

RESTRICTIONS FOR PRAIRIE HAVEN SUBDIVISION

May 30, 2002

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A tract of land being all of the Southeast Quarter of the Northwest Quarter, part of the South Half of the Northeast Quarter, all in Section 36, Township 48 North, Range 3 West, and being described as follows: Beginning at an old stone at the center of Section 36; thence along the South line of the Southeast Quarter of the Northwest Quarter, North 87°- 32' West 1338.78 feet to an iron rod by an old post; thence along the West line of the Southeast Quarter of the Northwest Quarter, North 02°-07' East 1323.81 feet to an iron rod by an old post; thence along the North line of the Southeast Quarter of the Northwest Quarter, South 87°-35' East 1327.61 feet to an iron rod by an old post; thence along the North line of the South Half of the Northeast Quarter, South 87°-47' East 2,667.46 feet to an iron rod; thence along the West line of Missouri State Highway "W", South 03°-35' West 140.74 feet; thence along the curve to the left, 185.53 feet, said curve having a radius 2,894.90 feet, and a central angle of 03°-40'; thence South 00°-03' East 1018.89 feet to an iron rod; thence along the South line of the South Half of the Northeast Quarter, North 87°- 22' West 2,651.05 feet to place of beginning and containing 121.19 acres more or less.

The above described property comprises Prairie Haven Subdivision and shall be subject to the following restrictions and provisions:

- 1) No subdividing resulting in a lot of less than 3 acres.**
- 2) One single family residence per lot of permanent construction. Minimum above ground living space of 1,700 square feet. Minimum of 1,000 square feet on first floor if more than one story. Construction of residence must be completed within 9 months of beginning. All residences must be approved to their design and location by the trustees prior to building.**
- 3) Mobile homes, modular, manufactured or any type of prefab homes are not permitted.**
- 4) No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees. Outbuildings must be to the rear of the residence and approved by majority of the trustees to their design and location.**
- 5) No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently.**
- 6) No animals, livestock or poultry of any kind shall be raised, bred or kept except two(2) dogs or cats provided they are not kept or bred for commercial purposes. No dog or cat shall be permitted by the lot owner to be off the lot of the owner unless on a leash. Up to one horse per every 2 fenced acres may be allowed. Horses may not be ridden on subdivision road. All wire and livestock fencing must be to the rear of the residence and no closer than 100 feet from the subdivision road. Other fencing may be allowed if approved by a majority of the trustees to its design and location.**
- 7) Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision road.**
- 8) No construction closer than 75 feet of the road easement or 50 feet of the property lines.**

- 9) **No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.**
- 10) **Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.**
- 11) **Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done trustees have the right to enter the lot to mow it and an assessment may be charged against the lot owner.**
- 12) **Lot owners whose lots border subdivision road shall be assessed \$150.00 per year for road maintenance . This assessment is subject to change by a 60% majority vote of the lot owners. At the time of purchase, each owner becomes jointly responsible for the cost of maintenance and for the cost of improvements on the road as originally constructed.**
- 13) **Special assessments may be approved by a 60% majority vote of the lot owners.**
- 14) **Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot, except the developer, who will have one vote for each unsold lot.**
- 15) **Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid, such assessment & interest shall constitute a lien upon said lot.**
- 16) **These provisions may be revised by a 60% vote of owners, one vote per lot owner.**
- 17) **Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at his own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.**
- 18) **The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances with a 60% majority vote of the lot owners.**
- 19) **The first board of Trustees shall consist of Bret Bell, Ellen Bell and Philip Reid and shall serve until the first week of November, 2004. Afterwards a new board shall be elected for 3 year terms by the lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.**
- 20) **No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the under signed developer.**
- 21) **No commercial businesses.**