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REC FEE: 27.00
PAGES: 2

DEBORAH L ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO

UST File No. 2096019-16398

GENERAL WARRANTY DEED

THIS DEED, made and entered into as of this 17th day of January, 2020, by and between **Hunter-Saak Investments, LLC, a limited liability company**, existing under the laws of the State of Missouri, party(ies) of the first part/Grantor(s) whose mailing address is: PO Box 243 Jonesburg, MO 63351 of the City/County of Montgomery State of Missouri and **Gentry E. Matthews, a single person**, party(ies) of the second part/Grantee(s) whose mailing address is: 1403 Mohican Trail, Saint Charles, MO 63304 of the City/County of St. Charles, State of Missouri.

WITNESSETH, that the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party(ies) of the second part, the following described Real Estate, situated in the County of Warren and State of Missouri, to wit:

Lots 2 and 3 of Hunter Meadows, according to the plat thereof recorded in Plat Book D page(s) 149 of the Warren County Records.

Subject to: deed restrictions, easements, rights of way of record, and zoning regulations.
Locator Number: 02-35.0-0-00-005.002.000 02-35.0-0-00-005.003.000

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party(ies) of the second part, and to the heirs and assigns of such party(ies) forever.

The said party(ies) of the first part hereby covenanting that said party(ies) and the heirs, executors and administrators of such party(ies), shall and will WARRANT AND DEFEND the title to the premises unto the said party(ies) of the second part, and to the heirs and assigns of such party(ies) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2020 and thereafter, and special taxes becoming a lien after the date of this deed.



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JERRI JORDAN
EX-OFFICIO RECORDER OF DEEDS
WARREN COUNTY, MO

Title of Document: Restrictions and Provisions

Date of Document: January 12, 2007

Grantor(s): Hunter- Saak Investments, L.L.C.

Grantee(s): James Hunter and Penny Hunter

Mailing Address(es): PO Box 216
Jonesburg, MO 63351

Legal Description: *Hunter Meadows Plat One*
As shown in Plat Cabinet D, Slide D-149, of the
Warren County Records

Reference Book and Page(s): Subject to Provisions of Warren County of
Official Master Plan recorded March 24, 1983 in Book 265 at page 365
and amendments thereto recorded September 7, 1983 in 271 at page 53
and recorded April 16, 1984 in Book 277 at page 611 and recorded May 5,
1993 in Book 603 at page 1 and Order Adopting a Zoning Order and
Zoning Map for Warren County as recorded November 27, 1985 in Book
321 at page 357, Warren county Recorder's Office.

EXHIBIT "A"

RESTRICTIONS OF HUNTER MEADOWS PLAT ONE, SUBDIVISION; As shown in Plat Cabinet D, Slide D-149, of the Warren County Records

The above described property comprises Hunter Meadows Subdivision and shall be subject to the following restrictions and provisions:

1. A single family residence of permanent or modular construction. Minimum above ground living space of 1,200 square feet. Construction of residence must be completed within 9 months of beginning. No earth or contact or basement homes allowed.
2. Outbuildings must be approved by a majority of the trustees of Hunter Meadows as to their design and location. No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees.
3. No livestock, cattle, hogs or poultry of any kind shall be raised, bred or kept except household pets, provided they are not kept or bred for commercial purposes. No dogs or cats shall be permitted to be off the lot of the owner unless on a leash. Up to one horse per two fence acres may be allowed. All fencing must be approved by a majority of the trustees to its design and location.
4. Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision roads.
5. Building set back lines are as follows; no buildings closer than 75 feet of the read easement, 30 feet of the property lines or 75 feet from the front property line running parallel with the county road. The trustees may allow for a variance to these setback lines.
6. No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
7. Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups., must be parked to the rear of the residence or in the garage or an enclosed outbuilding approved by the trustees.
8. No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the under signed developer or a 60% vote of owners quorum.
9. No commercial businesses.
10. Lot owner shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done trustees have the right to enter the lot to mow it and an assessment may be charged against the lot owner.
11. Lot owner bordering the private easement road shall be subject to a road maintenance agreement.
12. Special assessments may be approved by a 60% majority vote of the lot owners with a quorum of owners. Proxy votes allowed.
13. Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot, except the developer, who will have on vote for each unsold lot.

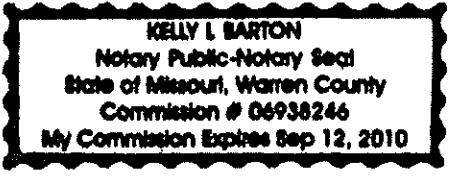
14. Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot.
15. These provisions may be revised by a 60% vote of owners or a quorum of owners, one voter per lot owner. Proxy votes are allowed
16. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at their own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The trustees shall collect reasonable attorney fees for any suit against the subdivision from the lot owners in violation. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.
17. The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions.
18. The first board of Trustees shall consist of Penny Hunter, Stacey Saak, and James Hunter, and shall serve until the first week of May, 2008. Afterwards a new board shall be elected for 3 year terms by the lot owners. Any trustee that transfers his or her rights to property in Hunter Meadows shall be removed as a trustee of Hunter Meadows. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation or transfer thereof.
19. Developers reserve the right to expand any existing road and utility easements up to 60 feet and reserve the right to grant road and utility easements to adjoining property owned by the developers presently or in the future.
20. *Design Standards for Manufactured Homes.* Single-family dwellings which are of the type which meet the definition of manufactured homes, shall meet the minimum requirements set forth below:
 - a. The terms manufactured, modular, and mobile shall be construed as to have the same meaning.
 - b. Homes are to be no older than five (5) years from the date of installation.
 - c. The home must be at least twenty-two (22) feet in width. Single wide modular homes are not allowed
 - d. At least (40%) of the roof must be double-pitched at least three (3) in twelve (12) or greater and covered with material that is residential in appearance, including, but not limited to, approved wood, asphalt composition or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass, or metal roofs. Except for permitted deck areas, all roof structures shall provide an eave projection of no less than six (6) inches and no greater than thirty (30) inches.
 - e. Exterior siding shall be made of non-reflective materials, cannot have a high-gloss finish and must be residential in appearance, including, but not limited to , wood or masonite lap or vertical groove siding, simulated lap siding, such as conventional vinyl or metal siding, wood shingles, shakes, brick, stone or similar materials, or any combination of these materials, but excluding smooth, ribbed, or corrugated metal or plastic panels. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

