

**2022R-056487**  
**10/14/2022 02:46:55 PM**  
**\$ 141.00**  
**PAGES: 41**  
**CERTIFIED-FILED FOR RECORD**  
**MARY E. DEMPSEY**  
**RECORDER OF DEEDS**  
**ST. CHARLES COUNTY, MISSOURI**  
**BY: CGRAF**  
**\*ELECTRONICALLY RECORDED\***

### **RECORDING MEMORANDUM**

**Instrument:** Compilation of Covenants of the Declaration of Covenants,  
Conditions and Restrictions for Camelot

**Date:** July 1, 2022

**Grantor:** Board of Directors of Camelot Homeowners Association  
c/o Sandberg Phoenix  
600 Washington Avenue, 15<sup>th</sup> Floor  
St. Louis, MO 63101

**Grantee:** Board of Directors of Camelot Homeowners Association  
c/o Sandberg Phoenix  
600 Washington Avenue, 15<sup>th</sup> Floor  
St. Louis, MO 63101

**Legal Description:** Plat Book 33 Pages 163-167 St. Charles County Recorder of Deeds  
Plat Books

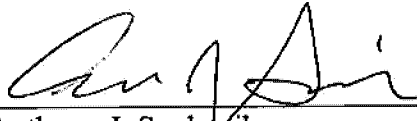
**County:** St. Charles County, Missouri

**References:** Book 1817, Page 455 et seq. recorded on February 27, 1996  
("Original Declaration"); Book 2056, Page 339 et seq. recorded on  
April 7, 1998 ("1<sup>st</sup> Amendment"); Book 2107, Page 1291 et seq.  
recorded on July 28, 1998 ("2<sup>nd</sup> Amendment"); Book 2847, Page  
827 et seq. recorded March 27, 2002 ("3<sup>rd</sup> Amendment"); Book  
2884, Page 1981 et seq. recorded on May 7, 2002 ("4<sup>th</sup>  
Amendment"); Book 3265, Page 1219 et seq. recorded on February  
21, 2003 ("Reacknowledgement of 4<sup>th</sup> Amendment")

**COMPILATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR CAMELOT**

Affidavit of Attorney. The undersigned attorney certifies that he is licensed to practice law in the State of Missouri, that he prepared the foregoing document, referred to as the "Compilation," for the sole purpose of reciting numerous recorded covenants, conditions, and restrictions and such amendments into a single document for the purpose of fostering use and understanding, and not to make any other changes in such covenants, conditions, and restrictions other than those contained in said recorded documents, and that this Compilation may be relied upon as a true and accurate recitation of said documents.

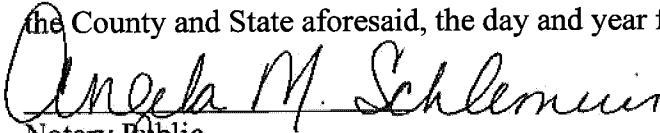
I, Anthony J. Soukenik, first being duly sworn, on my oath, state that I am the attorney for the Board of Directors of Camelot Homeowners Association Subdivision and the Camelot Homeowners Association, a Missouri Chapter 355, nonprofit corporation and prepared this Compilation.

By:   
Anthony J. Soukenik

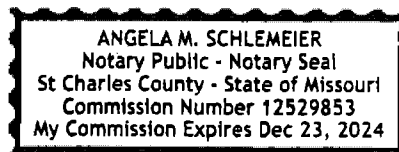
STATE OF MISSOURI                    )  
  ) SS  
COUNTY OF ST. LOUIS            )

On this 13<sup>th</sup> of July, 2022 before me Angela M. Schlemeier appeared Anthony J. Soukenik, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained in witness thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

My Commission Expires:



**COMPILATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR CAMELOT**

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COMPILATION OF COVENANTS FOR SUBDIVISION

RESOLUTION ADOPTING COMPILATION

THIS RESOLUTION is adopted this 1<sup>st</sup> day of May, 2022 by the Board of Directors of Camelot Homeowners Association ("Association") which is created by virtue of the plats recorded in Plat Book 33 Pages 163-167 recorded in the office of St. Charles County Recorder of Deeds ("Plat(s)") originally consisting of 170 lots.

WHEREAS, the Board retained St. Louis Title to perform a search of the land records they identify all covenants, conditions and restrictions ("Records Examination"); said Records Examination dated April 18<sup>th</sup>, 2022, is attached hereto marked Exhibit B and is incorporated hereby reference into this Resolution and Compilation; and

WHEREAS, the numerous amendments and modifications made it difficult for the Board and owners to comply with the applicable covenants, conditions and restrictions; and

WHEREAS, the Board retained as legal counsel, Sandberg Phoenix and von Gontard to assist the Board and the owners to compile said covenants, conditions and restrictions and record an accurate recitation of the applicable covenants, conditions and restrictions except for organizing such content with an index, foot notes, and cross-references to the prior amendments; and

WHEREAS, this Compilation is the result of said efforts and the Board adopts this Compilation as an accurate recitation of the covenants, conditions, and restrictions or record, which is in the best interests of Camelot Homeowners Association as a whole.

NOW THEREFORE, the Board resolves and hereby adopts the Compilation. The President and Secretary of the Board of Directors, by their signatures below, certify that this Resolution has been duly unanimously approved by the Board at a meeting duly held on the date and year appearing above.

Board of Directors of Camelot  
Homeowners Association

By:   
President

By:   
Secretary

## COMPILATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAMELOT

THIS COMPILATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAMELOT ("Compilation"), is made and entered this 1<sup>st</sup> day of May, 2022 by Camelot Homeowners Association, a Missouri Chapter 355, nonprofit corporation of the county of St. Charles, State of Missouri, (hereinafter referred to as the "Association").

### RECITALS:

1. The Association was formed by the recordation of Plats in Book 33, Pages 163-167 in St. Charles County Office of Recorder of Deeds hereinafter *all references to recorded documents are in the St. Charles County Recorder of Deeds*.
2. The ("**Original Declaration**") was recorded at Book 1817, Page 455 et seq. on February 27, 1996.
3. The ("**1<sup>st</sup> Amendment**") was recorded at Book 2056, Page 339 et seq. on April 7, 1998.
4. The ("**2<sup>nd</sup> Amendment**") was recorded at Book 2107, Page 1291 et seq. on July 28, 1998.
5. The ("**3<sup>rd</sup> Amendment**") was recorded at Book 2847, Page 827 et seq. on March 27, 2002.
6. The ("**4<sup>th</sup> Amendment**") was recorded at Book 2884, Page 1981 et seq. on May 7, 2002.
7. The ("**Reacknowledgement of the 4<sup>th</sup> Amendment**") was recorded at Book 3265, Page 1219 et seq. on February 21, 2003. Because the 4<sup>th</sup> Amendment was recorded by the Recorder of Deeds with a stamp "recorded as is" as it did not have a cover page, however, there were no changes to the Reacknowledgement to the 4<sup>th</sup> Amendment.
8. All of the Amendments, as stated above, as a part of this Compilation were recorded in accordance with Article X, Section 4 of the Original Declaration.

NOW, THEREFORE, the **Original Declaration** in its entirety is restated in this "Compilation" as follows:

1. The above recitals are incorporated herein by reference.
2. The **Original Declaration** is hereby amended as more fully set forth and shall remain in full force and effect subject to the amendments as provided herein.

3. No person may challenge this Compilation more than six months after the recording of this document in the Office of the Recorder of Deeds of St. Charles County, Missouri.

WITNESSETH:

WHEREAS, Whittaker Construction, Incorporated, a Missouri corporation, was the original Developer which owned all of that certain tract of land in the County of St. Charles, Missouri, as such tract of land is more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Developer intended, by recordation of this Declaration, to subject the Property to the terms and provisions of this Declaration; and

WHEREAS, reference to the Developer has been removed throughout the Compilation, however, the Developer previously declared that the Subdivision and any parts thereof, shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the Subdivision and be binding on all parties having any right, title or interest in and to the Subdivision or any part thereof and shall inure to the benefit of each owner thereof and their respective heirs, legatees, personal representatives, successors, and assigns.

ARTICLE I

DEFINITIONS

1. "Assessment Year" shall be the calendar year.
2. "Association" shall mean and refer to the Camelot Homeowners Association, its successors and assigns.
3. "Common Area" or "Common Areas" shall mean and refer to any private streets<sup>1</sup> in the Subdivision, paths reserved for trails in the Subdivision pursuant to easements set forth on the Plat and those areas of land within the Subdivision which are now or hereafter conveyed to the Association, together with the improvements thereon, which are intended to be devoted to the common use and enjoyment of all Owners. Such Common Areas shall include, by way of example, and not by way of limitation, the area identified as "Stormwater Detention & Common Ground" designated on the Plat and all other areas described on the Plat as "Common Ground".

**4. Section left blank. ("3<sup>rd</sup> Amendment")<sup>2</sup>**

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<sup>1</sup> The private streets were dedicated for public maintenance to the City of Weldon Spring in Bill No. 771, Ordinance No. 04-23, recorded at BK: DE 4058, Pg. 1024.

