



PINNACLE LAKE ESTATES ASSOCIATION, INC.
102 Skyline Drive South
New Florence, MO 63363
Phone: 636-585-2226
www.pinnaclelake.com

WELCOME TO PINNACLE LAKE ESTATES ASSOCIATION, INC.

Members are defined as those persons described on the legal descriptions of land within the boundaries of Pinnacle Lake Estates as filed in the recorder's Office of Warren or Montgomery Counties, as described in the Revisions of By-Laws of Pinnacle Lake Estates Association, Inc. dated October 1, 2025, consisting of approximately 1500 acres surrounding 132-acre Pinnacle Lake.

General management of the affairs of the association shall be vested in the Board of Trustees. At the Annual Meeting, the Trustees will be elected to fill expired terms. Regular board meetings are usually the first Saturday morning of each month in the Administration Building near the main gate. All members are welcome to attend.

To provide for maintenance of common grounds and security, The July 2025 annual assessment of \$377.00 for each lot has been established. Assessment notices for 2025 have been mailed and were due by July 1st. Starting in July 2026, a 4% rate increase in all property will be assessed per following chart. Assessment notices are mailed each May and are due by July 1st.

% A year	4.0%	4.0%	4.0%	4.0%	4.0%
Starting Assessment	2026	2027	2028	2029	2030
\$377.00	\$392.08	\$407.76	\$424.07	\$441.04	\$458.68
\$80.00	\$83.20	\$86.53	\$89.99	\$93.59	\$97.33

Members in Good Standing, with all assessments and fees paid in full, shall be entitled to the use of PLE common ground, recreational facilities and to vote on issues concerning Pinnacle Lake Estates.

As of October 1, 2025, the first lot deeded will be considered a Primary lot and assessed as a Primary Lot. All subsequent lots deeded in the same names as the primary lot will be considered Secondary lots and assesses the secondary lot assessment. Lots deeded in different names will be considered primary lots. All Primary lots will have voting rights

Common ground/recreational facilities consist of the lake, dam, campground, beach, tennis court, bathhouse, and boat ramps. The Association roads have 40- and 50-feet rights of way, although most are not cleared that wide. Parking of campers, boats, boat trailers and other obstructions are not permitted on Association rights of way.

Security personnel patrol Pinnacle Lake Estates. They are authorized and expected to enforce Association Rules and Regulations. For police concerns please contact your County Sheriff Department. Montgomery County Sheriff phone number is 573-564-3378. Warren County Sheriff phone number is 636-456-7088. In case of emergencies or fire call 911.

Please enjoy your property and recreational facilities while staying within the guidelines set out on the attached pages.

Attached are:

By-Laws

Fifth Amendment to the Covenants, Restrictions, and Trusteeship

Recreation Rules and Regulations

Guidelines for Subdividing, Re-Subdividing, or Combining Lots

Registration Form for registering boats, ATV, and other items for use at Pinnacle Lake

Electric Gate and Access Card Policy

Additional Gate Card Request

Lot Improvement Form

General Camping Policies

PLE Pavilion Reservation Policy

PLE Collection Procedures

PLE Map

Revised: 04/18, 07/19, 02/20, 02/21,03/22, 01/23, 07/2025, 11/2025