

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
OF THE COUNTY OF WARREN, STATE OF MISSOURI

WHEREAS, the undersigned, Scott P. Heitgerd and Lani M. Heitgerd, husband and wife, are the owners of the following described parcel of land in Warren County, Missouri:

See Exhibit A

WHEREAS, it is deemed in the best interest of owners and persons who may become future owners of said property to have certain restrictions, reservations, limitations, conditions, easements and covenants created, imposed and placed of record relating to this property.

NOW THEREFORE, the owners, as Makers of this Declaration, for the purpose of protecting property values and providing for quiet and peaceful enjoyment of properties does hereby subject entire property to the following covenants, conditions and restrictions which shall operate as covenants running with the land into whomever owns it.

1. Property must be sold as originally sold with no purchaser re-subdividing or reselling any portion of the original property. The term "property" as used herein shall mean the original tract as sold by the owners listed above.
2. There shall be no commercial use of property or any part of property. In any event, no business vehicles or machinery may be parked or commercial signs erected on property.
3. Any buildings erected, altered, placed on property shall be a one (1) single-family dwelling, which must include at least a two-car attached garage.
4. No dwelling or building shall be located within fifty (50) feet of any property line or as designated on the recorded plat. Septic tank shall meet all county and state health department standards.
5. No structure of temporary character, portable storage building, trailer, manufactured home, modular home, basement, tent, shack, shall be placed upon or used on property at any time.
6. A. A dwelling of the design commonly referred to or known as a one-story dwelling shall have a first floor area, exclusive of that portion encompassed with an attached garage of not less than eighteen hundred (1800) square feet.
B. A dwelling of the design commonly referred to or known as split-foyer shall have an upper level area, exclusive of that portion encompassed within an attached garage of not less

that eighteen hundred (1800) square feet.

- C. A dwelling of the design commonly referred to or known as split-level shall have a floor area above grade, exclusive of that portion encompassed within the attached garage of not less than eighteen hundred (1800) square feet.
 - D. A dwelling of the design of more than one (1) story, except dwellings of the design commonly referred to or known as split-foyer or split-level shall have a first floor area, exclusive of that portion encompassed within and attached garage, of not less than fourteen hundred (1400) square feet and the total living area of not less than two thousand two hundred (2200) square feet, excluding the basement area.
7. Property nor any part of the property shall be willed, conveyed or transferred in any manner to a civic, social, religious, charitable, fraternal organization, or any person or persons other than an individual family unit for the exclusive use of any individual family unit as a residence.
8. No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on property.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on property. Household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. No dog, cat, or other household pet shall be permitted to be off the property of the owner unless on a leash, controlled by some person physically able to prevent a dog, cat, or other household pet from escaping.
10. No open sewage or drainage system shall be permitted for the disposal of the sewage or water from internal household unless approved by the Warren County Sanitation.
11. No junk, garbage, trash, or garbage cans shall be permitted on the premises except garbage cans for household use.
12. No forfeiture shall be constructed for violation of these restrictions, but they may be enforced by injunction or other court action.