<sup>2</sup> The 3<sup>rd</sup> Amendment deleted reference to the Developer by deleting: "Developer" shall mean and refer to Developer and to its Successors and assigns, if such successors and assigns should acquire more than one undeveloped Lot from Developer for the purpose of development.

5. "Directors" or "Board of Directors" shall mean and refer to the Board of Directors of the Association.

6. "Dwelling" or "Dwellings" shall mean and refer to the single-family dwellings constructed or to be constructed upon the respective Lots.

7. "Lot" or "Lots" shall mean and refer to the separately designated and numbered lots shown on the Plat, each of which contain or shall contain a single Dwelling, or the separately designated and numbered lots indicated on any supplemental plat of property subjected to this Declaration from time to time.

8. "Owner or \*Owners" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Subdivision, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

9. "Plat" shall mean and refer to the plat of Camelot recorded in Plat Book 33, Page 163-167 of the Office of Recorder of Deeds for the County of St. Charles, Missouri, a copy of which is being recorded simultaneously with this Declaration and is incorporated herein by reference, and which plat reflects, among other matters, the Lots, the Common Area and certain utility easements. "Plat" shall also mean and refer to any additional subdivided property made subject to this Declaration from time to time by amendment in the manner provided herein.

10. "Subdivision" shall mean and refer to the Property, as shown on the Plat, together with such additional parcels of real estate which may be subjected to this Declaration from time to time by amendment in the manner provided herein.

**11. "Assessment" shall mean the amount of liability for Association Expenses allocated to any Property Unit.**

**12. "Association Expenses" shall mean expenditures made by, or financial liabilities of the Association, together with any allocations to reserves.**

**13. "Design Standards" shall mean a set of standards for the design and location and construction of all improvements within the jurisdiction of the Board. The document containing these Design Standards shall be entitled Camelot Subdivision Design Standards and shall be recorded. As used in this Declaration, the term Design Standards shall mean either the standards themselves or the document, as the context so requires.**

**14. "Board" shall mean the Board of Directors of Camelot Subdivision.**

**15. "Declaration" shall mean this Master Declaration of Covenants, Conditions and Restrictions, and any amendments to it duly recorded in the Office of the Recorder of Deeds of St. Charles County, Missouri.**



16. **"Property Unit"** shall mean Lots, whether unimproved or improved with a residence.

17. **"Property Unit Owner" and "Property Owner"** shall mean the Lot Owners. It is a term meant to include all Owners of real property within Camelot Subdivision, with the exception of the Association itself.

18. **"Membership"** shall mean every person or legal entity who holds membership in the Association. It includes every Property Unit Owner, Including Lot Owners. For the purpose of this Declaration, the word **"Member"** shall include any beneficiary of a trust holding legal title to one or more Lots.

19. **"Drip Line"** shall mean the outermost perimeter of the crown of a tree as projected vertically to the ground.

20. **"Tree Protection Zone"** shall mean a circular zone around a tree which shall encompass the entire drip line of the tree but in no case shall be less than a radius of six (6) feet around the tree.

21. **"Caliper"** shall mean the diameter of a tree measured one foot above ground level.

22. **"Monarch Tree"** shall mean a tree, which has a circumference of at least twenty (20) inches, measured two (2) feet from the ground.

23. **"Protected Tree"** shall mean any deciduous tree that has a circumference of six (6) inches or more, and any coniferous tree exceeding ten (10) feet in height.

(Items 11 – 23 were added by the 3<sup>rd</sup> Amendment.)

## ARTICLE II

### PROPERTY SUBJECT TO THIS DECLARATION AND ADDITIONS THERETO

1. Existing Property. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is the Subdivision, as shown on the Plat.

2. Additions to Existing Property. The **Association**<sup>3</sup> may cause additional properties to be made subject to this Declaration by executing and recording an amendment to this Declaration all without the consent of any Owner, mortgagee or holder of any deed of trust encumbering the Subdivision. The properties thus added may include areas and facilities which are to constitute a portion of the Common Areas. An amendment to this Declaration which adds

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<sup>3</sup> The 3<sup>rd</sup> Amendment changed the word Developer to Association.

Common Areas to the Subdivision may contain special covenants and restrictions as to such Common Areas.

### **3. Persons Subject to this Declaration.**

**3.1. Compliance with Documents.** All Owners, builders and persons and entities providing construction or development services, residents, tenants, trustees, mortgagees, guests, invitees, contract vendees and occupants of Lots on Residential Units shall comply with this Declaration and the Design Standards. The acceptance of a deed, the exercise of any incident of ownership, the entering into a lease, the entering into a construction development or other agreement providing for the erection of any improvement on any part of Camelot, or the entering into occupancy of a Residential Unit constitutes agreement that the provisions of this Declaration and the Design Standards are accepted and ratified by such Owner, builders and persons and entities providing construction or development services, resident, tenant, trustee, mortgagee, guest, invitee, or occupant. All provisions of this Declaration are covenants running with the land and shall bind any persons having at any time an interest or estate in such subdivision property or any part thereof.

The acceptance of a deed, the exercise of any incident of ownership, the entering into a lease, or the use of any of the facilities on or within the Camelot grounds, constitutes agreement that those provisions of this Declaration which apply to those Camelot Subdivision Grounds are accepted and ratified by such Owner, builders and persons and entities providing construction or development services, tenant, mortgagee, guest, invitee, or user. The provisions of this Declaration are covenants running with the land and shall bind any persons having at any time an interest or estate in such subdivision property or any part thereof.

(Paragraph 3 above was added by the 3<sup>rd</sup> Amendment.)

## **ARTICLE III**

### **PROPERTY RIGHTS**

#### **1. Common Areas.**

a. Obligations of the Association. The Association, subject to the rights and obligations of the Owners set forth in this Declaration, as it may be amended and/or supplemented from time to time, shall have the right to and shall be responsible for, the exclusive management and control of the Common Areas

and Improvements thereon, together with the fixtures, equipment, and other personal property of the Association related thereto.

b. Owners' Easements and Rights of Enjoyment. Subject to the terms and provisions of this Declaration, each Owner, and such Owner's family; guests and invitees shall have a nonexclusive, perpetual right and easement of ingress, egress, use and enjoyment over, across, upon, in and to the Common Areas, which easement shall include, without limitation, the right of access to and from, and use of, the Common Areas and the right to use access, utility, water, sewer, drainage and ponding easements therein. Such right and easement shall be appurtenant to and shall pass with the title to each Lot that is part of the Subdivision, shall not be severable therefrom, and shall be subject to the following provisions:

- (i) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;
- (ii) the right of the Association to suspend any Owner's voting rights and right of such Owner, his family, guests and invitees to use the recreational facilities for any period during which any assessment against such Owner's Lot remains unpaid; and the right to suspend the same for a period not to exceed sixty (60) days for any infraction of the Association's published rules and regulations;
- (iii) the right of the Association to dedicate all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be deemed advisable by the Association;
- (iv) the right of each other Owner and such Owner's family, guests and Invitees, to the open, unimpeded and unobstructed use of the Common Areas, as provided and limited in this Article;
- (v) the restriction that no Owner or member of such Owner's family or any guest or invitee of Owner or such Owner's family, shall operate, drive, ride, store or otherwise place any motorized vehicles on, in, or about the Common Area, including, but not limited to, cars, go-carts, trailers, recreational vehicles (RVs), sleds, snow mobiles, recreational motor vehicles, trucks, vans, all-terrain vehicles (ATVs), motorcycles, motorized bicycles, motorcycles, dirt bikes, minibikes, tractors, truck-tractors, campers, and house trailers. **Nothing in the above is to restrict the Unit Owners property rights to lawful use of state licensed vehicles on the private streets of Camelot; (3<sup>rd</sup> Amendment)**

- (vi) the restriction that no Owner or member of such Owner's family or any guest or Invitee of any Owner or such Owner's family shall swim in or ice skate on any lakes or ponds in the Common Area or operate, drive, ride, store or otherwise place any watercraft (whether motorized, self-propelled, propelled or drawn by human, wind, sail, water, or otherwise) including, without limitation, boats, vessels, motorboats, sailboards, sailboats, canoes, rafts, jet skis, and kayaks, on, in, or about any part of the Common Area;
- (vii) the easements, uses, limitations, conditions, reservations and restrictions hereinafter provided in this Declaration; and
- (viii) the right of the Directors, on behalf of the Association, to negotiate with any public agency for the conveyance of all or any part of the Common Areas, for any public purpose, and to execute such Instruments as may be necessary for such purpose, subject to the proceeds of any such conveyance being held by the Association in trust for the Owners.

Each Owner and such Owner's family, guests and invitees shall use and exercise their easement rights over the Common Areas in a reasonable manner so as not to endanger or harm others, create a nuisance for others, or cause any obstruction or impediment to the use of the easements created by this Declaration by others authorized to use them.

c. Association Right to Grant Easements and Easement Over Lots. The Association shall have the right to grant permits, licenses, and easements over the Common Areas for utilities, access, and other purposes necessary for the proper operation of the Subdivision.

