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DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF  
STONE MEADOW

STATE OF MISSOURI  
GREENE COUNTY  
FILE FOR RECORD

WITNESSETH:

1997 MAR 21 PM 3 59

WHEREAS, on the 14th day of March, 1997, Developer was the owner of record of the following described real property, consisting of 130 acres, more or less, hereinafter called "Stone Meadow" or the "Property":

See Attached Legal Description

WHEREAS, the Developer owns and/or may purchase additional real property which adjoins the above described real property which will be added to the "Property" at a future date, and

WHEREAS, the above-described real property was approved by the Greene County as the preliminary plat of Stone Meadow and the Property is in the process of being developed; and

WHEREAS, Developer desires to provide for the development of Stone Meadow as a controlled development with open areas, recreational facilities, single-family homes, and to provide for the maintenance, improvement and administration of the Stone Meadow community and the preservation of the values and amenities of Stone Meadow, and

WHEREAS, the final plat of Stone Meadow Phase I has been approved by Greene County and will be recorded in the future; and

WHEREAS, Stone Meadow will also be final platted in future phases; and

WHEREAS, Stone Meadow Property Owners Association, Inc. is being duly incorporated under the laws of the State of Missouri as a Nonprofit Corporation for the general purposes of managing the Stone Meadow Community properties and facilities; administering and enforcing the covenants and restrictions; and collection and disbursing the assessments as provided for in this "Declaration of Covenants, Conditions and Restrictions of Stone Meadow,"

NOW THEREFORE, this Declaration of Covenants, Conditions and Restrictions, for Stone Meadow is made, on the date hereinafter set forth, by Stone Meadow, L.L.C., a Missouri limited liability company.

ARTICLE I  
DEFINITIONS

Section 1: As used in this Declaration of Covenants, Conditions and Restrictions:

(a) "Association" shall mean and refer to Stone Meadow Property Owners Association, Inc., its successors and assigns.

(b) "Board" shall mean the Board of Directors of the Association.

(c) "Builder" shall mean any builder, contractor, investor or other person or entity who purchases a Lot in Stone Meadow for the purpose of resale thereof to a public purchaser; or for the purpose of constructing improvements thereon for resale to a public purchaser.

(d) "Common Area" shall mean all real property now or hereafter owned by the Association which is designated as Community Area, open or drainage area on an Stone Meadow final plat and intended for the common use and enjoyment of all of the Owners.

(e) "Common Expenses" shall mean all expenses and financial liabilities of the Association. The Common Expenses shall include, but shall not be limited to, the improvement, construction, repair, maintenance, care, landscape, upkeep, management and security of the Common Areas and the improvements and facilities thereon; taxes and insurance; the general and administrative expenses of the Association; together with all other costs and expenses related to the ownership management and maintenance of the Common Areas, together with any allocations for reserves.

(f) "Corner Lot" shall mean any lot which abuts, other than at its rear line, upon more than one street.

(g) "Developer" shall mean Stone Meadow, L.L.C., its successors and assigns and any entity designated by Stone Meadow, L.L.C., as a Developer or successor.

(h) "Declaration" or "Covenants, Conditions & Restrictions" shall mean the Declaration of Covenants, Conditions and Restrictions of Stone Meadow and all other provisions set forth in this entire Document, as the same may from time to time be amended or modified.

(i) "Limited Common Elements" shall mean any portion of the Property designated by the Developer for the exclusive use of

some Owners, but not all Owners. The Limited Common Elements shall include, but not be limited to, any private streets, street lights, curb and gutter, sidewalks, gates and other improvements within the area which would have been public right of way (usually 50') if the streets were public.

(j) "Limited Common Element Expenses" shall mean all expenses and financial liabilities of the Association for the Limited Common Elements. The Limited Common Element Expenses shall include, but not be limited to the improvement, construction, repair, maintenance, care, upkeep, security, and snow removal, together with any allocations for reserves, of the Limited Common Elements.

(k) "Lot" shall mean any parcel of real property designated as a Lot on any recorded Subdivision Plat within Stone Meadow or any additions thereto, with the exception of the Common Area.

(l) "Member" shall mean a Member of the Association.

(m) "Owner(s)" shall mean the record owner, whether one or more persons or entities, of a fee or undivided interest in any lot. The foregoing does not include any persons or entities who hold an interest in any Lot merely as security for the performance of an obligation. Except as stated otherwise in this Declaration, the term "Owner" shall not include a lessee or tenant.

