

DECLARATIONS OF COVENANTS, CONDITIONS
AND RESTRICTIONS

The Real Property which is subject to this Declaration is located in Warren County, Missouri, and is particularly described as follows:

A tract of land being the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter, all in Section 29, Township 47 North, Range 2 West, Warren County, Missouri, and being described as follows:

Beginning at a Missouri State Land Survey Monument at the Southwest Corner of the Northwest Quarter of Section 29; thence along the West line of Section 29, North 0° 19' East 1349.50 feet to an Iron Rod; thence along the North line of the Southwest Quarter of the Northwest Quarter, North 89° 39' East 1340.32 feet to an Iron Rod; thence along the North line of the Southeast Quarter of the Northwest Quarter, South 89° 50' 30" East 1390.56 feet to an Iron Rod; thence along the East line of the Southeast Quarter of the Northwest Quarter and the West line of the Warrenton City Corporate Limits, South 0° 22' West 695.53 feet to an Iron Rod; thence leaving the said West line of the Warrenton Corporate Limits, and the East line of the Southeast Quarter of the Northwest Quarter, Due East 249.04 feet to an Iron Rod on the North right-of-way line of Missouri State Highway "U"; thence along the North right-of-way line with a curve to the left, said curve having a chord of South 71° 13' West 143.48 feet, a radius of 440.30 feet and a central angle of 18° 45' to a point; thence leaving said right-of-way line, North 78° 44' West 66.59 feet; thence South 75° 19' West 366.71 feet; thence South 02° 43' East 99.59 feet; thence South 01° 01' East 220.35 feet; thence South 34° 54' West 268.77 feet; thence North 89° 48' West 1615.62 feet; thence North 18° 30' West 26.39 feet; thence North 89° 48' West 348.77 feet; thence South 00° 18' West 25.00 feet; thence North 89° 48' West 309.05 feet to the place of beginning, and containing 80.80 acres, excepting a fraction of an acre in the Warrenton Corporate limits.

SAID PROPERTY SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND PROVISIONS:

- 1.) DWELLING SIZE. ABOVE GROUND LIVING SPACE OF DWELLING, exclusive open porches and breezeways, shall have not less than 1350 square feet and shall have a two (2) car attached garage.
- 2.) Each Subdivided Lot shall not be used for other than one single family residential and related purposes. No roll tarpaper or non-wood shingles shall be used on any exterior wall. Any structure begun shall be completed within six months thereafter. no structure of a temporary nature, house trailers, tent or shack shall be placed, erected or maintained. No basement shall be used, temporarily, or permanently, as place of residence. No other building shall be erected prior to erection of a Dwelling.
- 3.) The property shall not be re-subdivided creating a lot of less than three (3) Acres.
- 4.) There shall be no automobile parked in the open view unless the auto is licensed to be driven and is used on public roads a minimum of once every thirty days.
- 5.) Owners shall not cause or permit an accumulation of refuse of any character hereon or the storage or parking of derelict vehicles of any kind or any parts thereof. No noxious or offensive activity shall be carried on at any time on any lot or in any

building thereon. Nothing shall be done or be permitted to be done which may or shall become an annoyance or nuisance to other lot owners to diminish the enjoyment by any lot owner of his lot.

- 6.) No animals, livestock or poultry of any kind shall be raised, bred and/or kept upon this property, except household pets properly restrained on owners property. No more than one Household pet may be housed outside the residence.
- 7.) Owners shall keep lots cut.
- 8.) No sign of any kind shall be displayed to the public view except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 9.) Revisions or exceptions to these Restrictions must be by recorded instrument signed by the owners of two-thirds of the lots in the above described property.
- 10.) No Unlicensed Motor Vehicles shall be operated on Subdivision Road, nor shall Unlicensed Drivers be permitted to operate Motor Vehicles on Subdivision Roads.
- 11.) Each Lot shall be assessed \$30.00 annually for Road Maintenance. This amount may be changed by a majority of the Lot Owners.
- 12.) No Road may be constructed or Road Easement granted connecting subdivision Road to land outside Subdivision. (Exception to this is 2.4 acres presently owned by Irvin E. Mense and Mary L. Mense as long as they have uninterrupted ownership thereof.)

In Witness Whereof, the undersigned have executed these presents this 21st day of January, 1990.

William J. Reid
William J. Reid

Beverly W. Reid
Beverly W. Reid

STATE OF MISSOURI)
COUNTY OF WARREN) 88.

On this 21st day of January, 1990, before me personally appeared William J. Reid and Beverly W. Reid, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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.



Dorothy Etta Hoelcher
Dorothy Etta Hoelcher
Notary Public

My Term Expires April 6, 1990.

STATE OF MISSOURI }
County of Warren } in Recorder's Office

I, the undersigned, Clerk of Circuit Court and ex-officio Recorder for said County certify that the foregoing instrument of writing was on the 21st day of Jan 1990 at 11:20 o'clock 20 minutes A. M. duly filed in this office for records and the same is truly recorded in the records in this office in book 474 on page 276 Witness my hand and official seal this 21st day of January 1990

Richard J. Stettmann
DEPUTY RECORDER
Charles M. Galt
CLERK OF CIRCUIT COURT

RECORDED AND INDEXED

27-371