A perpetual, nonexclusive easement is hereby established in favor of the Association, its employees, agents, contractors, successors and assigns for a reasonable right of entry on any Lot to perform repairs or to do other work reasonably necessary for the proper maintenance of the Common Areas and/or to perform any of the powers, rights and duties available to or Imposed upon the Association by this Declaration and/or the Bylaws of the Association, including, without limitation, enforcing the covenants and restrictions imposed by this Declaration.

d. Conveyance of Title. Title to the Common Areas shall be conveyed to the Association no later than the date by which Directors are elected by Owners. Upon termination of the Declaration, title to the Common Areas shall vest in the then Owners as tenants in common. The rights of such tenants shall only be exercisable appurtenant to and in conjunction with their Lot ownership and any conveyance or change of lot ownership shall convey ownership in the Common Area, as no interest in the Common Area shall be conveyed by any such tenant except in conjunction with the sale of such tenant's Lot.

## ARTICLE IV

### MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

1. Membership. Every Owner of a Lot shall be a member of the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Lot.

- a. **Each Property Unit Owner shall be a member of the Association by virtue of such ownership status, whether or not it shall be so expressed in any deed or other conveyance. This does not include persons or entities who hold an interest merely as security for the performance of an obligation. The Property Unit Owner shall be entitled to one membership for each Lot. Only one vote shall be associated with any Lot, regardless of whether title is held by one or more persons or entities. Membership shall be appurtenant to and may not be separated from the ownership of any Lot.**
- b. **The membership held by any Property Unit Owner shall not be transferred, or pledged in any way, except upon the sale of any Lot, and then only to the purchaser. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. (3<sup>rd</sup> Amendment)**

2. Voting<sup>4</sup>. All Owners<sup>5</sup> shall be entitled to one vote in the Association for each Lot owned by such Owner and in no event shall more than one vote in the Association be cast with respect to any Lot. If any Owner consists of more than one person, the voting rights of such Owner shall be exercised as if the Owner consisted of only one person. **Unless otherwise stated in this Declaration, a majority vote of the Property Owners (present or represented by proxy or written ballot submitted prior to a deadline established for such written ballot) at which a quorum is present shall be necessary for the adoption by the Association of any matter upon which the Property Owners have authority to act. No cumulative voting shall be permitted at any meeting of the Members or in any vote of the Members. No voter may vote more than once for each issue. (3<sup>rd</sup> Amendment)**

3. Proxies. At all meetings of the Association, any member may vote in person or by proxy. All proxies shall be in writing, signed by the giver of the proxy, state that the giver of the proxy is appointing the proxy holder to vote for the proxy giver at a designated meeting or meetings, and be filed with the Directors of the Association. Every proxy shall be revocable and shall automatically cease upon the conveyance by the giver of the proxy of such proxy giver's Lot.

4. Association Meetings. Meetings of Owners shall be held at a location within the Subdivision or at such other place in St. Charles County, Missouri, as may be specified in the

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<sup>4</sup> The word "Votes" was changed to Voting by the 3<sup>rd</sup> Amendment.

<sup>5</sup> Deleted "including Developer with respect to unsold lots" in the 3<sup>rd</sup> Amendment.

written notice of the meeting. **There shall be an annual meeting held each January at a place and time to be determined by the Board of Directors.**<sup>6</sup> (3<sup>rd</sup> Amendment) Special meetings of the Owners may be called by the President of the Association, a majority of the Directors, or by Owners having at least one-third (1/3) of the votes in the Association. Written notice of the place, day and time of the annual meeting and all special meetings shall be delivered not less than five days before such meetings to all Owner and Directors, if such Directors are not Owners and to those institutional holders of a first mortgage or first deed of trust on any Lot that have requested such notice by written notification to the Directors no fewer than ten days prior to any such meeting. Any Owner or holder of a first mortgage or first deed of trust shall have the right designate a representative to attend all annual and special meetings. If sent by mail, notice shall be deemed delivered when deposited in the United States mail, with postage thereon prepaid, addressed to the person or entity entitled to notice at his or her last known address.

5. Quorum. A quorum of Owners for any meeting shall consist of Owners having one-tenth (1/10) of the votes in the Association, whether present in person or by written proxy submitted to the Directors at or before the meeting. Unless otherwise provided herein, the decision of a majority of a quorum shall be valid as the act of the Association. If a quorum is not present at any meeting, another meeting shall be called as provided above, and business may be conducted at said second meeting if at least one-tenth (1/10) of the Owners attend in person or by proxy.

## ARTICLE V

### BOARD OF DIRECTORS

1. Number and Term<sup>7</sup>. **The Board of Directors of the Association shall, except as otherwise provided herein, consist of three (3) persons, with each person elected by a majority vote of a quorum of Owners. Effective January 2003 and thereafter, the Board of Directors of the Association shall, except as otherwise provided herein, consist of five (5) persons, with each person elected by a majority vote of a quorum of Owners. Except as otherwise provided herein, each Director shall hold office for the term of one year and until his successor shall be elected and qualified.** (3<sup>rd</sup> Amendment)

2. Election of Directors by Mail. Notwithstanding any provision of this Declaration to the contrary, elections of persons to the Board of Directors may be conducted by mail. In order to conduct an election by mail, the Board shall send a notice for each Lot to the Owner(s) of such Lot, addressed to the address of the Owner(s) then on file with the Association, notifying the Owner(s) of the election and requesting nominations for the Board of Director's. The notice shall specify that nominations will be received for a period of three (3) weeks from the date set forth on the notice. Any Owner wishing to submit a nomination of an individual shall notify the Board of Directors in writing of the name of the nominee; the nominee shall consent to such nomination in writing on the letter containing such nomination and the nominee shall also sign the letter setting forth the nomination of the nominee. After receiving nominations, the Board shall prepare a ballot containing the names of all nominations validly submitted to the Board in accordance with the requirements hereof within the time limit established in the notice. The ballot shall have typed

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<sup>6</sup> This deleted "The first annual meeting of the Owners... such meeting" in the 3<sup>rd</sup> Amendment.

<sup>7</sup> The 3<sup>rd</sup> Amendment deleted "The Board of Directors... and qualified".

upon it the address of the Board to which the ballot must be returned and the date by which the ballot must be received by the Board in order to constitute a valid vote. The date by which ballots must be received shall be such date as the Board of Directors, in its sole discretion, selects, provided, in no event shall such date be sooner than ten (10) days or later than twenty (20) days after the mailing of the ballots to the Owner(s). The Board shall mail one ballot for each Lot to the Owner(s) of such Lot, addressed to the address of the Owner(s) then on file with the Association. Together with each ballot, the Board shall send an envelope, upon the outside of which is typed the name of the Owner(s) to whom the ballot is sent. After voting for the nominees by marking the ballot, the Owner shall place the ballot within the envelope accompanying the ballot and shall sign the outside of the envelope next to the typewritten name of the Owner(s). This envelope must then be placed in an envelope addressed to the Board of Directors at the address set forth on the ballot and be personally delivered to such address or delivered to such address after being deposited in the United States Mail, postage prepaid, within the required time limit. All ballots received within the required time limit, properly marked and sealed within the accompanying signed envelopes, shall be counted by the Board and results shall be announced to the Owner(s) by the Board mailing notice within seven (7) days after the deadline for receiving ballots to all Owner(s) at the addresses of the Owner(s) then on file with the Association.

3. Qualifications<sup>8</sup>. Directors shall be elected from among the Owners, shall be Owners, and shall reside in the Subdivision. Except as otherwise provided herein, if a Director shall cease to meet such qualifications during his term, he shall immediately cease to be a Director and his place on the Board shall be deemed vacant.

4. Vacancies. Except as provided for in Article V, Section 1 hereof, any vacancy occurring in the Board shall be filled by the remaining Directors, with the successor elected by the Owners at the next annual meeting or at a special meeting of Owners called for such purpose or by mail as set forth in Section 2 above.

5. Meetings. An annual meeting of the Directors shall be held immediately following the annual meeting of Owners and at the same place. Special meetings of the Directors shall be held upon call by a majority of the Directors on not less than forty-eight (48) hours notice in writing to each Director, delivered personally or by mail or telegram. Any Director may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action of the Board-without a meeting.

6. Removal<sup>9</sup>. Any Director may be removed from office by Owners having two-thirds of the votes in the Association.

7. Quorum. A majority of the number of Directors fixed by this Declaration as the full Board of Directors shall constitute a quorum for the transaction of business and the act of a majority of the Directors at a meeting at which a quorum is present shall be the act of the Directors. In the absence of a quorum, a majority of the Directors present at a meeting, or the Director, if there be only one present, may successively adjourn the meeting from time to time, not to exceed

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<sup>8</sup> Deleted "Except for Declarant appointed... Developer" by the 3<sup>rd</sup> Amendment.

<sup>9</sup> Deleted "Except for Director appointed by Developer" by the 3<sup>rd</sup> Amendment.

thirty days in the aggregate, until a quorum is obtained, and no notice other than an announcement at the meeting need be given of such adjournment.

