

Boone County, Missouri

Filed for record on Sept 12, 1985 at 11:35 o'clock AM in Boone 0809

Document No. 1204 recorded in Book 546 page 829 Bettie Johnson, Recorder of Deeds

Unofficial Document

DECLARATION OF AMENDMENT TO SUBDIVISION RESTRICTIONS

For: Final Plat University Park Addition #9, a subdivision located in Boone County, Missouri as the same is shown of record in Plat Book 19, Page 10, Records of Boone County, Missouri.

This Declaration of Amendment to Subdivision Restrictions is made and entered into this 12th day of September, 1985;

WITNESSETH THAT:

WHEREAS, the subdivision known as Final Plat University Park Addition #9 is subject to valid and binding subdivision building and land use restrictions; and

WHEREAS, Jack Overton Development Company, a Missouri Corporation, is the record title owner of more than ninety-five percent (95%) of the lots in said subdivision; and

WHEREAS, the said Jack Overton Development Company wishes to impose additional restrictions on the lots in said subdivision; and

WHEREAS, these additional restrictions shall be in the best interest of all of the owners of said lots in said subdivision and are for the benefit of all the owners of all the lots in said subdivision and shall be deemed covenants running with the land;

NOW, THEREFORE, the undersigned Jack Overton Development Company does hereby impose the following additional restrictions on said lots in said subdivision:

1. That no outdoor receiving discs or dishes for the purpose of receiving satellite television signals shall be installed or maintained without the express written consent of the owners of more than fifty percent (50%) of the lots in said subdivision or without the express written consent of the Architectural Control Committee.

2. That in regard to Lots 7, 8, 28, 29 and 45, no building, outbuilding, fence, nor decorative hedge shall be built, installed, maintained, or permitted to remain within a distance of forty feet (40') of Cunningham Road without the express written approval of the Architectural Control Committee or the express written approval of the owners of all of the record title owners of Lots 1, 2, 3, 4, 5, and 6.

IN WITNESS WHEREOF the undersigned has executed this

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

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instrument as of the day and year first above written. Unofficial Document

JACK OVERTON DEVELOPMENT COMPANY

Jack Overton
Jack Overton, President

Corporation has no seal.
(CORPORATE SEAL)

STATE OF MISSOURI)
COUNTY OF BOONE) ss.

On this 12th day of September, 1985 before me appeared Jack Overton to me personally known, who, being by me duly sworn, did say that he is the President of the Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and the said President acknowledged said instrument to be the free act and deed of said Corporation.

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

Elizabeth C Morris
Notary Public

My commission expires: May 6, 1988

Elizabeth C Morris
Notary Public
State of Missouri
Commission expires May 6, 1988



State of Missouri }
County of Boone } Sct.

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the 12 day of September, 1985 at 11 o'clock 35 minutes A.M. and is truly recorded in Book 546 Page 829



Witness my hand and official seal on the day and year aforesaid.

Petic Johnson, Recorder
Laura Cochran Deputy
Laura Cochran

Nora Dietzel, Recorder of Deeds

Unofficial Document

Filed for record on April 12, 1982 at 12:22 o'clock P.M. in Boone Co. Mo
Document No. 3477 recorded in Book 491 page 363. Bettie Johnson, Recorder of Deeds.

RESTRICTIONS

WHEREAS, the undersigned corporation is the owner of all of the following described real estate located in Columbia, Boone County, Missouri:

University Park addition #8 & replat Lot #31 addition #7, a subdivision located in Columbia, Boone County, Missouri, as the same is shown in record at plat book 15 page 52, records of Boone County, Missouri, EXCEPT Lots 1, 11, 13, 16, 17, 32, 35, 36, 38, and 39.

WHEREAS, said owner wishes for the benefit of itself and the future owners of the above described real estate to impose certain building and land use restrictions upon said property; and

WHEREAS, the undersigned has reduced the same to writing;

NOW, THEREFORE, the undersigned imposes the following building and land use restrictions upon said property:

1. All dwellings to be constructed of stone or brick on the front with a section of wood permitted on the front shall not exceed 40% of the surface area thereof.
2. No fences shall be built closer to the street than the building line, and on corner lots, no fences shall be built closer to either street than the edge of the building.
3. Ranch style, split-foyer or split-level dwellings must have at least 1,100 square feet of living area on one level, and two-story dwellings must have at least 900 square feet of living area on the ground level. The above minimums shall not include porches, patios and garages.
4. Plans for any dwelling to be built on any lot thereof are to be approved in writing by Jack Overton, his heirs or assigns prior to construction being commenced. Should said Jack Overton, his heirs or assigns fail to approve or disapprove said plans within 15 days of the submission thereof, the same shall be deemed to be approved.

