

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The real property which is subject to this Declaration is located in Lincoln County, Missouri, and is more particularly described as follows:

SEE LEGAL DESCRIPTION

WHEREAS, it is the wish and desire of the undersigned owners of said property, for the purpose of benefitting said property and for the benefit that will inure to the said owners, their successors and assigns, and to all other persons who may hold or own, from time to time, any of the tracts of land covered by this instrument, to impose and following Conditions, Restrictions and Covenants.

1. All dwellings shall have not less than Twelve Hundred (1200) Square feet of living area, exclusive of open porches, breezeways and garages.

2. No lot adjacent to the existing lake shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling and such other outbuildings customarily used as a private garage and storage space, and/or barns. No Lot adjacent to the existing lake may be subdivided, subject to Item No. 14 hereinbelow

3. Mobile Homes and modular homes are not permitted on the tracts of land abutting the existing lake.

4. When any dwelling improvements are erected on any lot, the owner shall at the time construct a sewage system of approved character to provide sewage for the same. Aerated Septic Tanks are required. All effluent from such systems must be contained on the owner's property.

5. No swine shall be raised, bred or kept upon any tract of land.

6. No buildings shall be built within 100 feet of the existing lakesite without the approval of the owners of all Three (3) lots on which the lake is located.

7. No commercial business allowed unless the business can be operated in the home without the use of customer vehicular traffic and signage visible from the exterior.

8. No noxious or offensive activity shall be carried on or be permitted at any time on any lot or in any building thereon. Nothing shall be done or be permitted to be done which may or shall become an annoyance or nuisance to other lot owners or diminish the enjoyment of any lot owner of his lot. No lot owner shall cause or

permit an accumulation of refuse of any character on any lot, whether improved or vacant, nor cause or permit the storage or parking of any derelict vehicles of any kind or of any parts thereof.

9. No auto salvage yards, junk yards, trash disposal yards or toxic waste dumps are permitted.

10. The maintenance of the lake and dam shall be equally shared by the owners of the tracts of land on which the lake is located.

11. Fishing is not permitted in the lake, unless accompanied by one of the owners of the said tracts on which the lake is located.

12. A Thirty (30) foot right of way surrounding the lake is established for the owners of said three (3) tracts of land on which the lake is located.

13. No trash or polluting of the lake is permitted.

14. Alan O. Statler and Sandra Statler, owners of a twenty (20) acre tract of land as described in Book 703, Page 229, and Book 714, Page 314, Lincoln County Records, is hereby granted the right to subdivide the twenty (20) acre tract of land into two (2) ten (10) acre tracts and erect a second residence on the tract of land which is vacant if a Subdivision is constructed on the property South of and adjacent to the twenty (20) acre tract of land.

Any person or persons violating or attempting to violate any covenants, restriction, conditions or limitations contained herein shall be subject to proceedings at law or in equity to restrain such violation or to recover damages therefor; any failure to enforce any covenants, conditions, restrictions or limitations contained herein shall not act as nor constitute a waiver of any subsequent breach thereof.

Invalidation of any one of these covenants by Judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

These Restrictions may be amended by approval of all of the Lot owners.

IN WITNESS WHEREOF, the undersigned have executed these presents this 6th day of November, 1993.

Jerry Mc Michael Luna M. McMichael
Jerry Mc Michael Luna M. McMichael

Bobbie R. Brewer Phyllis A. Brewer
Bobbie R. Brewer Phyllis A. Brewer

A 12.975 acre tract of land located in Lincoln County, within part of the North Half of the SW 1/4 of Section 27, Township 50 North, Range 1 East of the 5th P.M., and being more particularly described as follows: Commencing at the center of Section 27; thence S 89 degrees 00' 00" W 1376.22 feet to the POINT OF BEGINNING of the tract herein described; thence S 03 degrees 09' 40" E 37.20 feet to a point; thence S 58 degrees 13' 20" E 648.88 feet to a point; thence S 00 degrees 42' 30" W 211.35 feet to a point; thence N 89 degrees 36' 30" W 1166.85 feet to a point; thence N 00 degrees 42' 30" E 571.63 feet to a point; thence N 89 degrees 00' 00" E 608.81 feet to the point of beginning.

