

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 part of the West 1/2 of Lots 1 and 2 of the Northeast 1/4 and part of the Northwest 1/4; all in Section 1 Township 46 North, Range 2 West, and being described as follows:

Commencing at an old iron rod at the Southeast corner of the West Half of Lot 1 of said Northeast 1/4; thence North 0° 19' East 2933.43 feet to the Northeast corner of the West 1/2 of Lot 2 of the Northeast 1/4; thence along the North line of Section 1, North 88° 19' West 1370.40 feet; thence North 88° 23' West 714.03 feet to a point in the centerline of a county road; thence with said centerline South 3° 12' East 1153.87 feet; thence South 2° 45' East 574.38 feet; thence South 0° 30' East 305.25 feet; thence South 13° 17' East 121.56 feet; thence South 31° 18' East 234.62 feet; thence leaving said centerline North 76° 12' East 474.10 feet; thence South 58° 01' East 278.28 feet; thence South 59° 18' East 1218.95 feet; thence North 79° 57' East 80.0 feet to the place of beginning, containing 115.69 acres, more or less.

Excepting Public Road as now established and used.

Subject to Easement of record, if any.

1. No Road may be constructed upon or easement conveyed through the above property to other lands.
2. DWELLING SIZE. ABOVE GROUND LIVING SPACE OR DWELLING, exclusive of open porches and breezeways, shall have not less the 1340 square feet and shall have a 2 car attached garage.
3. 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.

The property shall not be re-subdivided in to less than 3 acres.

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.

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 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.

Owners shall keep lots cut.

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.

4. 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.