8. Actions without Meetings. Any action which is required to or may be taken at a meeting of the Board of Directors may be taken without a meeting if consents in writing, setting forth the actions so taken, are signed by all of the Directors or the Board of Directors. The consents shall have the same force and effect as the unanimous vote at a meeting duly held.

9. Compensation. Directors shall receive no compensation for their services, unless expressly provided for in resolutions duly adopted by the Owners.

10. Powers and Duties. The Subdivision and affairs of the Association shall be managed by the Board of Directors of the Association. The Board of Directors shall have and is vested with all powers and authorities, except as may be expressly limited by law or this Declaration, to supervise, control, direct and manage the Subdivision, affairs and activities of the Association, to determine the policies of the Association, to do or cause to be done any and all lawful things for and on behalf of the Association, to exercise or cause to be exercised any and all of its powers, privileges or franchises, and to seek the effectuation of its objects and purposes. Without limiting the generality of the foregoing, the Board of Directors may:

- (a) administer the affairs of the Association and of the Subdivision;
- (b) engage, if deemed necessary or appropriate, the services of a professional managing agent who shall manage and operate the Subdivision for all of the Owners, upon such terms and for such compensation and with such authority as the Board may approve;
- (c) formulate policies for the maintenance, management, operation, repair and replacement of the Subdivision and Improvements and obtain such services that provide for the public health, safety and welfare of the Subdivision as the Directors may consider advisable;
- (d) adopt and enforce administrative rules and regulations governing the maintenance, management, operation, repair and replacement of the Subdivision-and improvements, and to amend such rules and regulations from time to time;
- (e) provide for the maintenance, management, operation, repair and replacement of the Subdivision and Improvements, including, without limitation, mowing, landscaping, planting, seeding, pruning and care of shrubbery, removal of plants, maintenance, repair and replacement of streets and street lights located within or adjacent to street right of ways (unless such maintenance, repair and replacement shall be performed by a municipal entity), and maintenance, repair and replacement of improvements located within the Common Areas;



- (f) provide for payments for all maintenance, management, operation, repair and replacement of the Subdivision and improvements and also the payment of any assessment pursuant to this Declaration, and to approve payment vouchers or to delegate such approval to the officers or the managing agent;
- (g) provide for the designation, hiring and removal of employees and other personnel, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Subdivision and Improvements, and to delegate any such powers to a managing agent (and any such employees or other personnel that may be the employees of said managing agent);
- (h) consider and approve or reject any and all plans and specifications for alterations to and construction of Dwellings and improvements on the Lots.  
<sup>10</sup>**This includes, but not limited to, building, walls, swimming pools and the perimeter fencing required around pools, retaining walls, driveways, sidewalks, flagpoles, satellite dishes, structures and other improvements; (4<sup>th</sup> Amendment)**
- (i) estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Owners their respective shares of such common expenses, as hereinafter provided;
- (j) collect funds owing to the Association from persons or entitles other than Owners who, by provision of this Declaration, are entitled to use the Common Areas and who are obligated to share in expense for the improvement and maintenance of the Common Area;
- (k) grant easements and rights-of-way over the Common Areas to such utility companies or public agencies or others as the Directors shall deem necessary or appropriate and to make rules and regulations, not inconsistent with the law and this Declaration, for the use and operation of the Common Areas and in every and all respects governing the operation, funding and usage thereof;
- (l) receive, hold, convey, dispose and administer, in trust, for any purpose mentioned in the Declaration, any gift, grant, conveyance or donation of money or real or personal property;
- (m) make all contracts and incur all liabilities necessary, related or incidental to exercise the Board's power and duties hereunder;
- (n) dedicate any private streets, drives, walkways or rights-of-way, or portions thereof to appropriate agencies and to vacate or abandon easements in accordance with applicable legal procedures;

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<sup>10</sup> "Except those of Developer" which was deleted by the 4<sup>th</sup> Amendment.

- (o) comply with such Instructions of Owners having a majority of a quorum of votes in the Association, as expressed in a resolution duly adopted at any annual or special meeting of the Owners, that the Directors deem to be beneficial to the Subdivision;
- (p) obtain, in the Board's discretion, adequate liability and hazard insurance on the Common Areas, as well as insurance protecting the Directors from any and all claims for damages arising out of any decision, act, or failure to act, of the Directors acting in their capacity as Directors;
- (q) exercise all other necessary or appropriate powers and duties commonly exercised by a Board of Directors and all powers and duties of the Directors as stated in the Declaration;
- (r) purchase a fidelity bond for any person or persons handling funds belonging to the Association or Owners;
- (s) enforce the Declaration, and any and all restrictions governing the Subdivision and to take any and all necessary steps to secure the enforcement . and compliance of the same; and
- (t) exercise any and all other powers or acts as are authorized by the Declaration.

**11. Records<sup>11</sup>. The Directors shall cause to be kept detailed and accurate records in chronological order of the receipts and expenditures affecting the Subdivision, specifying and itemizing the common expenses incurred. Such records and the vouchers authorizing the payments of such expenses shall be available for examination by the Owners, and by the holders of a first mortgage or first deed of trust on any Lot, at convenient hours on week-days. Payment vouchers must be approved by two-thirds (2/3) of the Directors. (3<sup>rd</sup> Amendment)**

## ARTICLE VI

### BUDGET, ASSESSMENTS AND SUBDIVISION LIEN

**1. Creation of the Subdivision Lien.** Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) regular assessments and charges ("Assessments"), and (2) special assessments ("Special Assessments") for capital improvements, such assessments to be established and collected as hereinafter provided. The Assessments and Special Assessments together with interest, costs, and attorneys' fees, shall be a charge on each Lot and Improvements thereon and shall be, upon levying of the same, a continuing lien upon the Lot against which the Assessment

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<sup>11</sup> This was incorrectly labeled paragraph "10" as this was the 2nd paragraph marked as "10" and the 3<sup>rd</sup> Amendment changed it to 11 and deleted "the Declarant shall cause..." in the 3<sup>rd</sup> Amendment.

or Special Assessment is made. Each such Assessment or Special Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time the Assessment or Special Assessment became due.<sup>12</sup>

**1.1 Lien for Assessments. The Association has a lien on a Property Unit for any assessment levied against that Property Unit or fines imposed against its Owner from the time the assessment or fine becomes due. Fees, charges, late charges, fines, and interest charged pursuant to Article V section (10), are enforceable as assessments under this Section.**

**1.1.1 If an assessment is payable in installments, the full amount of the assessment is a lien from the time any unpaid installment became due.**

**1.1.2 Recording of this Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section 1.1 is required.**

**1.1.3 Any collection or enforcement action brought by the Association brought under this Section 1.1 shall have the right to recover litigation expenses, reasonable attorney's fees, and court costs.**

**1.1.4 Within ten (10) days of written request by the Property Owner, the Association shall furnish a statement setting forth the amount of unpaid assessments against the Property Unit. If the Property Unit Owner's interest is real estate, any request by the Property Unit Owner that the statement be in recordable form shall be satisfied.**

## **1.2 Remedies.**

**1.2.1 Any assessment, not paid when due, shall be delinquent.**

**1.2.2 The Association may, as the Board shall determine, institute suit to collect such amounts and/or foreclose its lien.**

**1.2.3 No owner may waive or otherwise escape liability for assessments by abandonment of the Property Unit or non-use of the Common Areas.**

**1.2.4 All payments shall be applied first to costs of collection and attorney's fees; then to late charges; then to interest; then to newly-delinquent assessments; then to any unpaid installments of the assessments which are coming due within thirty (30) days of payment; and then to any unpaid installments of the assessments which are the subject matter of the suit or foreclosure.**

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<sup>12</sup> This sentence was deleted, "Notwithstanding the foregoing, no Assessments or Special Assessments shall be charged against Lots owned by Developer... at any time." in the 3<sup>rd</sup> Amendment.

**1.2.5 This Section does not prohibit actions to recover sums for which Section 1.1 creates a lien, nor does it prohibit the Association from taking a deed in lieu of foreclosure.**

(1.1 through 1.2.1 – 1.2.5 was amended by the 3<sup>rd</sup> Amendment)

**1.2.6 The Association's lien may be foreclosed in like manner as a deed of trust on real estate, including power of sale as provided by statute in force at the time of foreclosure. (Amended by the 4<sup>th</sup> Amendment)**

2. Purpose of Assessment. The Assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the residents of the Subdivision, for the Improvement and maintenance of the Subdivision and Common Areas, any recreational facilities constructed by Developer for use by the Owners and otherwise to fulfill and perform the Association's rights, duties, obligations and functions pursuant to this Declaration.

3. Establishment of Budget and Assessments.

- a. Unless the Directors otherwise decide, the fiscal year of the Association shall be a calendar year. On or before the end of each Assessment Year, the Directors shall cause to be prepared an estimated annual budget for the next Assessment Year. Such budget shall take into account the estimated expenses and cash requirements for the Assessment Year, including, without limitation, salaries, wages, payroll taxes, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power, water and other common utilities, management fees, expenses associated with Common Areas and other common expenses (as distinguished from individual mortgage payments, real estate taxes and individual telephone, electricity, gas, and other individual utility expenses billed or charged to the separate Owners on an individual or separate basis rather than a common basis). The annual budget may provide for a reserve for contingencies for the Assessment Year and a reserve for replacements, in reasonable amounts as determined by the Directors. To the extent that the Assessments and other cash income collected from the Owners during the preceding years shall have been more or less than the actual expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account.

