

Sunset Trails

DECLARATION OF ROADWAYS, EASEMENTS AND RESTRICTIONS

December 23, 2014

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William/Reid, Trustee of The William J. Reid Revocable Trust dated October 27, 2004

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of the County of Warren in the State of Missouri, Party (ies) of the First Part (Grantor), and
William J. Reid, Trustee of The William J. Reid Revocable Trust
dated October 27, 2004
of the County of Warren in the State of Missouri, Party (ies) of the Second Part (Grantee).

The above described property comprises Sunset Trails and shall be subject to the following restrictions and provisions:

- 1) No subdividing creating a lot less than 10 acres.
- 2) Outbuildings, fencing and other improvements must be approved by a majority of the trustees of Sunset Trails as to their design and location if within 200 feet of the centerline of the road or visible from the road as not to be detrimental to the general appearance of the development.
- 3) No trailers, modular, doublewide, singlewides, prefabbed, earth contact or basement homes allowed.
- 4) No livestock, cattle or poultry of any kind shall be raised or bred for commercial purposes. Absolutely no hogs or swine. One cow or horse may be allowed per two acres of established pasture. No more than 4 dogs and 4 cats per residence unless approved by a majority of the trustees. Exception for one litter per house hold until the animals are one year old. No dogs or cats shall be permitted to be off the lot of the owner unless on a leash. No animals may be kept that constitute an annoyance to the majority of the lot owners. All fencing must be approved by a majority of the trustees as to its design and location.
- 5) 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.
- 6) Building set back lines are as follows; no buildings closer than 100 feet of the centerline of the road easement or 30 feet of all other property lines. A majority of the trustees may allow for a variance to these setback lines.
- 7) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood. No vehicles parked in open views allowed on any lot unless the vehicle is licensed and driven a minimum of once every seven days. No other activities allowed that constitute an annoyance to the majority of the lot owners.

- 8) 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 or out of view of the subdivision road. Swing sets, trampolines and the like are restricted to the rear of the residence or at least 200 feet from the centerline of the road.**
- 9) No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the under signed developer or a 60% vote of owners quorum.**
- 10) No commercial businesses allowed. Business operations out of a residence that does not constitute hanging a business sign and cause traffic or noise that is an annoyance to the neighbors may be allowed by a majority of the trustees.**
- 11) Lot owners shall be assessed \$300.00 per year for road maintenance. This assessment is subject to change by a 60% majority vote of the lot owners.**
- 12) Special assessments may be approved by a 60% majority vote of the lot owners with a quorum of owners by proxy votes allowed.**
- 13) 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.**
- 14) Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot.**
- 15) These provisions may be revised by a 60% vote of owners or a quorum of owners after 5 years of origination or after the developer is 100% sold out whichever comes first. The trustees may revise the restrictions with a 60% approval of the lot owners prior to the 5 year period. Proxy votes are allowed.**
- 16) 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.**
- 17) 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 subject to a 60% approval vote of the lot owners.**
- 18) The first board of Trustees shall consist of Elizabeth Wesloh, Bret Bell and Philip Reid they shall serve until the December 23, 2017. Afterwards a new board shall be elected for 3 year terms**

by the lot owners. Newly elected trustees shall be lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.

19) Developers reserve right to expand any existing road and utility easements up to 65 feet in width and reserve right to grant road and utility easements to adjoining property owned by the developers presently or in the future.

20) All construction shall be of new materials.

21) No timbering within 200 feet of the existing tree line.

IN WITNESS WHEREOF, the Owners have set their hand this 23rd day of December, 2014.

William Reid

William J. Reid
William Reid, Trustee
J.

STATE OF MISSOURI

ss. On this 23 day of December, 2014,

COUNTY OF WARREN

before me personally appeared William J. Reid, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, as trustee of **The William J. Reid Revocable Trust dated October 27, 2004**

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Jeannette M. Hooton
Notary Public

COUNTY OF WARREN



JEANETTE M. HOOTON
My Commission Expires
July 14, 2016
Warren County
Commission #12451461