



Innsbrook

Property Owner Guide

636.928.3366 | www.innsbrook-resort.com

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The Innsbrook Way

*To live in harmony with nature and each other,
keeping Innsbrook a secure place of retreat
and refuge while always trying to make
consistent, considered improvements to enhance
our enjoyment of our time here and
maintain strong property values.*

Innsbrook Owners Association Board of Trustees

Charlie Boyce

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charlie.boyce@innsbrook-resort.com

Warren (Chip) Wobbe

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Dan Miesner

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dan.miesner@innsbrook-resort.com

Important Innsbrook Contact Info

General Community Information	636.928.3366 x9180
<i>information@innsbrook-resort.com</i>	
Accounting / DNI Properties (IOA)	Condo Billing 314.576.0700 x 404
.	Condo Repair Line 314.576.0700 x 205
.	Main Billing 314.576.0700 x 401
Accounting / Innsbrook Corporation.	636.928.3366 x9221
<i>terry.dessain@innsbrook-resort.com</i>	
Activities & Events	636.928.3366 x9213
<i>activities@innsbrook-resort.com</i>	
Aspen Center / Meetings	636.928.3366 x9803
<i>aspen.events@innsbrook-resort.com</i>	
Charrette Creek Commons.	636.928.3666 x9180
<i>information@innsbrook-resort.com</i>	
Clubhouse Bar & Grille	636.928.3366 x9206
<i>clubhouse.director@innsbrook-resort.com</i>	
Construction Permitting	636.928.3366 x9815
<i>permits@innsbrook-resort.com</i>	
Custom Homes	636.928.3366 x9166
<i>customhomes@innsbrook-resort.com</i>	
Golf Course / Tee Times, Pro Shop, Lessons.	636.928.3366 x9203
<i>golf@innsbrook-resort.com</i>	
Golf Conditions	636.928.3366 x9500
<i>golf@innsbrook-resort.com</i>	
Golf Cart Repair & Maintenance	636.928.3366 x9888
<i>golf@innsbrook-resort.com</i>	
Landscape Services	636.928.3366 x9179
<i>landscaping@innsbrook-resort.com</i>	
Market Cafe & Creamery	636.928.3366 x9333
<i>information@innsbrook-resort.com</i>	
Marketing, Newsletter & Website.	636.928.3366 x9214
<i>marketing@innsbrook-resort.com</i>	
Real Estate	636.928.3366 x9199
<i>property@innsbrook-resort.com</i>	
Remodeling	636.928.3366 x9172
<i>remodeling@innsbrook-resort.com</i>	

Rental Permitting	636.928.3366 x9183
<i>rental.admin@innsbrook-resort.com</i>	
Security / Director of Security	636.928.3366 x9404
<i>security@innsbrook-resort.com</i>	
Security / Main Gate	636.928.3366 x9403
<i>maingate@innsbrook-resort.com</i>	
Security / West Gate	636.928.3366 x9401
<i>westgate@innsbrook-resort.com</i>	
Services / Home Repairs	636.928.3366 x9150
<i>services@innsbrook-resort.com</i>	
Stables	636.928.3366 x9300
<i>ride@dunrightstables.com</i>	
Village of Innsbrook, City Hall	636.745.8844
<i>innsbrookcity@centurytel.net</i>	
Weddings	636.928.3366 x9884
<i>weddings@innsbrook-resort.com</i>	
For Sewer and Water Emergencies	Call Innsbrook Security at x9403
For Power Outages	Call Cuivre River Electric 1.800.392.3709 and have your account number ready.

Important Community Numbers

For All Emergencies (from a land line or cell phone)	911
Sheriff – Non-Emergency	636.456.4332
Ambulance – Non-Emergency	636.456.8413
Wright City Fire Protection District - Non-Emergency	636.745.2262
Warrenton Fire Protection District – Non-Emergency	636.456.8935
Cuivre River Electric	1.800.392.3709
CenturyLink	1.833-591-0933
Wright City Post Office	636.745.3513

Innsbrook's Golden Rules

*The primary rule at Innsbrook is the Golden Rule.
"Treat others how you would want to be treated."
But sometimes it helps to explain in a little more detail.*

Peace and Quiet

- Loud noises from power tools (e.g., chainsaws, weed eaters, mowers, leaf blowers, etc.) are not permitted on Sundays.
- Quiet hours for power tools are before 7:00 a.m. and after 5:30 p.m. on weekdays.
- Quiet hours for leisure activities begin at 10:00 p.m. daily.
- Personal fireworks and weapons are strictly prohibited.
- Gatherings must remain on the host's private property; parties are not permitted on common areas, including beaches.
- Organized events or large groups are not permitted on beaches or other common areas.
- Please avoid hosting company events or large private gatherings that disrupt the peace and quiet of your neighbors.