(n) "Property" or "Properties" shall mean and refer to the 120 acres set forth on the attached legal description, and referred to as Stone Meadow, and any additional real estate acquired or owned by Developer and developed in conjunction with Stone Meadow, upon filing an amendment with the Greene County Recorder of Deeds which states the legal description of the additional real estate to be included in the Property.

(o) "Rules" shall mean and refer to those rules and regulations as passed and promulgated by the Association, the Board or the Architecture Committee acting on behalf thereof, under the authority granted by this Declaration, or the Articles of Incorporation or By-Laws of the Association.

(p) "Single Family Residence" shall mean a structure containing one dwelling only and occupied by not more than one family; a residential group home shall not be considered to be a Single Family Residence for this Declaration.

(q) "Stone Meadow" shall mean the Property as set forth above.

(r) "Subdivision Plat" shall mean a recorded plat covering any or all of the Property referred to in this Declaration.

(s) "Visible From Neighboring Property" shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

## ARTICLE II PROPERTY SUBJECT TO THE STONE MEADOW RESTRICTIONS

Section 1: General Declaration Creating Stone Meadow. Developer will develop Stone Meadow in phases, by subdivision into various Lots. Developer may supplement or modify this Declaration with such additional covenants, conditions and restrictions as may be appropriate. Developer's sale and conveyance of Lots is subject to this Declaration, as modified and amended. Developer hereby declares that all of the real property within Stone Meadow, is and shall be held, conveyed, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration, as amended or modified from time to time. This Declaration, as amended or modified, is in furtherance of a general plan for the subdivision, improvement and sale of the Property and is established for the purpose of enhancing the value, desirability, and attractiveness of the Property. All rights, benefits and privileges and all impositions and obligations of this Declaration shall be covenants which run with the land within Stone Meadow for all purposes and shall be binding upon and inure to the benefit of Developer, Association, and Owners, and their successors and assigns.

Section 2: Acceptance of Declaration. Each Owner, by acceptance of a deed or by acquiring any ownership interest in the Property, for himself, his successors and assigns accepts the same subject to, and binds himself, his successors and assigns, to the Covenants, Conditions and Restrictions and the rules and regulations now or hereafter imposed by this Declaration and any amendments thereto. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvement and development of the real property covered thereby.

## ARTICLE III RIGHTS TO COMMON AREA

Section 1: Owner's Easements of Enjoyment. Every Owner, shall have a nonexclusive right to use and an easement of

enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot. Such right and easement shall extend to each Owner, and his agents, tenants, family members and invitees, subject to the following provisions:

(a) The right of the Association to impose Rules under which Common Areas may be used by Members and/or their invitees;

(b) The right of the Association to suspend any Owner's voting rights and the right to use the recreational facilities for each period during which any assessment against his Lot remains unpaid; and, for a period not to exceed ninety (90) days for any infraction of this Declaration, any Supplementary Declarations thereto, the By-Laws of the Association or any Rules which may be imposed by the Association;

(c) The right of the Association to impose Rules for the Limited Common Elements.

Section 2: Ownership and Loans for Common Area. Developer shall convey fee simple title to the Common Area and the Limited Common Elements to the Association upon completion of the improvements in the Common Area or Limited Common Elements. At the time of conveyance, the Common Area or Limited Common Elements may be subject to existing loans. With the approval of a majority of the Members, the Association may subsequently encumber the Common Area or Limited Common Elements.

#### ARTICLE IV STONE MEADOW PROPERTY OWNERS ASSOCIATION, INC.

##### Section 1: Organization.

(a) The Association. The Association is a nonprofit corporation organized and existing under the Missouri Nonprofit Corporation Act of the State of Missouri, charged with the duties and invested with the powers prescribed by law and set forth in its Articles of Incorporation, By-Laws, and this Declaration. Neither the Articles nor By-Laws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

(b) Board of Directors and Officers. The affairs of the Association shall be conducted by a Board of Directors and such officers as the Directors may elect or appoint, in accordance with the Articles and the By-Laws.

Section 2: Powers and Duties of the Association. The Association shall have such rights, powers and duties as set forth in the Articles and By-Laws. The Association will not be

dissolved without the consent of Greene County, Missouri, or the City of Springfield if Stone Meadow is subsequently annexed into the City of Springfield, Missouri.