**b. Section left blank. (3<sup>rd</sup> Amendment)<sup>13</sup>**

- c. Upon commencement of the first Assessment Year after Developer has transferred control of the Subdivision pursuant to Article V, Section 1 hereof, the Directors shall prepare the annual Budget and shall fix the Assessment, provided that the Assessment may be increased by more than ten percent (10%) in any given Assessment Year only by approval by

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<sup>13</sup> Deleted Until the commencement of the first Assessment Year... Directors.” (3<sup>rd</sup> Amendment)

Owners having at least two-thirds (2/3) of a quorum of the votes in the Association at an Association meeting and by a vote in accordance with the voting procedures set forth herein. Copies of the estimated annual budget shall be furnished by the Directors to the Owners not later than thirty (30) days prior to the beginning of such Assessment Year. Any institutional holder of a first mortgage or first deed of trust on any Lot shall receive at no cost, if it so requests in writing, said statement from the Directors. On or before the first day of each succeeding Assessment Year, and without further notice, the Owners of each Lot shall pay, as the respective annual Assessment for such Lot, such Lot's share of the expenses for such Assessment Year as shown by the annual budget. In the event that the Directors shall not approve an estimated annual budget or shall fail to determine new Assessments for any Assessment Year, or shall be delayed in doing so, the Owners shall continue to pay each year the annual Assessment as last determined. All Owners shall pay the annual Assessments to the managing agent or as may be otherwise directed by the Directors.

- d. The Directors shall cause to be kept a separate account for each Lot showing the respective Assessments charged to and paid by the Owners of such Lot, and the status of such account from time to time. Upon ten (10) days written notice to the Directors, and the payment of a reasonable fee therefor, any Owner or holder of a first mortgage or first deed of trust on any Lot shall be furnished a statement of the respective account for such Lot setting forth the amount of any unpaid Assessments that may be due and owing.
- e. In the event that during the course of any Assessment Year, it shall appear to the Directors that the monthly Assessments, determined in accordance with the estimated annual budget for such Assessment Year, are insufficient or inadequate to cover the estimated common expenses for the remainder of such Assessment Year, then the Board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year. Copies of such supplemental' budget shall be made available to each Owner and, notwithstanding any provision hereof to the contrary, any additional Assessment necessary to cover such deficiency shall be levied in a fair and equitable manner within the sole discretion of the Directors.

4. Special Assessments for Capital improvements. In addition to the Assessments authorized above, the Association may levy, in any Assessment Year, a Special Assessment applicable to that Assessment Year only, for the purpose of defraying in whole or in part, the costs of any construction, reconstruction, repair or replacement of a capital Improvement upon the Common Areas including fixtures and personal property related thereto, provided that Special Assessments shall be approved by a vote of Owners having at least two-thirds (2/3) of a quorum of the votes of the Association at a meeting at which a quorum is present.

5. Uniform Rate. Assessments and Special Assessments must be fixed at a uniform rate for all Lots.

6. Commencement of Annual Assessments. Each Owner shall pay his first annual Assessment upon the closing of the purchase of his Lot, adjusted according to the number of months remaining in the Assessment Year. Thereafter, annual Assessments shall be paid as provided herein. In addition to the foregoing, each Owner purchasing an undeveloped Lot shall pay an initial set-up fee to be deposited with the Association and which shall be in such amount as Directors shall determine but which shall be uniform for all Lot Owners.<sup>14</sup>

7. Non-payment of Assessments. Any Assessment or Special Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of ten percent (10%) per annum, or (ii) the maximum rate per annum allowed by law. The Association and the Directors shall have the authority to exercise and enforce any and all rights and remedies as provided in this Declaration or as otherwise available at law or in equity, including, but not limited to, the right to foreclose the lien against the defaulting Owner's Lot in like manner as a mortgage on real estate or a power of sale under Chapter 443, RSMo. In addition to the foregoing, the Association and the Directors shall have the right to suspend any Owner's voting rights and the right of such Owner, his family, guests and invitees to use the recreational facilities in the Common Areas for any period during which any assessment against such Owners Lot remains unpaid. No Owner may waive or otherwise escape liability for the Assessments and Special Assessments established herein by non-use or abandonment of such Owner's Lot or the Common Area.

8. Unexpected Assessments and Special Assessments. All funds paid from time to time by Owners for Assessments and Special Assessments, from time to time on hand and unexpended shall be deemed to be owned equally and in common by the Owners.

9. Subordination of the Lien to Mortgages. The liens of the Assessments or Special Assessments provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust encumbering the Lot. Sale or transfer of any Lot shall not affect the liens for Assessments or Special Assessments; however, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments or Special Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments or Special Assessments thereafter becoming due or from the lien thereof.

## ARTICLE VII

### GENERAL COVENANTS AND RESTRICTIONS

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<sup>14</sup> Deleted in the 3<sup>rd</sup> Amendment: "In addition to foregoing, each owner purchasing a Lot from the Developer shall pay an initial set-up fee to be deposited with the Association which shall be in such amount as Developer shall determine by which shall be uniform for all lot owners."

1. Creation of Covenants and Restrictions<sup>15</sup>. Each owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to the following terms, provisions, covenants and restrictions which run with the land and are perpetual and appurtenant to the Lots:

- (a) **No Lot shall be used for any business or commercial purpose, and each Lot shall be used solely for residential purpose except for use pursuant to home occupations as set forth below and for entrance monuments. In no event shall any Lot be conveyed or transferred in any manner to a civic, religious, charitable or fraternal organization, or any person or persons other than for the exclusive use of an individual family. (3<sup>rd</sup> Amendment)**
- (b) Except as otherwise provided herein, each Owner shall maintain his Lot and Dwelling in compliance with all applicable zoning ordinances and subdivision regulations of the City of Weldon Spring, Missouri and St. Charles County, Missouri. To the extent that the City or any other governmental authority shall require permits for the erection of any improvements upon a Lot, including, without limitation, fences, decks or other structures or Improvements, the Owner of such Lot shall be responsible for obtaining the same. **Each Owner shall also maintain his Lot and Dwelling in compliance with all applicable Camelot Declarations. (3<sup>rd</sup> Amendment)**
- (c) No Owner, except Developer with respect to Lots owned by Developer, shall cause any construction on a Lot without first submitting the plans and specifications for such construction to the Directors and obtaining approval for such construction from two-thirds.(2/3) of the Directors. In the event the Directors fail to approve or disapprove the plans and specifications within thirty (30) days after their submission to the Directors, the plans and specifications shall be deemed approved.
- (d) No Dwelling, Lot or any portion thereof shall be used for any noxious or offensive activity nor for any purpose prohibited by law or ordinance or which may become an annoyance or nuisance, in the judgment of the Directors, to other Owners or inhabitants of Lots.
- (e) No Lot shall be re-subdivided nor shall a fractional, part of any Lot be sold or leased.<sup>16</sup>

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<sup>15</sup> The **3<sup>rd</sup> Amendment** deleted: "No lot shall be used for any business or commercial purpose, and each lot shall be used solely for residential purposes... family."

<sup>16</sup> The **3<sup>rd</sup> Amendment** deleted: "provided, however, the Developer may resubdivide any Lot and sell or lease any fractional part thereof".

- (f) No trash, rubbish, garbage, trash can or other receptacle therefor, other than those receptacles approved by the Association, shall be placed on any Lot outside of a Dwelling. **All containers shall be properly sealed with secure lids and bagged containers shall be securely tied at all times. (3<sup>rd</sup> Amendment)**
- (g) No tank, bottle or container of fuel shall be erected, placed or permitted above the surface level of any Lot. **Gas grills are exempt. (3<sup>rd</sup> Amendment)**
- (h) Each Owner shall, as necessary, repair; maintain, replace, or clear at his sole expense each and every gas, sewage, and water lateral line on or servicing his only Dwelling or Lot.
- (i) No structure of a temporary character, trailer, mobile home, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a temporary or permanent residence.
- (j) No signage of any kind shall be displayed to the public view on any Lot, except (i) one sign of not more than five square feet advertising the Lot for sale or rent, (ii) one sign of not more than one square foot warning people of dangerous animals located in the home or on the Lot, and (iii) one sign not exceeding one square foot notifying people of the presence of an alarm or home security system located in the home located on the Lot; provided, however, there shall be no restrictions on the number or type of signage used by Developer to advertise or market the Subdivision during the construction, development and sales of Lots and Dwellings in the Subdivision by the Developer.
- (k) Each Owner shall maintain his Lot in a neat attractive manner, including without limitation, maintenance of the lawn and shrubbery. No Owner shall permit the lawn upon such Owner's Lot, whether grass, legume or ivy, to grow in excess of six (6) inches in height. **The Directors, after written notice to the Property Owner, can take action to bring Owner's Property into compliance. Any costs involved in bringing an Owner's Property into compliance will be charged back to the Owner and treated the same as assessments, as described in Article IX. All Builders shall be held responsible for maintaining any and all Lots they own or build upon in a manner consistent with these Declarations. This includes, but is not limited to, keeping the streets used to arrive at and depart from said Lots in a clean manner (no dirt, mud, stones or building material shall be left in the streets), and placing a barrier on the property to prevent debris from blowing onto surrounding property. (3<sup>rd</sup> Amendment)**