Natural Beauty

- "For Sale" signs or directional signs (including handmade) are prohibited.
- Trash must be placed inside dumpsters or compactors, never on or beside them.
- Large items such as construction debris, lumber, appliances, or furniture must not be disposed of in dumpsters. Innsbrook provides "Big Trash Weekends" in the spring and fall. To report illegal dumping, call 636.928.3366 x9403.
- For assistance with bulky item removal throughout the year, contact Innsbrook Services at x9150.
- Use lawn ornaments sparingly to preserve the natural landscape.

Lakes and Boats

- Only boats propelled by sail, oar, paddle, or electric trolling motor are permitted. Motorized water toys (e.g., electric surfboards, toy or model speedboats, hover-boards) are prohibited.
- Boat trailers, rafts, floats, boats, and other watercraft may not be stored or left overnight on common property.
- No speeding on the lakes.
- Maximum motor capacity is 220 lbs thrust or 10 horsepower.
- Electric boats must produce no wake.
- Boat size limits: pontoons up to 16' x 8'; mono-hulled up to 20' x 8'.
- All boats must be registered and display an Innsbrook recreation sticker. Stickers do not expire if legible. (Charrette Creek Commons, x9180.)
- Guests may bring non-motorized boats (kayaks, canoes, paddleboards) only. Powered boats are not permitted.

- Boats must be removed from common areas between November 30 and April 1.
- Dock and slip construction requires prior approval from the Architectural Review Board (x9815).

Beach Rules

- Beach access is allowed 30 minutes before dawn and until 30 minutes after dark, but no later than 10:00 p.m.
- Pop-up tents must be set at least 20 feet from the waterline and removed daily.
- No boats, fishing, or tied vessels are allowed in the swimming area or near the floating dock.
- Children not toilet-trained must wear swim diapers.
- Children under 16 must be accompanied by an adult; flotation device users must be supervised.
- No littering; cigarette butts must be properly disposed of.
- Pets are not permitted on beaches.
- Music and activities must comply with community quiet hours.
- No campfires.
- Private boats must be respected — they are not community property.

Guests

- All guests must be registered in advance through the Property Owner Portal. Entry is permitted only through staffed gates (Main or West Gate).
- Owners may request a PIN code for keypad gate entry after check-in at a staffed gate. The PIN expires at the end of the visit.
- Create one guest authorization per vehicle.
- Invite only guests you would host at your primary residence.
- Inviting friends to fish or access the property without you present is prohibited.

Vehicles

- All owner vehicles must display an RFID car sticker (for owners and immediate family only), available at Charrette Creek Commons or by mail.
- Golf carts and UTVs (e.g., gators, mules) are permitted on roadways only with proper registration and recreation/car sticker.
- All gas or diesel UTVs must have been registered prior to April 1, 2024. No new gas or diesel UTVs are allowed.
- Beginning January 1, 2029, gas and diesel UTVs will no longer be permitted on Innsbrook roadways..
- Overflow parking is available at Charrette Creek Commons only.
- Guest golf carts and UTVs are not allowed.

Construction and Remodeling

- Chalet remodeling requires written approval for any exterior alterations, including painting, roofing, or additions. Property owners must secure permits (x9815 or permits@innsbrook-resort.com).
- New home construction requires Architectural Review Board approval and final inspection to obtain an occupancy permit. Noncompliance will result in permit denial.
- Guidelines are available at www.innsbrook-resort.com/connect/property-owners-portal/.
- Owners renting their property must obtain a rental permit (see page 19).

Pets at Innsbrook

- Dogs must remain leashed at all times.
- A maximum of two pets per dwelling is allowed.
- Lost or found pets should be reported to Security (security@innsbrook-resort.com or x9403).
- Only licensed drivers may operate permitted vehicles; children under 16 will be escorted home if found driving golf carts or UTVs.
- All vehicles must have working mufflers, insurance, and proper lighting for nighttime use.