Section 3: Rules. The Association may, from time to time and subject to the provisions of the Declaration, adopt, amend, and repeal rules and regulations governing the use of any Common Area (including the Limited Common Elements) by any Owner, by the family of such Owner, or by any invitee, licensee or lessee of such Owner; provided, however, that such Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles or By-Laws. A copy of such Rules as they may from time to time be adopted, amended or repealed, shall be made available to each Owner, at said Owner's request. Upon promulgation, said Rules shall have the same force and effect as if they were set forth in and were part of the Declaration.

Section 4: Personal Liability. No Member of the Board of Directors, Architectural Committee or any other Committee of the Association, or any officers of the Association shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence unless caused by his or her fraud, bad faith or gross negligence.

Section 5: Responsibility for Common Areas. The Association shall have the responsibility for maintaining the Common Areas (including the Limited Common Elements) and shall be responsible for the payment of any taxes and insurance on the Common Areas.

Section 6: Responsibility for Utility Easement along Stone Meadow Way on Lots 37, 38, 39 & 40, Phase I. The Association shall have the responsibility for maintaining the 5 foot utility easement that runs adjacent to Stone Meadow Way along the rear property lines of Lots 37, 38, 39 & 40 in Phase I. All other easements that are not in Common Area or part of a Landscaping Easement shall be maintained by the Owner of the Lot on which the easements are located.

Section 7: Responsibility for Landscaping Easements. The Association shall have the responsibility for maintaining any Landscaping Easements, as identified on any final plat of Stone Meadow.

Section 8: Liability of Association for Vehicles. Neither the Association nor the Board shall assume any liability of any kind or nature with respect to any vehicles moving within or parked upon any portion of the Common Areas or Limited Common Elements. Any Person operating or parking any vehicles within the boundaries of the Common Areas or Limited Common Elements shall do so entirely at such Person's risk and shall indemnify

and hold both the Association and the Board harmless from and against any and all claims, demands, actions, causes of action and proceedings arising out of the presence of any such vehicle within the boundaries of the Common Areas or Limited Common Elements.

## ARTICLE V MEMBERSHIP AND VOTING RIGHTS

Section 1: Membership. Every Owner, either of a fee or undivided interest, of a Lot, which is subject to assessment by the Association, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

Section 2: Voting Rights. There shall be two Classes of Members.

(a) Class A members shall be all of those owners of lots, with the exception of Developer, in Stone Meadow subdivision. Each Class A member shall be entitled to one vote for each lot the member owns. If more than one person holds such an interest in any lot, all such persons shall be members, however, the vote for such lot shall be exercised as such members among themselves agree and if they do not agree, as determined by the Association; but in no event shall more than one vote be cast with respect to any such lot.

(b) The Class B member shall be the Developer, Stone Meadow, L.L.C. and its successors and assigns. The Class B members shall be entitled to the total number of votes which, when added to the total number of Class A votes shall equal 60% of the total votes entitled to be cast by the Class A and Class B members together. As an example, if there are 28 Class A votes entitled to be cast, the Class B votes would equal 42.

Section 3: Management Rights. Members shall have no rights to manage the business affairs of the Association. The management of the Association is vested entirely in the Board of Directors as set forth in the Articles of Incorporation and By-Laws.

## ARTICLE VI COVENANT FOR ASSESSMENTS

Section 1: Creation of the Lien and Personal Obligations of Assessments. Each Lot shall be subject to assessments and each Class A Member by acceptance of a deed therefore, whether or not

it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) Annual assessments; (2) Special assessments; (3) Initial assessment; and (4) Limited Common Element Assessments; (5) Trash service assessments; such assessments to be established and collected by the Board as hereinafter provided. The annual, special, initial, limited common element and trash service assessments, together with interest, costs and reasonable attorneys' fees, shall, to the full extent permitted by law, be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property on the effective date of the assessment. No Owner may exempt himself from liability for an assessment by waiver of the use or enjoyment of the Common Area or a service to be provided by or through the Association. The personal obligation for delinquent assessments shall not pass to his successors in title, but, nevertheless, the lien arising by reason of such assessment shall continue to be a charge and lien upon the land as provided herein.

