

00W17973

RESTRICTIONS FOR CLEAR FORK SUBDIVISION

398.89 acres described in Book 413 Pages 182 and 183, Montgomery County recorder's office.

Except 40 acres deeded to Fremont Dorsey on 8/20/99; and 40 acres deeded to Jack & Sharon Knoepflein on 8/30/99.

The above described property comprises Clear Fork Subdivision and shall be subject to the following restrictions and provisions:

- 1) No lot may be subdivided to create a lot of less than 5 acres. No more than one single family residence per lot.
- 2) Mobile homes must be double-wide, no more than 36 months old when installed, and either on a permanent foundation or full basement. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently. Any land in Section 12 or in the East half of the Northeast quarter of Section 11 is exempt from this provision.
- 3) No animals, livestock or poultry of any kind shall be raised, bred or kept for commercial purposes.
- 4) 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.
- 5) No construction closer than 75 feet of the road easement or 50 feet of the property lines.
- 6) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood are permitted.
- 7) 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.
- 8) Lot owners shall be assessed \$50.00 per year for road maintenance . This assessment is subject to change by a 60% majority vote of the lot owners. At the time of purchase, each owner becomes jointly responsible for the cost of maintenance, and for the cost of improvements on the road as originally constructed.
- 9) Special assessments may be approved by a 60% majority vote of the lot owners.
- 10) 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 and one assessment for each unsold lot.
- 11) 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, said lien to be filed for record by the trustees.
- 12) These provisions may be revised by a 60% vote of owners, one vote per lot owner.

13) Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at his own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The undersigned developers have no responsibility to enforce restrictions other than as a lot owner or as a trustee.

14) 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. They shall collect and disburse assessments.

15) The first board of Trustees shall consist of William Reid, Bret Bell and Philip Reid and shall serve until the first week of November, 2002. Afterwards a new board shall be elected for 3 year terms by the lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.

IN WITNESS WHEREOF, the Owners have set their hand this 28th day of JULY, 2000.

William J. Reid
William J. Reid

Beverly W. Reid
Beverly W. Reid

STATE OF MISSOURI

ss. On this 28th day of JULY, 2000,
before me personally appeared

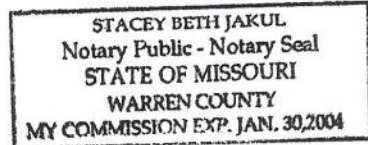
COUNTY OF WARREN
William J. Reid and Beverly W. Reid, his wife.

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.

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.

Stacey Beth Jakul
Notary Public

My term expires 1/30/2004



STATE OF MISSOURI
COUNTY OF MONTGOMERY

The foregoing instrument was filed for record in my office on the 9th day of August 2000 at the hour of 9 o'clock and 09 minutes a M., and recorded in deed Book 427 on page 269

Witness my hand and official seal
Patricia Bufka, Circuit Clerk and Recorder
Patricia Bufka

By Shirley See Deputy