- f. Color and texture of exterior materials shall be compatible with single-family structures in the surrounding neighborhood.
- g. The home must be placed on a permanent foundation that provides for vertical loads, uplift, and lateral forces and which foundation must either be a slab or contain a solid perimeter wall in all installations, in which the finished floor is more than six (6) inches above the finished grade at any point.
- h. All tow bars, tongues, wheels, and axles used to transport the unit to the site shall be removed when the dwelling is installed.
- i. The unit must be oriented on the lot so that its long axle is parallel with the street. A perpendicular or diagonal placement may be permitted if there is a building addition or substantial landscaping so the narrow dimension of the unit, as so modified and facing the street, is not less than fifty percent (50%) of the unit's long dimension..
- j. Floor area of the unit, exclusive of garage, carports, porches, or decks must be at least one thousand two hundred (1,200) square feet.

[Handwritten Signature]
 Penny Hunter

[Handwritten Signature]
 Stacey Saak

[Handwritten Signature]
 James Hunter



On this 12th day of January, 2007, before me, Kelly L. Barton, the undersigned Notary Public, personally appeared James L. Hunter, Penny L. Hunter, and Stacey L. Saak, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Handwritten Signature] 1/12/07

WITNESS my hand and official seal.

[Handwritten Signature]
 Signature of Notary Public

KELLY L. BARTON WARREN CO.
 Other Required Information (Printed Name of Notary, Residence, etc.)



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RECORDED ON

06/18/2007 03:11:08PM

REC FEE: 30.00

PAGES: 3

JERRI JORDAN
EX-OFFICIO RECORDER OF DEEDS
WARREN COUNTY, MO

Title of Document: Amendment to Restrictions

UST 7-14652

Date of Document: June 8, 2007

Grantor(s): Hunter-Saak Investments, LLC
Hunter Meadows Trustee

Grantee(s): Hunter-Saak Investments, LLC
Hunter Meadows Trustee

Mailing Address(es): PO Box 216
Jonesburg, MO 63351

Legal Description: Hunter Meadows Plat One, As show in Plat Cabinet D,
Slide D-149, of the Warren County Records

Reference Book and Page(s): Document No. 200700352

WHEREAS, it is the desire of the undersigned Owner/Trustees of Hunter Meadows to change, modify, and amend Paragraph 3.

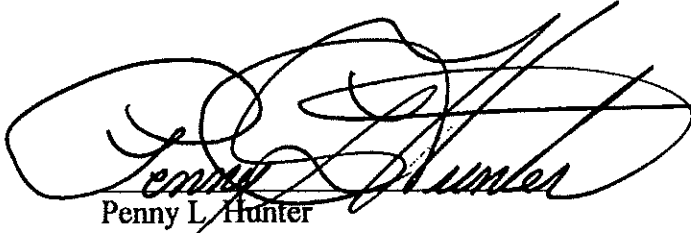
NOW, THEREFORE, the undersigned Owner/Trustees of Hunter Meadows does hereby amend Paragraph 3 of said Restrictions to read as follows:

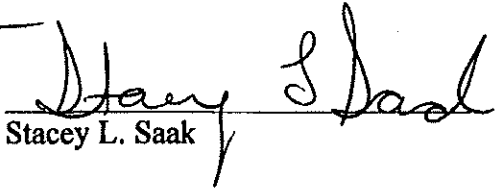
AMENDMENT TO RESTRICTIONS

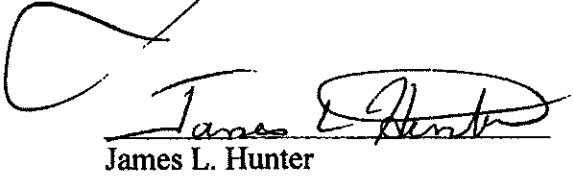
AMENDMENT TO RESTRICTIONS OF HUNTER MEADOWS PLAT ONE, SUBDIVISION;

As shown in Plat Cabinet D, Slide D-149, of the Warren County Records and recorded as Document No. 200700352 page No. 1

3. No livestock, cattle, hogs or poultry of any kind shall be raised, bred or kept except household pets and horses, provided they are not kept or bred for commercial purposes. No dogs or cats shall be permitted to be off the lot of the owner unless on a leash. All fencing must be approved by a majority of the trustees to its design and location.



Penny L. Hunter


Stacey L. Saak


James L. Hunter

On this 8th day of June, 2007, before me, Kelly L. Barton, the undersigned Notary Public, personally appeared James L. Hunter, Penny L. Hunter and Stacey L. Saak, personally know to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.


Signature of Notary Public

Kelly L. Barton
Other Required Information (Printed Name of Notary, Residence, etc.)