Section 2: Developer Assessments. The Developer is a Class B Member and is not obligated to pay any assessments, except, the Developer shall pay any deficit in the operation of the Association prior to December 31, 2000, and shall pay special assessments and limited common element assessments.

Section 3: Annual Assessments. The annual assessments shall be used for the purpose of paying the Common Expenses. The Class A Members shall be obligated to pay the annual assessment imposed by the Board to meet the Common Expenses.

(a) The initial annual assessment shall be for 1997 and shall be Three Hundred Dollars (\$300) per Class A Member.

(b) After 1997, the annual assessment may be increased each year, without a vote of the Members, not more than fifteen (15%) percent above the assessment established for the previous year. After December 31, 2000, in the event that the annual assessment is not sufficient to pay for the Common Expenses, an additional assessment will be made solely for the purpose of paying the Common Expenses.

Section 4: Special Assessment for Capital Improvements. In addition to the annual assessments in Section 3 above, the Association may levy in any calendar year a special assessment. The purpose of the special assessment shall be for providing in whole or in part, for the cost of any reconstruction, repair or replacement of capital improvements in the Common Area, including fixtures and personal property related thereto. The maximum



special assessment shall be Five Hundred and No/100 (\$500.00) dollars per year, per lot for Class A and Class B Members. Any special assessment shall require an affirmative vote of the majority of the Members.

Section 5: Initial Assessment. The purpose of the initial assessment is to reimburse the Developer for the Developer's subsidy of the Association's operating deficit and to repay a portion of Developer's cost of the swimming pool, tennis courts, and other amenities in the Common Area. All Class A Members shall pay an initial assessment of \$500 per lot. This assessment shall be paid by each Member to the Association when the residence is first occupied. Upon the resale of the Members' home, no further initial assessment shall be due if the initial assessment has been paid. Upon collection of the initial assessment, the Association shall pay the assessment to the Developer. This \$500 assessment is \$500 per lot, not per Member. If a Member purchases more than one lot and is the first occupant of each lot, the initial assessment shall be paid upon occupancy of each residence.

Section 6: Limited Common Element Assessment. The purpose of the limited common element assessment is to pay the Limited Common Element Expenses. In addition to the other assessments, each Class A and Class B Member whose Lot is adjacent to the private street designated by the Developer as the Limited Common Elements shall pay his pro rata share of the Limited Common Expenses. The pro rata share shall be determined by dividing the Limited Common Expenses by the number of Lots adjacent to the Limited Common Elements. Thus, if there are 40 Lots within the gated area of private streets which is the Limited Common Elements, each Class A and Class B owner would pay 1/40th of the limited common area assessment.

Section 7: Trash Service Assessment. The trash service assessment shall be the amount which the Association pays a trash service provider for the annual trash service for a resident. Resident Owners shall pay the annual trash service assessment in the same manner as the annual assessment, with the service prorated beginning with the date the home is occupied.

Section 8: Payment of Assessment. Payment of any assessment shall be made by the owner within 30 days of notice of the amount of the assessment, unless another payment date is specified in the notice, and unless expressly otherwise determined, shall be due in advance of the time when the expenses are payable. Written notice of the assessment shall be sent to every Owner, however failure to give notice shall not be deemed to relieve the Owner of the obligation to pay the assessment.

Section 9: Excess Assessments. Any assessment which exceeds the expense for which it was received shall be retained by the Association for the benefit of its Members, and may be used by the Association to pay future expenses, or as the Association may otherwise determine.

Section 10: Date of Commencement of Annual Assessments. The annual assessments for each Lot provided for herein shall commence on January 1, 1997 and thereafter shall commence on the date of the first conveyance of said Lot by the Developer to an Owner. The first annual assessment for each lot shall be prorated based on the date it is sold by the Developer.

Section 11: Effect of Nonpayment of Assessments; Remedies of the Association. Each member shall be deemed to covenant and agree to pay to the Association the assessments provided for herein, and each agrees to the enforcement of the assessments in the manner herein specified. In the event the Association employs an attorney or attorneys for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, or for any other purpose in connection with the breach of this Declaration, each Owner agrees to pay all expenses, including costs of collection and reasonable attorneys' fees incurred, together with such late charges as provided by the Rules, in addition to any other amounts due or any other relief or remedy obtained against said Owner. In the event of a default in payment of any such assessment when due, the assessment shall be deemed delinquent, and shall bear interest at the rate of eighteen (18%) percent per annum, and in addition to any other remedies herein or by law provided, the Association may enforce each such obligation in any manner provided by law or in equity, or, without any limitation by the foregoing, by either or both of the following procedures.