Boone County, Missouri

or annoying will not be permitted on the premises above described.

6. Dog pens will be permitted in rear yard only.

7. Camping trailers, truck vans, truck campers or camping vehicles shall not be parked for more than 15 days on any lot nearer the front street or side street than the front or the side of the dwelling.

8. The above restrictions shall be considered as covenants running with the land, whether or not mentioned in subsequent conveyances and said restrictions shall be binding upon the undersigned and its successors in title and upon its successors and assigns forever.

9. At anytime hereafter any of the above and foregoing covenants or restrictions may be abrogated, modified or amended by an instrument in writing, duly executed and recorded by the then owners of three-fourths (3/4) of the lots covered by these restrictions in any of the above additions.

IN WITNESS WHEREOF, the undersigned has imposed these restrictions this 1st day of April, 1982.

Corporation has
no seal

JACK OVERTON DEVELOPMENT COMPANY

By Jack Overton
Jack Overton, President

ATTEST:

Doris J. Overton
Doris J. Overton, Secretary

STATE OF MISSOURI)
COUNTY OF BOONE) ss. On this 1st day of April, 1982

before me appeared Jack Overton to me personally known, who, being by me duly sworn, did say that he is the President of the Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said

Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and the said President acknowledged said instrument to be the free act and deed of said Corporation.

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

My term expires July 30, 1983.

David B. Rogers
David B. Rogers, Notary Public



(SEAL)



State of Missouri)
County of Boone) Sec.

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the ..12.. day of ...APRIL....., 1982, at ..10.. o'clock ...22... minutesA...M and is truly recorded in Book ...491.. Page 363.....

Witness my hand and official seal on the day and year aforesaid.

Betty Johnson, Recorder
by Barbara Spiegel, Deputy
BARBARA SPIEGEL

Boone County, Missouri

FILED FOR RECORD BY May 15, 1985 at 9:15 o'clock A.M. in Boone Co. Mo.
Document No. 5369 recorded in Book 531 page 132. Bettie Johnson, Recorder of Deeds.

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RESTRICTIONS
Unofficial Document

WHEREAS, the undersigned corporation and the undersigned individuals are the owners of all of the following described real estate located in Columbia, Boone County, Missouri:

All of Final Plat University Park #9, a subdivision located in Columbia, Boone County, Missouri as the same is shown of record in plat book 19, page 10, records of Boone County, Missouri;

and,

WHEREAS, for the benefit of itself, themselves, and the future owners of the above described real estate the parties wish to impose certain building and land use restrictions upon said property; and

WHEREAS, the undersigned wish to impose and adopt the same restrictions as those recorded in Book 491, page 363, Records of Boone County, Missouri;

NOW, THEREFORE, the undersigned impose the same building and land use restrictions on the above described property as the restrictions contained in Book 491, page 363 of the Records of Boone County, Missouri.

IN WITNESS WHEREOF the undersigned have imposed these restrictions this 7th day of May, 1985.

JACK OVERTON DEVELOPMENT COMPANY

By Jack Overton
Jack Overton, President

ATTEST:
David B. Rogers
David B. Rogers, Assistant Secretary

Corporation has no seal.

Nora Dietzel, Recorder of Deeds

Unofficial Document

STATE OF MISSOURI)
COUNTY OF BOONE)

On this 7th day of May, 1985 before me personally appeared Jack Overton to me personally known, who, being by me duly sworn, did say that he is the President of the Corporation of the State of Missouri, and that said corporation has no seal and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said president acknowledged said instrument to be the free act and deed of said corporation.

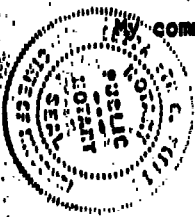
IN TESTIMONY WHEREOF, I have herunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written.

Elizabeth C. Morris
Notary Public
State of Missouri
Commission expires May 8, 1988

Elizabeth C. Morris
Notary Public

My commission expires:

May 6, 1985



Donald L. Schmidt
Donald L. Schmidt

Mary M. Schmidt
Mary M. Schmidt

STATE OF MISSOURI)
COUNTY OF BOONE)

On this 7th day of May, 1985 before me personally appeared Donald L. Schmidt and Mary M. Schmidt, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

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



Janet L. Rupp
Notary Public JANET L. RUPP

My commission expires:

4/3/88

State of Missouri }
County of Boone } Sec.

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the 15th day of MAY, 1985, at 9 o'clock 15 minutes A M and is truly recorded in Book 531 Page 132

Witness my hand and official seal on the day and year aforesaid.

Bottle Johnson, Recorder
by Chris Walshall Deputy
CHRIS WALSHALL



Unofficial Document

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