

ARTICLES OF RESTRICTIONS
FOR SHADY OAKS ESTATES
AND HIDDEN OAKS ESTATES
Warren County, Missouri

These indentures and restrictions are set hereby to protect property values and lifestyles of the individual owners of property described as:

The Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter and the Northeast Quarter of the Northwest quarter all being in Section 17 Township 46 North Range 1 West.

The owner/developers of Shady Oaks Estates and Hidden Oaks Estates shall have exclusive authority to establish and enforce these restrictions, and to amend these restrictions from time to time, until such time that seventy five per cent of the above described property has been sold to individual lot owners. At that time the owner/developer may call a meeting of said lot owners for the purpose of designating committee of three lot owners to establish a method, within 90 days, for the lot owners to assume the future enforcement authority of these restrictions. The committee shall proceed to adopt and implement whatever plan is agreeable to the majority of the lot owners. The owner/developers, their designees and/or their successors shall have the right to bring any necessary legal action to enforce these restrictions.

This tract of ground (hereafter call the "development") shall be controlled by the following restrictions:

1. All residences whether full or part time habitation shall contain no less than 600 square feet.

2. All structures shall be constructed or placed no less than twenty (20) feet from any other property line, or road easement.
3. All Mobile Homes must be set up and completely and suitably underskirted within sixty (60) days of moving the mobile home onto a tract of ground in the development.
4. All residences must install and be connected to an aereated septic tank with an adequate drainage field.
5. Only one residence is allowed on any tract of ground less than one (1) acre other than those originally designated as acceptable by the developers. Each lot shall contain only one (1) residence.
6. All residents of the development shall subscribe to a trash service, if available. If said service is not available, residents and property owners must satisfactorily dispose of all refuse at a point other than in the development. Trash shall never be accumulated on any lot.
7. There will be no more than three (3) domestic animals allowed per lot and all animals shall be securely kept within the boundaries of the lot.
8. All vehicles, or parts of vehicles, without a current state license and inspection certificate visible thereon must be kept in an enclosed garage or enclosed shed, and cannot be exposed to the public view for longer than twenty-four (24) hours.
9. All vehicles shall be parked off the designated road ways in the development.
10. All residents shall keep their yard area facing the road and the grass on the shoulder of the road on their property mowed and in neat appearance.
11. There shall be no fences in the frontal area of any lot.
12. There shall be no commercial activity conducted in the said development without the advance, written consent of the developers and/or their succes-

sors.

- 13. Each lot owner shall join the road association to be formed for maintenance of roads.
- 14. These restrictions shall be referenced into each deed to any lot in the development.

BAPTIST MISSIONS, INC

BY: Bill Beeny President

STATE OF MISSOURI)
COUNTY OF WARREN)

On this fifth day of February, 1986, before me appeared, BILL BEENY, to me personall known, who, being duly sworn, did say that he is the President of Baptist Missions, Inc, a Corporation of the State of Missouri, owner of Shady Oaks Estate and Hidden Oaks Estates in Warren County, Missouri, and acknowledge said insturment to be the free act and deed of said corporation.

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 written.

MY COMMISSION EXPIRES
August 15, 1987

Dolores S. Estes
Dolores Estes, Notary Public

101



STATE OF MISSOURI
County of Warren

as. 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 this 5th day of February 1986 at 2 o'clock 45 minutes P. M., duly filed in this office for records and the same is truly recorded in the records in this office in book 327 on page 241.
Witness my hand and official seal this 5th day of February 1986.

By John D. Shuttman
DEPUTY RECORDER

Caroline M. Truck
EX-OFFICIO RECORDER

RECORDED and INDEXED