a) the alleged violation of the terms and conditions of this permit did not, in fact, occur or (b) the alleged violation was accidental, and the permittee has been operating in compliance with the terms and conditions of the permit and is able to provide satisfactory assurances that future operations shall be in full compliance with the terms and conditions of this permit. If permittee refuses to bring the facility into compliance within the 30 day period, said permittee's inaction shall constitute consent for Ameren Missouri, its agent(s) and/or contractor(s) to remove derelict or noncompliant structures and permanently revoke permitting privileges for the subject property and levy enforcement fees to cover removal costs.

Camden County, MO



Legend

- Highway**
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
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- Condo Point
- ▭ Parcel
- Corporate Limit Line
- Land Hook**
 - - - DASHED LAND HOOK
 - SOLID LAND HOOK
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1 in. = 100ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



**PERMIT NUMBER:
UE-2873-1-S**

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Permittee: LAZY DAYZ RESORT

Contact: Dave Godde **Additional Owners:**
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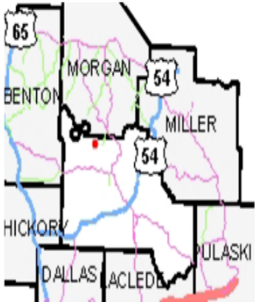
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Camden County, MO



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