Miscellaneous

- Many insurance companies require proof of alarm monitoring. Certificates are available through the Property Owner Portal. For assistance, contact Security at x9404 with your name, lot number, mailing address, and email.
- Camping is permitted on an owner's lot for up to 72 hours. RVs are prohibited.
- Unauthorized vehicles must be moved to the Property Management Building.

Communications

On the Web

You can visit us on the internet at www.innsbrook-resort.com to learn more about what is going at Innsbrook. See the special Property Owners section in the upper menu for news, answers to common questions and forms.

IBK Explorer Newsletter

The IBK Explorer newsletter is published every Thursday (every other Thursday November-March) and distributed at the Main Gate, as well as the unmanned mechanical gates. Copies are also available at the Pro Shop, Aspen Center, Commons, Clubhouse, and Real Estate office. The newsletter includes upcoming events, restaurant and golf news, classified ads and important Innsbrook news and reminders. Call 636.928.3366 x9216 for information or to place a classified ad in the newsletter. To receive the newsletter via email, send a request to news@innsbrook-resort.com or sign up online.

Social Media

You can find us on Facebook (@innsbrookresort), Twitter (@innsbrookresort), YouTube, Pinterest, Instagram (@innsbrookresort), LinkedIn and TikTok (@discoverinnsbrook). Visit our website at www.innsbrook-resort.com for links.

***InnSight* Property Owner Magazine**

Innsbrook publishes an annual community magazine to all property owners in May with the upcoming season's events, news and owner information. Stop by the Charrette Creek Commons for a copy.

Innsbrook Wall Calendar

This annual calendar is loaded with great Innsbrook photos and the current year's events. Owners may pick up a free copy at Charrette Creek Commons (one per lot). Extra calendars are available for purchase at The Market Cafe & Creamery. If you would like one mailed, call 636.928.3366 x9216 or email lexie.bruner@innsbrook-resort.com.

Innsbrook Annual Assessment Letter & Town Hall Meeting

This end-of-year letter is emailed or available to view on the website each December to all property owners along with the annual assessment invoice. It contains a budget breakdown for the Innsbrook Owners Association for the year and a report on the state of the development. Our annual town hall meeting is hosted by DNI Properties via Zoom webinar each year and is available for watch back after the meeting has concluded. Questions may be submitted prior to the meeting to information@innsbrook-resort.com.

Phone Directories

Each winter, Innsbrook compiles a phone directory for property owners to use to contact their neighbors. Any owner may pick up a copy of the directory at the Charrette Creek Commons office. Information is not rolled over from year to year and people must sign up to be in the book. To be included in the directory, watch for announcements via email and in the IBK Explorer starting in November each year. The directory is published annually in late February. Call 636.928.3366 x9180 or email information@innsbrook-resort.com for more information.

Recreation & Amenities

Beaches

Our designated common beach areas on our beautiful lakes provide great swimming areas for your family. Keep in mind that some lakes and surrounding beaches are private, so look on the property map for designated common beach areas or call 636.928.3366 x9180 for more information.

Camp Innsbrook

Camp Innsbrook is a summer program that focuses on activities and how-to crafts for kids and their families at Innsbrook. On summer weekends, children of all ages can participate in camp events. Call 636.928.3366 x9213 for more information or visit check the IBK Explorer and online calendar for upcoming camps and workshops.

Charrette Creek Commons

Charrette Creek Commons is home to a large swimming pool, pickleball court, fitness center, Gaga Ball pit, children's playground, laundry facilities, meeting space, the Summerhaus poolside grill and outdoor amphitheater. Call 636.928.3366 x9180 for more information. Limited sports equipment is available to check-out from the sports equipment shed located past the pool and Summerhaus.

Clubhouse Bar & Grille

The Clubhouse Bar & Grille is a public restaurant located at Innsbrook's golf course at the end of the 18th hole. Serving lunch, dinner and offering a cash bar, the Clubhouse is open longer during the summer season.

Community Garden

Innsbrook has a Community Garden with 10'x15' garden spaces available for lease each year. There is an annual fee and an additional one-time fee for first-time gardeners. Call 636.928.3366 x9183 for more information.

The Market Cafe & Creamery

One of our newest amenities, the Market Cafe & Creamery is open seasonally and features Starbucks coffee, snack items, pizza, sandwiches, grocery items, toiletries and some of the most popular things you may sometimes forget to bring to Innsbrook. Find all of your favorite Innsbrook branded merchandise here, too. For more information, call 636.928.3366 x9333.

