

Articles Of Restriction For The Lost Oaks Development

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

A tract of land being part of Lot 1 of the Northeast Quarter, part of Lot 2 of the Northeast Quarter, and part of Lot 3 of the Northeast Quarter; All in Section 4, Township 46 North, Range 2 West, Warren County, Missouri, and being described as follows: Commencing at a Concrete Monument at the Southeast Corner of Section 33, Township 47 North, Range 2 West; Thence along North Line of Township 46 North, North 88 degrees 42 minutes West 1104.48 feet to an old stone in a rock pile at the place of beginning of said tract; thence leaving the said Township Line, South 18 degrees 15 minutes, 30 seconds East 1599.80 feet to an old stone; 7' South 18 degrees 34 minutes East 2351.07 feet to an old stone; Thence along the South Line of Lot 1 of the Northeast Quarter, North 87 degrees, 31 minutes West 606.25 feet to ~~an old stone~~; Leaving the said South Line, North 16 degrees, 45 minutes West 1329.50 feet to an iron rod; Thence North 18 degrees, 53 minutes West 2604.34 feet to an iron rod; Thence along the Township Line, South 88 degrees 27 minutes East 581.69 feet to the place of beginning and containing 48.69 acres, more or less.

This tract of ground will herein after be referred to as the development. These restrictions and indentures shall remain in effect

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until an aggregate of owners representing ownership of 30 acres or more shall deem changes necessary.

- 1.) All residences, whether for full or part time habitation shall contain no less than 600 square feet.
- 2.) All structures shall be constructed or placed no less than 20 feet away from any property line, or road easement.
- 3.) All Mobile Homes must be set up and completely, and suitably underskirted within 60 days of moving the mobile home on to 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 5 acres in the development other than those originally designated as acceptable by the developers.
- 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 dispose of all refuse at a point other than their tract of ground.
- 7.) There will be no more than 3 animals allowed per tract, and all animals shall be kept within the boundaries of the lot or residence.

- 8.) All vehicles without a current state license must be kept in an enclosed garage or enclosed shed, and cannot be exposed to the public view for longer than 24 hours.
- 9.) All vehicles shall be parked off the public roadways.
- 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 commercial activity conducted in the said development without the consent of the developers.
- 12) Each lot owner will join the road association for maintenance of roads.

[Signature]

[Signature]

[Signature]

State of Missouri
County of Warren

On this 12th day of May 1983, before me personally appeared

Steven Beeny, Andrew Beeny, and Bill Beeny
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 Warren the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My term expires August 15, 1983

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STATE OF MISSOURI }
County of Warren } ss. 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 the 13th day of May 1983 at 3 o'clock 30 minutes P. M., duly filed in this office for record and the same is truly recorded in the records in this office in book _____ on page _____

Witness my hand and official seal this _____ day of _____ 19____
By [Signature] [Signature]
DEPUTY RECORDER EX-OFFICIO RECORDER

59.20