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DEBORAH L ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO



File Number: 14-14419 UST

RECORDING DOCUMENT IDENTIFICATION SHEET

TITLE: Declaration of Roadways, Easements and Restrictions for Sunset Trails

DATE: December 23, 2014

GRANTOR(S): William J. Reid, Trustee of The William J. Reid Revocable Trust dated October 27, 2004
Grantor(s) mailing address: 1018 Frick, Warrenton, MO 63383

GRANTEE(S): William J. Reid, Trustee of the William J. Reid Revocable Trust dated October 27, 2004
Grantee(s) mailing address: 1018 Frick, Warrenton, MO 63383

LEGAL DESCRIPTION: See Exhibit "A" Attached

REFERENCE BOOK AND PAGE NUMBER: BOOK _____, PAGE _____

Sunset Trails

DECLARATION OF ROADWAYS, EASEMENTS AND RESTRICTIONS

December 23, 2014

Page 1 of 5

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

J
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.

Jeanette M. Hooton
Notary Public

COUNTY OF WARREN



JEANETTE M. HOOTON
My Commission Expires
July 14, 2016
Warren County
Commission #12456461

Exhibit A

A tract of land being the South Half of the Northeast Quarter, North Half of the Southeast Quarter, part of the South Half of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southwest Quarter, and part of the South Half of the Southwest Quarter, all in Section 11, all of the Northwest Quarter of the Southwest Quarter of Section 12, Township 46 North, Range 3 West, Warren County, Missouri, and being described as follows:

Beginning at an old iron rod at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12; thence along the North line of the Northwest Quarter of the Southwest Quarter, North 81 degrees 09' East 1374.26 feet to an old iron rod; thence along the East line of the Northwest Quarter of the Southwest Quarter, South 00 degrees 41' East 1324.76 feet to an old iron pipe; thence along the South line of the Northwest Quarter of the Southwest Quarter, South 80 degrees 57' West 1372.74 feet to an old iron rod in a rock pile; thence along the East line of Section 11, South 00 degrees 28' East 432.55 feet; thence leaving the said East line, South 67 degrees 15' West 224.42 feet; thence South 77 degrees 44' West 287.06 feet; thence South 57 degrees 55' West 173.70 feet; thence North 78 degrees 54' West 235.24 feet to an old iron rod; thence South 44 degrees 37' West 219.44 feet to an old iron rod; thence North 75 degrees 16' West 318.10 feet to an old iron rod; thence South 57 degrees 30' West 281.65 feet to an old iron rod; thence North 81 degrees 16' West 394.33 feet to an old iron rod; thence South 81 degrees 17' West 418.75 feet to an old iron rod; thence North 69 degrees 56' West 572.04 feet to an old iron rod; thence North 85 degrees 40' West 893.65 feet to an old iron rod; thence North 44 degrees 22' West 443.23 feet to an old iron rod; thence North 75 degrees 37' West 638.14 feet to an old iron rod; thence North 76 degrees 25' West 621.04 feet to an old iron rod; thence South 87 degrees 28' West 190.28 feet to a point in the centerline of the County Road; thence along the said centerline, North 09 degrees 10' East 207.07 feet; thence North 24 degrees 20' East 190.32 feet; thence North 24 degrees 20' East 138.01 feet; thence North 20 degrees 44' East 122.00 feet; thence North 05 degrees 23' East 221.27 feet; thence North 34 degrees 05' East 321.50 feet; thence North 46 degrees 19' East 178.87 feet; thence leaving the said centerline and along the North line of the Southwest Quarter of Section 11, South 89 degrees 28' East 2025.95 feet to an old iron rod at the center of Section 11; thence along the West line of the Northeast Quarter, North 00 degrees 28' East 1368.07 feet to an old iron rod; thence along the North line of the South Half of the Northeast Quarter, North 89 degrees 09' East 2905.33 feet to an old iron rod; thence along the East line of the Northeast Quarter South 00 degrees 35' East 1310.04 feet to the place of beginning.

Excepting therefrom the above tract: A tract of land being part of the South Half of the Northeast Quarter of Section 11, Township 46 North, Range 3 West, Warren County, Missouri, and being described as follows: Beginning at the Northeast Corner of the South Half of the Northeast Quarter; thence along the East line of the South half of the Northeast Quarter, South 00 degrees 40' West 160.03 feet; thence South 73 degrees 54' West 34.88 feet to an iron rod; thence South 45 degrees 37' West 318.20 feet to an iron rod; thence South 72 degrees 32' West 267.50 feet to an iron rod; thence North 46 degrees 49' West 345.90 feet to an iron rod; thence North 76 degrees 18' West 563.79 feet to an iron rod; thence North 16 degrees 38' West 116.72 feet to an iron rod; thence along the North line of the South half of the Northeast Quarter, South 89 degrees 36' East 1351.36 feet to the place of beginning and containing 8.49 acres, more or less.

Also, a tract of land being part of the North half of the Northeast Quarter of Section 11, Township 46 North, Range 3 West, Warren County, Missouri, and being described as follows: Commencing at the Southeast Corner of the North Half of the Northeast Quarter, thence along the South line of the North half of the Northeast Quarter North 89 degrees 36' West 1351.36 feet to the place of beginning of the said tract of land; thence continuing along the South line of the North half of the Northeast Quarter, North 89 degrees 36' West 1086.87 feet; thence North 62 degrees 12' East 227.44 feet; thence North 58 degrees 30' East 288.86 feet; thence North 76 degrees 03' East 301.11 feet; thence South 49 degrees 49' East 110.07 feet to an old iron rod; thence South 68 degrees 24' East 223.81 feet to an iron rod; thence South 16 degrees 38' East 191.83 feet to the place of beginning and containing 5.05 acres more or less.

Also, a tract of land being part of the West half of the Northwest Quarter of Section 12, Township 46 North, Range 3 West, Warren County, Missouri, and being described as follows: Beginning at the Southwest Corner of the West half of the Northwest Quarter; thence along the West line of the West half of the Northwest quarter North 00 degrees 40' East 1150.00 feet; thence North 73 degrees 54' East 202.03 feet to an iron rod; thence South 58 degrees 43' East 628.86 feet to an iron rod; thence North 77 degrees 24' East 120.81 feet to an iron rod; thence South 76 degrees 12' East 523.27 feet to an iron rod; thence along the East line of the West half of the Northwest Quarter, South 00 degrees 50' West 586.75 feet; thence along the South line of the West half of the Northwest Quarter; South 81 degrees 53' West 1376.08 feet to the place of beginning and containing 27.41 acres more or less.

Also The Northeast Quarter of the Southwest Quarter of Section 12; and that part of the Northwest Quarter of Southeast Quarter of Section 12, lying West of Hwy U; all in Section 12, Township 46 North, Range 3 West.