- (l) The Board shall as it, in its sole discretion, deems appropriate, be responsible for and shall undertake the landscaping, shrubbing, planting, sodding, and seeding of all Common Areas. The Board may establish and set aside such portions of the Common Areas as it shall deem appropriate for the establishment of community gardens, and the Board shall promulgate the rules and conditions under which such community gardens may be used by the Owners. No landscaping, gardening, planting, grading, paving, **placement of waste** (3<sup>rd</sup> Amendment), or change of terrain or any structure shall be undertaken, constructed, erected, performed, done, dug or installed within any of the Common Areas **unless approved by the Directors**<sup>17</sup> (3<sup>rd</sup> Amendment). **No trees or vegetation of any kind may be removed without approval from the Board of Directors** (3<sup>rd</sup> Amendment). Cutting of grass in common areas is exempt, with Board approval only.
- (m) Fences that receive the prior written approval of the Board of Directors may be erected on a Lot provided any such fences shall be built of wood, wrought iron or PVC (each in colors and styles approved by the: Board of Directors) and of a height no greater than six (6) feet. Under no circumstances shall chain link fences be allowed upon any Lot in the Subdivision. No fence, wall, hedge or shrub planting higher than three (3) feet above the roadways shall be pieced or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting thorn at points thirty (30) feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Notwithstanding any provision hereof to the contrary, no fence shall be placed on any Lot in a location abutting the right of way of Independence Road or Wolfrum Road until such time as Independence Road or Wolfrum Road are widened or otherwise Improved, as the case may be, and then, any such fence shall be uniform in appearance with all other fences permitted in the Subdivision along Wolfrum Road or Independence Road, as the case may be, and be of a split rail or post and rail design.
- (n) <sup>18</sup>**There shall be no outside storage buildings or unattached garages. Any other outbuildings or structures, i.e. pool houses and greenhouses, are to coordinate with the design standards of record and be first approved by the Directors. No doghouses are to be placed on Common Ground** (4<sup>th</sup> Amendment).

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<sup>17</sup> The 3<sup>rd</sup> Amendment deleted: "except as specifically provided herein."

<sup>18</sup> The 4<sup>th</sup> Amendment deleted: "No more than one storage building or other outbuilding shall be permitted on any Lot and then only if the exterior material of such storage building or outbuilding coordinates with the exterior of the Dwelling and is approved by the Directors".

- (o) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except dogs, cats or other household-pets which may be kept, provided they are not kept, bred or maintained for any commercial purposes and. provided that such household pets do not exceed two (2) in number per Dwelling on any Lot at any one time. Each Owner shall comply with all ordinances, zoning and subdivision regulations of the City of Weldon Spring, Missouri and St. Charles County, Missouri, relating to the supervision, control, responsibility and maintenance of animals and/or pets in residential areas.
- (p) Vehicles and watercraft, whether motorized, self-propelled, propelled or drawn by human, wind, sail, water, fuel or otherwise, Including, but not limited to, boats, vessels, motorboats, sailboats, sailboards, canoes, kayaks, boat trailers, recreational vehicles (RVs), sleds, recreational motor vehicles, vans, all-terrain vehicles (ATVs), motorcycles, motorized bicycles, motorcycles, dirt bikes, minibikes, tractors, truck-tractors, trucks displaying commercial advertising, trailers, campers, and house trailers shall not be parked, placed or stored outside of any Dwelling, provided, this shall not prohibit the parking on the driveway located on the Lot of no More than two (2) passenger automobiles, licensed to the Owner of the Dwelling or a full-time resident thereof that are in operating condition.
- (q) No Owner<sup>19</sup> shall alter or change any water course or finished grade without the express, written approval of the Directors.
- (r) No firearms, pellet or B.B. guns shall be discharged in the Subdivision.
- (s) Satellite dishes shall not be installed, constructed or maintained on any Lot or on the exterior of any Dwelling or other Improvement on any Lot without the prior written approval of the Board of the type, model, size, design, location, landscaping, appearance and other components thereof and related equipment therefor. Any satellite dish approved by the. Board shall be installed in accordance with, and maintained in the condition described in, the plans and specifications approved by the Board therefor. Under no circumstances shall television or radio antennas be permitted on any Lot or the exterior of any Dwelling or other improvement on any Lot.

2. Dwelling Restrictions. In addition to the General Provisions set forth hereinabove, all Dwellings shall be subject to the following restrictions:

- (a) Land Use: None of said Lots may be improved, used or occupied for other than private residence purposes and no flat or apartment house, although intended for residential purposes, may be erected thereon, provided, however, subject to the other restrictions contained in this Declaration, an

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<sup>19</sup> The 4<sup>th</sup> Amendment deleted: "except Developer".

Owner may use such Owner's Dwelling for a home occupation. Any residence erected or maintained on any of said Lots shall be designed for occupancy by a single family. For purposes of this Declaration, a "home occupation" shall mean: Any occupation, business or commercial activity carried on at the Dwelling by a member of the immediate family residing at the Dwelling and no more than one (1) nonrelated employee, which use is otherwise in compliance with all applicable laws, including, without limitation, the Zoning Ordinance of the City of Weldon Spring, Missouri, provided, the following uses are forbidden:

1. Dog grooming;
2. Provision of care, instruction or training of more than five (5) children, at one (1) time, not including the occupants of the Dwelling, whether or not for profit;
3. Any wholesale, jobbing or retail business unless it is conducted entirely by mail and/or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the Dwelling;
4. Any manufacturing business;
5. Any repair shop operating on or from the Dwelling;
6. A clinic or hospital;
7. A barber shop or beauty parlor;
8. A stable, animal hospital, dog kennel or dovecote;
9. A restaurant;
10. Any activity that produces noxious matter or employs or produces flammable matter, and
11. Any occupation which involves the use of any mechanical equipment other than what is usual for purely domestic or hobby purposes, or what is usual for a small business, professional or medical office.

- (b) Height Limitation: Any Dwelling erected on any of said Lots shall not be more than two (2) levels in height above ground, provided, that (i) walkout basements shall not be included In calculating such height limitation, and (ii) a Dwelling more than two (2) stories in height may be erected on any of

said Lots with the written consent of the Board of Directors of the Association.

- (c) **Requirements: Minimum Building.** Any Dwelling must conform to the following minimum enclosed floor area:

<b>Ranches or one story</b>	<b>2700 square feet<sup>20</sup></b>
<b>Two-story</b>	<b>2700 square feet</b>
<b>Split Levels</b>	<b>Not allowed</b>
<b>1 ½ story</b>	<b>2700 square feet</b>

**(3<sup>rd</sup> Amendment)**

The words "enclosed floor area" as used herein shall mean and include any Dwelling enclosed and finished for all-year occupancy, computed on outside measurements of the Dwelling but shall not mean and include any area of basements, garages, porches or attics.

- (d) **Building Lines:** No part of any Dwelling shall be located on any Lot nearer to the front street or the side street that is the front building line or the side building line shown on the Plat. Provided, however, the following enumerated parts of any Dwelling may project over the above-described front, side and rear lines, for the distance shown, to-wit:

1. **Window Projections:** Bay, bow or oriel, dormer and other projecting windows not exceeding one (1) story in height may project not to exceed four (4) feet.
2. **Miscellaneous Projections:** Cornices, spouts, chimneys, brackets, pilasters, grillwork, trellises and other similar projections for purely ornamental purposes may project a distance not to exceed three (3) feet.
3. **Porch Projections:** Unenclosed, covered porches, balconies and porte cocheres may project beyond the front building line not to exceed six (6) feet.

