

ADDENDUM TO DECLARATION OF RESTRICTIONS FOR BENNETT LAKEVIEW ESTATES Book F Slide 231

This Declaration Of Restrictions is made and entered into as of this 29 day of May 2025, by Denise Hettenhausen (hereinafter referred to as "Grantor").

Witnesseth that: Grantor is the Owner of a tract of Land in which the Land referred to herein below is situated in the County of Warren, State of Missouri, and is described as follows:

All of Lots 1, 2, and 3 of Bennett Lakeview Estates according to the plat thereof recorded in Plat Book F Slide 231 of the Warren County Records, being a subdivision of a tract of land being part of Section 9, Township 47 North, Range 1 West, Warren County, Missouri.

Whereas, Grantor desires, at some point in the future, to cause the above described track of land to be part of a residential subdivision known as Bennett Lakeview Estates.

Whereas Grantor desires to restrict all or part of the property which will eventually constitute said subdivision (including the tract of land described herein), with a general plan of subdivision as evidenced by these restrictions, it being the intent of the Grantor that said subdivision be a residential subdivision and;

Whereas, Grantor desires to establish the position of owners(hereafter referred to as "Owners") and empower them with sufficient authority, and also sufficient right, and interest in said subdivision to carry out the purposes of this Agreement and,

Whereas Grantor desires to establish a mechanism for the continued use and maintenance on the Property for the benefit of all present and future Owners of parcels (hereinafter referred to as "Parcels") of the property and of the same, and to place deed restrictions on the Property;

1. **Lot Use:** No lot shall be used except for single family residential purposes. Only one residence shall be permitted per Parcel. Mobile homes, modular homes, manufactured homes (including double wide), campers, trailers, RVS, or tents used as residences (temporary or permanent) prohibited. Earth homes are not permitted.. Pole Barns as a residence are not permitted. Barndominiums are permitted.
2. **Parcel Construction:** No sub-dividing lots resulting in a lot less than 3 acres. The minimum size of any one-story, residential structure shall be 1200 square feet of heated living space, exclusive of open porches and attached garages. The minimum of any two-story or other multi level residential structure (split-level or tri-level) shall be 1800 square feet of heated space, exclusive of open porches and attached garages. A parcel may contain two outbuildings. Outbuildings shall: (a) have exterior construction comparable in quality, color, and appearance to the residence, (b) be only used for storage, workshop, or garage. All building locations shall be in compliance with county planning & zoning regulations.

3. Utilities: The Grantor further grants to any public or private utility company licensed and under the jurisdiction of the Missouri Public Service Commission or its successors or to any rural electric cooperative which supplies power to any rural water district, and to any private company which may supply power, water, sewer service, telephone, television cable, and other such services, the right to utilize the Utility Easements for the purpose of installing and maintaining any and all utility lines, poles, conduits, pipelines, supports, guy wires and all other equipment incidental to such utilities, so as to make available over said Utility Easements a full range of utilities and services to the Parcels of the Property and additional easements for poles, conduits, utility lines, pipelines, support, anchors, guy wires and all other equipment incidental to such utilities is also granted outside the utility easement as needed due to terrain and convenience, including the right to overhead wires in air space. Grantor makes no warranty as to when, if ever, such utility service shall become available to each

4. Nuisances: No Owner shall create any nuisance, conduct any activity or suffer or permit any condition to exist on the Property or said Owner's Parcel which is unlawful, obnoxious or unreasonably offensive to other Owners. Open garbage, trash pits, junk yards, salvage yards, storage of derelict & non-operative vehicles (including ATVS UTVs & and the like) and storage of dumping of hazardous waste & materials is strictly prohibited. Vehicles stored outside must be licensed and in working order/ 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 if not possible must be parked away from the main road (Godt Road) and out of site from adjoining property as much as is possible.

5 Animals: No animals or livestock shall be raised or bred for commercial purposes on any Parcel. No boarding of livestock or domestic animals for commercial purposes. No 4-H animals permitted. No animals shall be permitted by the Owner to be off the Parcel of said Owner unless on a lease or proper restraint.

6. Hunting and/or shooting (guns) not permitted on property.

Bennett Lakeview Estates Grantor:

Denise Hettenhausen, Owner

Denise Hettenhausen Owner/Grantor