Court Games and Others

Located by the stables, you'll find court games such as tennis and basketball courts, while pickleball courts and a Gaga Ball Pit are located at Charrette Creek Commons. Near the Aspen Center, you'll find a shuffleboard court, as well as a large outdoor chess board.

Paddle Rentals at Aspen Center

Property owners and guests may rent kayaks, canoes and paddleboards at the Aspen Center during the summer months through Labor Day. Call Guest Services at 636.928.3366 x9410.

Fourth of July Fireworks Extravaganza over Lake Aspen

Our annual fireworks display is our marquee activity that would not be possible without the generous donations of our property owners each year. Advertising opportunities are also available. For questions to donate, contact Innsbrook Activities at 636.928.3366 x9180 or email fireworks@innsbrook-resort.com.

Fishing

Lakes at Innsbrook are well-stocked. Bass less than 12" should be harvested, those 12"-18" released and over 18" daily limit of two. Bluegill over 8" have a daily limit of four. Catfish over 12" have a daily limit of six. Crappie over 10" have a daily limit of four. All green sunfish should be harvested. Paddlefish are catch-and-release only. No jugfishing, trot lines, bank poles, or spear fishing are allowed. Fishing poles and tackle are available for purchase at The Market Cafe & Creamery in season. Call 636.928.3366 x9333 for availability.

Fitness Center

Located at Charrette Creek Commons. Features universal and free weights, treadmills, elliptical machines, and more. Call 636.928.3366 x9180 for more information. Visit www.innsbrook-resort.com/explore/charrette-creek-commons/ for a schedule of fitness classes.

Golf Course

Innsbrook offers a challenging 18-hole championship public golf course with brand new GPS-enabled golf carts. Call the Pro Shop at 636.928.3366 x9203 for information on tee times and men's, women's and seniors' leagues.

Hiking Trails

Innsbrook has seven unique hiking trails for both the Sunday stroller and the avid hiker. You can download the trail maps as well as the Hiking Trail Pocket Guide at www.innsbrook-resort.com/explore/trails/.

Lachen Hund Dog Park

The Lachen Hund Dog Park is a 10,000-foot fenced area with a pavilion, benches, play equipment and fresh water. The park is located on Lachen Hund Dr., just east of Borrow Dr. near Lake Konstanz. Open sunrise to sunset. Call 636.928.3366 x9193 for more information.

Par Bar

The Par Bar, situated adjacent to the golf pro shop, provides a relaxed dining experience offering a selection of convenient meals, refreshing beverages, cocktails, snacks, and more. Seasonal – hours may vary due to extreme heat or inclement weather.

Races & Events

Since 2003, Innsbrook has hosted outdoor racing events including triathlons, Swim Across America, the Innsbrook Half Marathon, multiple 5K run/walks, and other outdoor active events. Check the calendar online for specific dates.

Summer Breeze Concerts

Summer Breeze is an outdoor concert series presenting a fun mix of the best music the Midwest has to offer that the whole family will enjoy. During the summer, there is a concert every weekend at the outdoor amphitheater at Charrette Creek Commons. The concerts are FREE and open to all Innsbrook property owners and their guests, and are NOT open to the public. Find the concert schedule in the Explorer and on the online calendar.

Utilities at Innsbrook

Innsbrook owners on the water/sewer system will either receive their water through Innsbrook Utilities or Public Water Sewer District (PWSD) #2. Residents experiencing issues with their water can contact Innsbrook Utilities by calling ext.9231, emailing utilities@innsbrook-resort.com. Call security at ext. 9403 if there is a water or sewer emergency.

At times, there may be boil advisories issued when work is being performed upon water lines. Primary home owners will receive an email or text to communicate any advisories or orders.

**Please note: Water Surcharge: \$5.50/1,000 gallons over the 250 gallon per day allowance up to a 360 gallon per day usage, and \$3.00/1,000 gallons over the 360 gallon per day usage. The annual fee for water in the property owner assessment covers all usage up to 250 gpd.*

Property Maintenance Tips

Annually

- To maintain high operating efficiency and prolong the life of your HVAC unit, get it checked in the spring and fall.
- Some of the chalets (those built before 1977) are equipped with aluminum wiring. We suggest that all terminals in the panel box and receptacle be checked for unusual oxidation and/or loose connections.
- The interior of the fireplace flue chimney should be checked for unusual buildup (1/4 inch or more) of creosote deposits. Under certain circumstances, this creosote can catch fire, producing an unusually hot fire that could spew out, blowing particles of debris. This in turn could catch fire to roofs and/or surrounding decks and trees.
- Remove leaves from around and under buildings and decks in the late fall. Termites need a path from soil to wood to get to your building. Leaves around stair posts and deck posts provide a possible route for them to take.
- Heat tape check