- (e) **Uncompleted Structures.** No Dwelling shall be permitted to stand in an unfinished condition for longer than six (6) months after commencement of construction. In the event of fire, windstorm, or other damage, no Dwelling shall be permitted to remain in a damaged condition longer than six (6) months. The outside exterior walls and trim shall be completely finished within one hundred eighty (180) days. **The total completion time for the construction of a dwelling shall be one (1) year from the date of Directors' approval for the construction. Construction of a dwelling or**

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<sup>20</sup> The 3<sup>rd</sup> Amendment deleted: "Ranches or one story 2,000 square feet  
Two-story 2,500 square feet  
Split-level 2,500 square feet"

**other approved construction must commence within six (6) months after the date of Directors' approval or the applicant must resubmit plans for approval. (3<sup>rd</sup> Amendment)**

- (f) Garages: All garages must be a minimum of a three (3)<sup>21</sup> car garage, and must be attached to the Dwelling. All garages shall be side entry garages unless otherwise approved by the Board of Directors and shall be equipped with doors which shall be kept closed as much as practicable to preserve the elevation of the house. No carports will be allowed. Total number of garage spaces per Lot cannot be greater than four. Rear entry garages will be allowed when approved by the Board, all other garages must be side entry. **Garage doors shall not be visible from the front elevation of a dwelling<sup>22</sup>. (3<sup>rd</sup> Amendment)**
- (g) Exterior Walls: The exterior walls of all Dwellings shall be constructed of wood or wood products, clay, brick, rock, stone, or vinyl siding, in an attractive manner and of good workmanship, provided however, that if the exterior walls of any Dwelling are constructed of wood or wood products, the same shall be painted or stained. **Exterior walls shall be covered to grade and be covered or constructed of the same materials as used in the construction of the exterior wall of the Dwelling directly above the exposed portion of the concrete foundation. (3<sup>rd</sup> Amendment)**
- (h) Swimming Pools: Only in-ground pools shall be allowed, provided, (i) fences or other barrier devices built of approved material and of a decorative character shall be erected to a height of at least four (4) feet for the purpose of screening any pool, (ii) the plans and specifications for said fence or screening material and a drawing showing the proposed location of the same shall be approved in advance by the Board of Directors of the Association with respect to (a) the quality of materials, (b) harmony of external design with existing Dwellings and improvements, and (c) their proximity to other Dwellings and improvements. Under no circumstances shall above-ground pools be allowed upon any Lot in the Subdivision. **The drawings and specifications for swimming pools submitted to the Directors for approval must include specifications for the pool, and drawings showing landscaping, screening materials and elevations along with fence drawings, retaining walls and details. Pools shall not drain onto Common Areas or neighboring Lots. Pool pumps and filtering equipment must be screened from view with approved landscaping. (3<sup>rd</sup> Amendment)**
- (i) Roof/Soffits & Fascia: **The minimum quality for roofing shingles for roofs of all Dwellings shall be slate, tile or a three-dimensional**

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<sup>21</sup> The 3<sup>rd</sup> Amendment changed from two (2) car garage to three (3).

<sup>22</sup> The 3<sup>rd</sup> Amendment deleted "unless installed by the Developer in the initial construction of the dwelling or otherwise approved by the Board of Directors, in its sole discretion."

architectural shingle, such as Heritage 25 or formerly Heritage II asphalt shingles, unless otherwise specifically allowed by the Board of Directors. All soffits and fascia on all dwellings shall be enclosed with aluminum or superior material. (2<sup>nd</sup> Amendment)

- (j) **23Decks and Porches**: All areas of new construction which are designed with elevated doorways for a deck or porch shall have the deck or porch installed within ninety (90) days after occupancy. This is also a requirement for patios with entry doors at ground level.
- (k) **Solar Collection systems**: Exterior solar collection systems, wind generator systems, or other similar appliances are prohibited.
- (l) **Elevations**: No identical front or rear elevations on adjacent Lots will be permitted. Architectural interest is to be provided in rear elevations, especially on Lots that back to Independence Road. Such architectural interest shall consist of net less than twenty percent (20%) glass or other architectural features such as bay windows, porches, decks, as deemed appropriate by the Directors.
- (m) **Sun Control Devices**: Sun Control Devices shall be compatible with the architectural character of the house, Metal awnings are prohibited. Solid colors shall be used in all instances.
- (n) **Attic Ventilators**. Attic ventilators or other mechanical apparatus requiring roof penetration shall be as small as possible and every effort is to be made to locate them so they are not visible above the ridgeline of the roof from the street. Attic ventilators penetrating the roof shall be painted or finished to match the roof.
- (o) **Skylights**. On front elevations, only low profile skylights shall be permitted. Skylights shall be bronze, black or a color to match the roof.
- (p) **Screening**. Porch screening shall match the color of existing window and door screens.
- (q) **Lighting**. No exterior lighting shall be directed outside Owner's Lot.
- (r) **Dormers**. Fake window dormers shall be treated so that rafters and framing are not visible from the street.
- (s) **Flashing**. Visible unpainted aluminum flashing extending more than 2 inches in the vertical on a home's front elevation is prohibited. Copper flashing is preferred.

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<sup>23</sup> In the 3<sup>rd</sup> Amendment Decks and Porches was labeled as (i); should have been (j) and caused subsequent mis-numbering.

- (t) **Mailboxes.** Mailboxes shall be decorative in design and shall be made of brick, stone, or wrought iron and be complimentary to the design of the house.
- (u) **Air Conditioners.** Window air conditioners are not permitted.
- (v) **Clotheslines.** No permanent or temporary clotheslines or similar device constructed for the purpose of hanging laundry shall be permitted.
- (w) **Swing sets and Sport Equipment.** Erection of any swing set, slide basketball basket, trampoline or similar playground or sports-related equipment shall not infringe upon a neighbor's property or privacy and shall be installed/erected within the standard setbacks and cannot be erected within five (5) feet of any property line.
- (x) **Roof Pitch.** Roof shall not be less than an 8/12 pitch.
- (y) **Driveways, Parking Pads and Sidewalks.** All driveways, parking pads and sidewalks for new construction shall be exposed aggregate, concrete, picture frame brush finished concrete, or brick or masonry paver. No asphalt shall be used. Existing driveways, parking pads and sidewalks shall be maintained in like kind and quality. Replacement of existing driveways and parking pads shall be in aggregate, concrete, picture frame brush finished concrete, or brick or masonry paver only. All circular driveways shall require the prior written approval of the Directors. All finishes and colors are subject to Director approval. The Directors reserves the right to reject without recourse any finish or color deemed to be objectionable.  
(j-y 3<sup>rd</sup> Amendment)

3. **Bond.** A cash bond in the minimum amount of three thousand dollars (\$3000.00) shall be deposited with the Directors for each new home to be built to assure compliance/completion of the construction with and to the Declarations and to cover any possible damage which may be incurred to any and all Camelot Subdivision streets bordering the Lot being built upon. The bond shall be placed in escrow and the full amount plus interest shall be returned after the Directors make the final inspection of said property before occupancy. If other construction such as a pool, deck, or patio is included with the home plans when submitted for Directors approval, these items must also be satisfactorily completed before the release of the Bond. Any damage to the site or surrounding area by the builder and or contractors working for said builder at or around said site that is not repaired by the builder, can be repaired at the Directors discretion and deducted from the cash bond. Damage repair must be approved by the Directors before the release of all or part of the cash bond. Other structures, including, but not limited to, pools, pool

**houses, building additions, greenhouses, and gazebos may require a bond set at the discretion of the Directors. (3<sup>rd</sup> Amendment)**

## ARTICLE VIII

### EASEMENTS

1. Encroachment Easement. Should any portion of any Dwelling as constructed on any Lot by Developer overhang or encroach on an adjacent Lot or on any Common Area, the Owner of the overhanging or encroaching Dwelling shall have an easement on such adjacent Lot or Common Area; as the case may be, to permit the overhanging or encroaching portion of such construction to remain in the same state and location as when said Dwelling was first occupied for residential use. Such easement shall be appurtenant to and shall pass with title to the Lot on which said Improvements were constructed.

2. Utility Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as Shown on the Plats. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

3. Temporary Construction Easement. Until the last Lot is sold and conveyed to an Owner other than the Developer, the Common Area and that portion of each Lot not occupied by a Dwelling shall be subject to an easement allowing the Developer, its employees, agents, contractors and subcontractors to enter upon and over the Common Area and Lot for the purpose of construction on adjoining Lots, Common Area and streets.

## ARTICLE IX

### EXTERIOR MAINTENANCE

Each Owner shall be responsible for keeping his Lot and the exterior of such Owner's Dwelling in good repair and in a clean and tidy condition, including, without limitation, re-painting of the exteriors as necessary. In the event an Owner shall fail to maintain his Lot and Dwelling in a manner satisfactory to the Directors or the Association, upon an affirmative vote of the Directors, the Association shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and the exterior of the Dwelling, including but not limited to the removal of rubbish and debris, and any and all landscaping deemed appropriate by the Directors. The Directors or their agents or employees shall not be held liable for any manner of trespass that might arise under this Article. The cost of such maintenance shall be added to and become part of the next Assessment to which such Lot is subject, and, in the event said costs are not paid on or before the date the next Assessment payment is due, the Association shall be entitled



to all remedies provided in Article VI, Section 7 for non-payment, including, without limitation, imposition of a lien on said Owner's Lot and foreclosure thereof.

## ARTICLE X

### GENERAL PROVISIONS

1. Enforcement. The Association, the Directors, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, the Directors or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions, which shall remain in full force and effect.

3. Term. The covenants, conditions and restrictions of this Declaration shall run with and bind the Subdivision, for a term of fifty (50) years from the date this Declaration is recorded, after which the said covenants and restrictions shall be automatically extended for successive periods of twenty (20) years each unless an instrument signed by the then Owners having seventy-five percent (75%) of the votes in the Association has been recorded, agreeing to terminate this Declaration as of the end of any such period. No such agreement of termination shall be effective unless made and recorded six (6) months in advance of the effective date of such termination.

