

## **RESTRICTIONS OF GARRETT ROAD ACRES**

**January 12, 2005**

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**Philip Reid, Gerald & Patricia Orf and Russell & Mary Ellen Briley – 21 North Stringtown Road, Foristell, MO 63348**

**of the County of Warren in the State of Missouri, Party (ies) of the First Part (Grantor), and**

**Philip Reid, Gerald & Patricia Orf and Russell & Mary Ellen Briley – 21 North Stringtown Road, Foristell, MO 63348**

**of the County of Warren in the State of Missouri, Party (ies) of the Second Part (Grantee).**

**See attached legal description.**

**The above described property comprises Garrett Road Acres Subdivision and shall be subject to the following restrictions and provisions:**

- 1) Single family residence of permanent construction only. Minimum above ground living space of 1,800 square feet, minimum of 900 square feet on first floor if more than one story. Construction of residence must be completed within 9 months of beginning.**
- 2) Outbuildings must be approved by a majority of the trustees of Garrett Road Acres as to their design and location.**
- 3) No structure of temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently. No modular, doublewide or prefabed homes allowed.**
- 4) No swine allowed.**
- 5) Building set back lines are as follows; no buildings closer than 75 feet of the road easement or 30 feet of the property lines unless otherwise agreed upon in writing by all property owners.**
- 6) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.**
- 7) 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.**

8) These provisions may be revised by a 60% vote of owners or a quorum of owners, one vote per lot owner. Proxy votes are allowed.

9) Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at their own expense or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The trustees shall collect reasonable attorney fees for any suit against the subdivision from the lot owners in violation. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.

10) 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 for unusual conditions.

11) The first board of Trustees shall consist of Gerald Orf, Russell Briley and Bob Downey they shall serve until the first week of November, 2007. 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.

12) Existing structures on the 4 acre tract as deeded to Gerald and Patricia Orf in 2004 are exempt from these restrictions along with the building setback lines. Improvements may also be made to these structures and their square footage may be increased in size.

IN WITNESS WHEREOF, the Owners have set their hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.