Every Other Year

- The wood decks require periodic maintenance to maximize the life of the wood. We suggest these decks be given a coat of wood preservative stain every two years.
- Check the caulking around windows. With age caulk will shrink allowing insects, air and moisture into the building.
- Have all tree limbs cut back six inches from decks and roofs

Every Other Month

Replace HVAC filters.

Semiannually

Check batteries in smoke detectors.

Need Assistance?

IBK Services can help you maintain your property by offering a variety of services, including seasonal services. Home owners can also schedule seasonal mowing and pest control services online at: www.innsbrook-resort.com/live/home-maintenance-services/, by email at services@innsbrook-resort.com, or by phone at 636.928.3366 x9150.

Water System in Warm Weather

For Chalet Owners • Warm weather preparation (May 1 to October 1)

When leaving chalet, always:

1. Turn off circuit breaker to hot water heater.
2. Then turn off main water valve at base of chalet on the outside.

When returning to chalet, always:

1. Turn on main water valve at base of chalet on the outside.
2. Open a hot water faucet until there is flow, allowing any air to escape from heater, then close.
3. Turn on circuit breaker to hot water heater.

Turning Off Water System in Cold Weather

For Chalet Owners • Cold weather preparation (October 1 to May 1)

IMPORTANT: Read directions fully before proceeding.

1. Turn off breaker to hot water heater.
2. Close main water valve inside chalet.
3. Turn outside water supply rod to OFF position. Open hose bib faucet. If garden hose is attached, remove completely.
4. Open all low-line drains. Including but not limited to: shower (behind refrigerator), bottom of water heater, behind toilet, floor near breaker box. Location of valves will vary with building design.
5. Open all faucets. Hot and cold in shower, bathroom vanity, kitchen sink, outside hose bib.
6. Pull out sprayer hose in kitchen sink to its fullest. Blow out trapped water, lay hose in sink. Some spray heads must be removed and water shaken out of head and hose. Note: Each chalet may vary as to location of faucet drains and supply lines. ALL faucets should be in an open position to allow air into lines to force water out.
7. Flush toilet. Scoop water out of bowl with a cup (past the supply opening near the bottom of the bowl).
8. Go back and reopen main water valve inside chalet. This allows water to escape that is trapped between inside main valve and outside water valve.
9. Refrigerator. If you leave refrigerator empty, turn off and prop open both doors to prevent mildew. Please refer to owner's manual.
10. Ice makers. Copper/plastic lines must be disconnected at both ends. Blow water out of lines, disconnect, drain solenoid valve on refrigerator. Refer to owner's manual.

11. Take home canned and bottled items containing liquid that may freeze.
 12. When weather is cold enough (34°F–36°F), check heat tape under chalet for proper functioning. The surest method is to feel if tape itself is warm.
- When you return to your chalet after it has been winterized, follow the same steps in reverse (#5, #4, #3), closing faucets and drains. When filling hot water heater, open vanity hot water faucet to allow air in line to escape. Turn on hot water heater breaker AFTER water pours freely out of faucet, indicating tank is full. If faucet or valve is too tight to open/close, moisture has frozen inside the valve. Wait a short time for heat in chalet to thaw this minimal freeze-up before attempting to open/close valve.

If you are interested in having Innsbrook Services help winterize your home, call ext. 9150 or submit an online service request. www.innsbrook-resort.com/live/home-maintenance-services/

Services

For the convenience of our Property Owners, Innsbrook has a Services Department for general maintenance work. If you have any questions, contact us at 636.928.3366.

Administrative Service Coordinator x9150

Hours of Service

Monday-Friday	8 a.m. to 3:30 p.m.
Saturday*	8 a.m. to 3 p.m.
Sundays on call*	8 a.m. to 12 p.m.