4. Amendment<sup>24</sup>. This Declaration may be amended by an instrument signed by Owners having at least sixty percent (60%) of the votes in the Association. Any such amendment shall be valid upon recordation in the Office of the Recorder of Deeds for the County of St. Charles, Missouri. **Notice of approval shall be provided to all residents along with a revised copy of this declaration. (3rd Amendment)**

5. Reservation of Expenditures.<sup>25</sup> **Association (3rd Amendment)** reserves the right to receive any money consideration which may be refunded or allowed on account of any sums previously expended or subsequently provided by it for joint main sewers, sanitary sewers, storm sewers, gas pipes, water pipes, conduits, poles, wires, street lights, roads, streets, traffic signals, recording fees, subdivision fees, consultation fees, or any fees, charges and expenses incurred with respect to the development and creation of the Subdivision.

6. Release.<sup>26</sup> **Association (3rd Amendment)** may, in its sole discretion, release the Property, or any portion thereof, including, without limitation, any one or more Lots or Common Area, from the provisions of this Declaration, by amending the Declaration, as set forth in Section 4 above, and, if Association deems it necessary, recording one or more revised or amended plats.

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<sup>24</sup> **3rd Amendment** deleted: "This Declaration may be amended by the unanimous consent of the Directors at any time prior to the election of the Board of Directors by the Association as provided in Article V, Section 1 of the Declaration. Thereafter,"

<sup>25</sup> The **3rd Amendment** deleted the word "Developer" and replaced with Association.

<sup>26</sup> The **3rd Amendment** deleted the word Developer and replaced with Association.

## **ARTICLE XI**

### **GUIDELINES FOR ARCHITECTURAL APPROVAL BY DIRECTORS**

1. **Purpose.** The following guidelines will be used by the Directors in the construction submittal evaluation, but are not to be considered all-inclusive. The Director's primary purpose in reaching a decision in the evaluation process is to preserve and protect the value and desirability of the Camelot Subdivision.

2. **<sup>27</sup>Approval Process.** The following factors may be considered in the Director's approval process:

- a. Suitability of the improvement in relation to the particular site upon which it is to be built,
- b. Quality of materials,
- c. Architectural harmony thereof with the immediate surroundings and neighborhood setting. Architectural harmony considers aesthetics, value, architectural style, conformity to existing structures and natural setting and overall plan for development.

(3<sup>rd</sup> Amendment)

## **ARTICLE XII**

### **PRESERVATION OF TREES**

1. **Protection of Trees During Development Activities.** To assure the health and survival of trees in the Camelot Subdivision, the builder and or contractor for the approved construction shall avoid the following kinds of tree injuries:

A. **Mechanical injuries to roots, trunk, and branches.**

(1) Prior to any land preparation or other development activities, a protective barrier easily visible to equipment operators shall be placed around all monarch trees and protected trees so as to encompass the entire tree protection zone.

(2) No attachment wires (other than supporting wires), signs or permits may be fastened to any monarch tree or protected tree.

(3) No equipment, construction materials or debris of any kind shall be driven or placed within the protective barrier.

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<sup>27</sup> The 3<sup>rd</sup> Amendment numbers incorrectly the Approval Process as item (3).

(4) in lieu of constructing the barriers around individual trees as required above, the developer may physically designate large areas as undisturbed tree areas where no land preparation or other development activities of any kind will occur. The area shall be designated by placing stakes a minimum of twenty-five (25) feet apart and tying ribbon, plastic tape, or rope, or some other suitable material from stake to stake along the outside perimeter of the area. This perimeter line shall be beyond the tree protection zone of any monarch trees and protected trees growing within the area.

(5) Required protective barriers and perimeter lines shall remain in place until all construction activity, except landscaping within the protected area, is completed.

**B. Injuries by chemical poisoning.**

(1) No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical or other material or tools of any kind shall be stored or allowed in any manner to enter, within a required protective barrier or line.

(2) No equipment shall be cleaned within a required protective barrier or perimeter line.

**C. Injuries by Grade Changes.**

Grade changes shall not be made within the tree protection zone unless special protective measures are taken. The specific plan for protecting trees due to any grade changes within the tree protection zone shall be submitted with the Site Development Plan, Minor Site Plan or Preliminary Subdivision Plat application and shall be approved by the Zoning Commissioner or designee prior to commencement of development.

**D. Injuries by Excavations.**

(1) Water, sewer, gas and other similar utility lines should be routed around the tree protection zones of monarch trees and protected trees.

(2) If a line cannot reasonably be routed around the tree protection zone, the line shall be tunneled instead of trenched beneath the area within the zone. The tunnel shall be offset to one side of the trunk to prevent damage to the main taproots.

**E. Injuries by Paying.**

**Porous paving may be placed within the tree protection zone of a protected tree, so long as no damage is inflicted to the tree by grade change, compaction of the soil, or any other cause.**

**(3<sup>rd</sup> Amendment)**

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]***

IN WITNESS WHEREOF, the undersigned has executed this Compilation this 26<sup>th</sup> day of August, 2022.

CAMELOT HOMEOWNERS ASSOCIATION

By:

*John Hoernig*  
Printed Name: John Hoernig  
Title: President

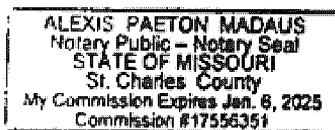
STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. CHARLES )

On the 26<sup>th</sup> day of August, 2022, before me appeared John Hoernig, to me known to be the person described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed, as said **President of Camelot Homeowners Association** and who acknowledged that the Board of Directors of the Camelot Homeowners Association approved this Compilation as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles, State of Missouri, the day and year last above written.

*Alexis Madaus*  
Notary Public

My Commission Expires:



**EXHIBIT A**

**LEGAL DESCRIPTION**

Legal Description:       Plat Book 33 Pages 163-167 St. Charles County Recorder of Deeds Plat  
Books

County:                   St. Charles County, Missouri

References:           Book 1817, Page 455 et seq. recorded on February 27, 1996  
("Original Declaration"); Book 2056, Page 339 et seq. recorded on April 7, 1998 ("1<sup>st</sup>  
Amendment"); Book 2107, Page 1291 et seq. recorded on July 28, 1998 ("2<sup>nd</sup> Amendment");  
Book 2847, Page 827 et seq. recorded March 27, 2002 ("3<sup>rd</sup> Amendment"); Book 2884, Page  
1981 et seq. recorded on May 7, 2002 ("4<sup>th</sup> Amendment"); Book 3265, Page 1219 et seq.  
recorded on February 21, 2003 ("Reacknowledgement of 4<sup>th</sup> Amendment").

**EXHIBIT B**  
**EASEMENT SEARCH/RECORDS EXAMINATION**

## **Easement Search**

**File#: 19006STL**  
**Customer File #:**

**DATED: 04/18/2022**

**St. Louis Title, LLC is pleased to provide you with the following requested information on the indicated property. Please forward your payment for this service in accordance with the attached invoice.**

**St. Louis Title, LLC has made a search of the Deed records relating to the following described property in the County of St. Charles, State of MO:**

**All of Camelot, a Subdivision in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 33 page 163 of the St. Charles County Records.**

**Adjusted Lot 169 and Adjusted Lot 170 of Schaffer-Camelot Boundary Adjustment Plat, a Subdivision in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 50 page 109 of the St. Charles County Records.**

**Restrictions: (from 2/27/1996 to 04/18/2022)**

### **RESTRICTIONS:**

Building lines, easements, and set backs which are shown on the plat recorded in Plat Book 33 page 163, Affidavits recorded in Book 1820 page 1398, Book 1881 page 375, Book 2323 page 161, and Book 2788 page 272, and covenants and restrictions, including a provision for Subdivision Assessments, contained in the Subdivision Indenture recorded in Book 1817 page 455 and subsequent amendments in Book 2056 page 339, Book 2107 page 1291, Book 2847 page 827, Book 2884 page 1981, Book 3265 page 1219, and Book 3265 page 1336.

But omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.

Assignment of Declarant Rights and Declaration of Developer recorded in Book 3023 page 1574.

Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book 50 page 109.

But omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent said covenant or



restriction is permitted by applicable law.

**[Click here for copies of recorded documents](#)**

**NOTE:** The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, St. Louis Title, LLC assumes no liability as to the accuracy or completeness of such information.

No examination has been made as to whether the grantor in the instrument purporting to transfer title to the "apparent owner" set forth under paragraph one (1) above actually owned the property attempted to be conveyed, nor as to whether that instrument is a valid conveyance.

This document cannot be relied upon as establishing ownership, but is only intended to show the names of the persons presently appearing to claim ownership as reflected in the public records, and the encumbrances described above.

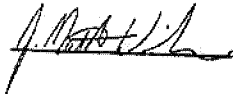
St. Louis Title, LLC shall have no liability for this report unless the invoice for this report is paid in full within 30 days of the invoice date.

St. Louis Title, LLC's liability for this report is limited to \$1,000.00. There is no liability assumed for items not indexed properly in the public records or other data bases on which St. Louis Title, LLC relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by St. Louis Title, LLC as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

**If you have any questions, please contact the examiner indicated below.**

St. Louis Title, LLC



Authorized Signatory