A 10.00 acre tract of land located in Lincoln County within part of the North 1/2 of the Southwest 1/4 of Section 27, Township 50 North, Range 1 East of the 5th P.M. and being more particularly described as follows: Commencing at the center 1/4 corner of said Section 27; thence S 00 degrees 42' 30" W 1332.45 feet to a point; thence S 89 degrees 00' 00" W 817.66 feet to a point; thence N 00 degrees 42' 30" E 373.32 feet to the point of beginning of the tract herein described; thence S 89 degrees 00' 00" W 1167.36 feet to a point; thence N 00 degrees 42' 30" E 387.49 feet to a point; thence S 89 degrees 36' 30" E 1166.86 feet to a point; thence S 00 degrees 42' 30" W 359.13 feet to the point of beginning.

A 17.718 acre tract of land within part of the SW 1/4 of Section No. 27, Township 50 North, Range 1 E. of the 5th P.M., and being more particularly described as follows: BEGINNING at the center 1/4 corner of said Section; thence SW 0 degrees 42' 34" 799.46 feet to a point; thence SW 89 degrees 0' 0" 817.66 feet to a point; thence NE 0 degrees 42' 34" 410.81 feet to a point; thence NW 58 degrees 13' 17" 648.88 feet to a point; thence NW 3 degrees 9' 42" 37.2 feet to a point; thence NE 89 degrees 0' 0" 1376.22 feet to the point of beginning, all as shown on a Plat by Fitch and Associates.

A 10.000 acre tract of land within part of the SW 1/4 of Section No. 27, Township 50 North, Range 1 E. of the 5th P.M., and being more particularly described as follows: COMMENCING at the center 1/4 corner of said Section; thence SW 0 degrees 42' 34" 799.46 feet to the print of beginning of the tract herein described; thence SW 0 degrees 42' 34" 532.99 feet to a point; thence SW 89 degrees 0' 0" 817.66 feet to a point; thence NE 0 degrees 42' 34" 532.99 feet to a point; thence NE 89 degrees 0' 0" 817.66 feet to the point of beginning, all as shown on a Plat by Fitch & Associates.

A 10.00 acre tract of land located in Lincoln County within part of the North 1/2 of the Southwest 1/4 of Section 27, Township 50 North, Range 1 East of the 5th P.M. and being more particularly described as follows: Commencing at the center 1/4 corner of said Section 27; thence S 00 deg. 42 min. 30 sec. W 1332.45 feet to a point; thence S 89 deg. 00 min. 00 sec. W 817.66 feet to the point of beginning of the tract herein described; thence S 89 deg. 00 min. 00 sec. W 1167.36 feet to a point; thence N 00 deg. 42 min. 30 sec. E 373.32 feet to a point; thence N 89 deg. 00 min. 00 sec. E 1167.36 feet to a point; thence S 00 deg. 42 min. 30 sec. W 373.32 feet to the point of beginning, all as shown on a plat by Fitch and Associates.

Alan O. Statler

Alan O. Statler

Sandra Statler

Sandra Statler

STATE OF MISSOURI)

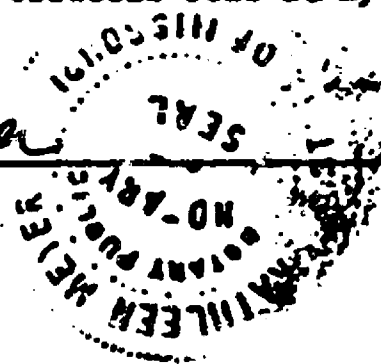
COUNTY OF LINCOLN)

On this 6th day of November, 1993, before me personally appeared Bobbie R. Brewer and Phyllis A. Brewer, his wife; Jerry M. McMichael and Luna M. McMichael, his wife, and Alan O. Statler and Sandra Statler, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Troy, Missouri, the day and year first above written.

My term expires: 10-26-96

Kathleen Meyer
Notary Public



STATE OF MISSOURI
County of Lincoln
FILED FOR RECORD

NOV 10 1993

3:00 PM
MELBA HOUSTON, Recorder
718-00

STATE OF MISSOURI
County of Lincoln

I hereby certify that this instrument was
FILED FOR RECORD on 11-10 19 93
at 3 o'clock 00 min P M. and is
recorded in Book 722 Page 196.

MELBA HOUSTON
Recorder of Deeds

By Melba Houston