**Work done on Saturday/Sunday will be charged overtime rate.*

Sampling of Services Offered

Floor covering replacement	General maintenance	HVAC
Tree/brush removal	Painting/staining	Electrical Plumbing
Window washing	Firewood delivery	Flue cleaning
Carpentry	Roof repair	Landscaping
Roof replacement	Winterizing	Hardscaping
Driveway/gravel	Firewood cutting	
Furnace/AC service check	Mowing (Submit via website)	
Pest Control (Submit via website)		
Pier and beam replacement		

Remodeling

For the convenience of our Property Owners, Innsbrook has a remodeling department for all home remodeling and major additions. If you have any questions, contact us at 636.928.3366.

Remodeling/Additions x9172

Trash and Recycling Services

Innsbrook offers trash/recycling depots for property owners use:

- Just south of the Main Gate on Aspen Way Dr.
- Just north of the Farmhouse off Innsbrook Dr.
- At the Konstanz Gate Entrance off South Konstanz Dr.
- At the Linden Gate Entrance off Linden Crossing
- Tyrol Trash Depot near Tyrol entrance

DO NOT use the trash or recycle bins at the Clubhouse Bar & Grille, Charrette Creek Commons, or at the Aspen Center; these are for commercial use only.

Trash Compactor

A trash compactor for household trash only is located at the trash depot just south of the Main Gate on Aspen Way Dr. To use the compactor, open the side door, place your trash in, and close the door. The compactor turns on automatically when trash reaches a certain point. DO NOT open the door when the green light is flashing and the siren is sounding. This indicates that the compactor is in operation. NEVER go inside the dumpster.

Prohibited Items

The following items are PROHIBITED in all Innsbrook dumpsters:

- Iron or steel
- Car parts or tires
- Construction debris, such as lumber, drywall, fixtures, etc.
- Appliances or bulky trash items such as furniture, mattresses, etc.
- Oil, paint or chemicals requiring special disposal
- Car batteries

Note: There is a fine for throwing these items in the trash dumpsters. Each of the dumpster areas is monitored by video surveillance.

Recycling Program

Recycling dumpsters are located at all of our trash depots. You can recycle:

- All cans (aluminum/steel/tin)
- Paper milk and juice cartons
- All paper that tears (newspapers, magazines, junk mail, office paper)
- Cardboard and paper boxes such as cereal and tissue boxes
- Plastic containers, such as butter dishes, yogurt cups, etc.
- Glass (at purple dumpster only - located just South of the main gate on Aspen Way Drive.)

Note: Items should be loose and not placed in plastic trash bags. No plastic grocery bags, glass, dinnerware, ceramics or #6 plastics (styrofoam). Remove paperclips/staples from paper. All cans, bottles and cardboard (such as pizza boxes) should be free of debris. Recyclables can be co-mingled; there's no need to separate items. There is a fine for trash/garbage thrown in the recycling bins.

Questions? Call 636.928.3366 x9193.

Community Programs & Clubs

There are a variety of community programs and clubs ran by Innsbrook property owners. Check out the IBK Explorer and our Facebook page for information, upcoming meetings, and events.

Innsbrook Historical Society

The Innsbrook Historical Society seeks to restore and preserve historic structures and adjacent properties within the Village of Innsbrook in order to educate and deepen the understanding of the legacy of the land and its inhabitants with the hope of bringing friends and neighbors together to celebrate the Innsbrook area history in a natural recreational setting. They have completed the restoration of the historic Log Cabin overlooking Tyrolean Valley near Alpine Lake and are currently restoring the Upper Charrette Creek Schoolhouse at the Log Cabin site. For more information, to find out how you can be a part of this organization, or for information on renting the Society's historic log cabin and pavilion facilities, visit www.innsbrookhistoricalsociety.org.

Village of Innsbrook

On July 28, 1998, the Village of Innsbrook was officially incorporated to protect the area in which we live, work and play. The first two years of the village were dedicated to setting up ordinances that allow the village to be a municipality. The next three and a half years were dedicated to focus groups and the development of a comprehensive plan. These focus groups included more than 500 village residents as well as focus groups for property owners of recreational property within the village. To find out more about the Village of Innsbrook, visit www.villageofinnsbrook.org or call 636.745.8844.

Vacation/Short-Term Rentals at Innsbrook

We are pleased to welcome all kinds of guests to Innsbrook, including those who are here for a weekend trip or vacation. Property Owners who rent their properties short-term are required to apply for a rental permit and renew this permit each year to be in compliance. There is an annual fee. The online vacation rental application form and agreement can be found at www.innsbrook-resort.com/connect/property-owners-portal/. Email rental.admin@innsbrook-resort.com if you have any questions.

As of January 1, 2025, a Resort Fee is instated for all rental properties. The Resort Fee is calculated based on the number of rental dates per month and the property's occupancy limit. This fee is billed by the IOA's accountants at DNI Properties on a quarterly basis.

Everyone in the renter's party must be pre-registered prior to their arrival. This can be done through the Property Owner or Rental Manager Portal by entering rental guest authorizations. Please give 24 hours of notice for smooth arrival through Security. They must enter at the Main Gate or West Gate during staffed hours.

(Main Gate is staffed 24 hours a day.)

It is important to note rental guests are not allowed to bring golf carts, UTVs, gas powered or electric boats to Innsbrook. Guests can only bring kayaks, canoes, and paddle boards. Innsbrook does not offer golf cart or pontoon rentals. Golf carts rented through M&M Golf Cars are allowed and guests may rent kayaks or paddleboards at the Aspen Center from Guest Services during the summer season. Call 636-928-3366 ext. 9410 to reserve one.

If you are using a third-party vendor such as Airbnb or Vrbo, etc. to rent your property, be sure to communicate to your renters the Innsbrook Golden Rules and give notice of events, activities, etc. to give them the best experience at Innsbrook possible. Other items to note:

- All boats that are located within Innsbrook are private property. Any craft used must have expressed authorization from the owner.
- Loud gatherings that disturb the enjoyment of neighbors and our community will not be tolerated. No loud noises permitted on Sundays, at all. Do not host gatherings that would disturb the peace and quiet of the neighbors.

- Commercial activities such as weddings and/or receptions are prohibited for rentals.
- Discharge of fireworks or firearms and hunting are prohibited at Innsbrook.
- Drones are not permitted at Innsbrook, except for corporate use by permission only.
- Pets are welcome at Innsbrook (two per dwelling), but owners who rent may restrict a no-pet policy. Those who allow pets as guests, please share that pets are not allowed on public beaches and must always be on a leash.

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Dial 636.928.3366 + the extension number listed below to discuss any of the following topics.

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Alarm system/Home Monitoring:
636.742.1029
Architectural Review Board/
Architectural guidelines: 9815
Aspen Center events: 9410
Assessment forms (DNI):
314.576.0700 x401

B:

Beaches: 9179
Billing (corporate): 9221
Billing (Owners Association - DNI):
314.576.0700 x401
Boat launches: 9179
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Charrette Creek Commons: 9180
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9216 Clubhouse Bar & Grille: 9206
Community Garden: 9183
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314.576.0700 x404
Condos Repair Line (DNI):
314.576.0700 x205
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cottage): 9166
Country Market: 9333

D:

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9150

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1.800.392.3709
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9150 Guest registration portal help:
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Village of Innsbrook (City Hall): 636.745.8844

W:

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Anything we missed? Start by dialing x9180 and we'll get you where you need to go!

Local Community Services

HOSPITALS

Lake St. Louis	St. Joseph's Hospital West	636.625.5472
Wentzville	St. Joseph Health Center	636.327.1000
Washington	Mercy Hospital	636.239.8000
St. Peters	Barnes-Jewish St. Peters	636.916.9000
St. Charles	St. Joseph's Medical Center	636.947.5000
O'Fallon	Progress West	636.344.1000

GROCERY STORES

Warrenton	Aldi	855.955.2534
	Mosers	636.456.9988
	Schnucks	636.456.1036
	Wal-Mart Supercenter	636.456.4600
Wright City	Hanny's Supermarket	636.745.3400
Wentzville	Schnucks	636.332.8468
	Dierbergs	636.887.3300
	Wal-Mart Supercenter	636.327.5155
	Aldi	855.955.2534

THEATERS

Wentzville	B&B Theatres	636.590.7472
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PHARMACIES

Warrenton	Wal-Mart	636.456.4243
	Walgreens	636.377.2172
Wentzville	CVS	636.639.1133
	Wal-Mart	636.327.5334
	Walgreens (open 24- hours)	636.332.6217
	Dierbergs (Mercy Pharm)	636.887.3317
	Schnucks	636.332.8640

VETERINARY

Winghaven	VSS West (Emergency Vet)	636.224.9004
Wright City	Wright City Veterinary Clinic	636.745.3377
Warrenton	Warrenton Veterinary Clinic	636.456.4146



Innsbrook

596 Aspen Way Dr., Innsbrook, Missouri 63390
636.928.3366 | www.innsbrook-resort.com

Revised October 14, 2025