(a) Enforcement by Suit.

(1) The Board may cause a suit at law to be commenced and maintained in the name of the Association against any Owner to enforce each such assessment obligation. Any judgment rendered in any such action shall include the amount of the delinquency, together with interest thereon at the rate of eighteen (18%) percent per annum from the date of delinquency, court costs, costs of collection, and reasonable attorneys' fees in such amount as the court may adjudge against the delinquent Owner.

(2) The Board hereby appoints the Developer as its attorney in fact to collect any initial assessment whether by suit or otherwise on behalf of the Association and in the same manner and with all the rights and powers granted to

the Association herein, and to retain the initial assessment, together with interest, costs of collection, and reasonable attorneys' fees as provided herein.

(b) Enforcement by Lien. There is, to the full extent permitted by law, hereby created a claim of lien, with power of sale, on each and every Lot within Stone Meadow to secure payment to the Association of any and all assessments levied against any and all Owners of such Lots under these Covenants, Conditions, and Restrictions, together with interest thereon at the rate of eighteen (18%) percent per annum from the date of delinquency, and all costs of collection which may be paid or incurred by the Association in connection therewith, including reasonable attorneys' fees. At any time within thirty (30) days after the occurrence of any default in the payment of any such assessment, the Association or any authorized representative, shall mail a written demand for payment to the defaulting Owner, on behalf of the Association. Said demand shall state the date and the amount of the delinquency. Each default shall constitute a separate basis for a demand or claim of lien or a lien, but any number of defaults may be included within a single demand or claim or lien. If such delinquency is not paid within ten (10) days after delivery of such demand, or even without such a written demand being made, the Association may elect to file such a claim or lien on behalf of the Association against the Lot of the defaulting Owner. Such a claim of lien shall be executed and acknowledged by any officer of the Association, and shall contain substantially the following information:

- (1) The name of the delinquent Owner;
- (2) The legal description or street address of the Lot against which claim of lien is made;
- (3) The total amount claimed to be due and owing for the amount of the delinquency, interest thereon, collection costs, and reasonable attorneys' fees;
- (4) That the claim of lien is made by the Association pursuant to the Stone Meadow Declaration; and
- (5) That a lien is claimed against said Lot in an amount equal to the amount stated.

Upon recordation of a duly executed original or copy of such a claim or lien, the lien claimed thereon shall immediately attach and become effective in favor of the Association as a lien upon the Lot against which such assessment was levied. Such a lien shall have priority over all liens or claims created subsequent to the recordation of the claim of lien thereof. Any such lien may be foreclosed by appropriate action in court or in the manner provided by law for the foreclosure of a deed of

trust, with a power of sale, as set forth by the laws of the State of Missouri, as the same may be changed or amended. The lien provided for herein shall be in favor of the Association and shall be for the benefit of the Members. The Association may acquire, hold, lease, mortgage, and convey any such Lot. In the event such foreclosure is by action in court, reasonable attorneys' fees, court costs, title search fees, interest and all other costs and expenses shall be allowed to the Association to the extent permitted by law. Each Owner, by becoming an Owner in Stone Meadow, hereby expressly waives any objection to the enforcement and foreclosure of this lien in this manner.

(c) Lien Preparation and Filing Fee. In addition to the other fees and expenses owed by the defaulting Owner as provided herein, the defaulting Owner shall pay a lien preparation fee in the amount of \$100.00, and if the lien is subsequently released, an additional lien release preparation fee of \$50.00, together with all costs incurred by the Association with regard to said lien.

Section 12. Subordination of the Lien to Mortgages. The lien for the assessment provided for herein shall be subordinate to the lien of any prior mortgage. Sale or transfer of any Lot shall not relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. However, the sale or transfer of any Lot pursuant to mortgage foreclosure shall extinguish the lien of such assessment as to payments which became due prior to such foreclosure.

## ARTICLE VII ARCHITECTURAL CONTROL

Section 1: Improvements. No residence, accessory building, tennis court, swimming pool, fence, mailbox, driveway, retaining wall or other wall, dog pen, dog house, lot drainage works, awning, exterior area lighting or other structure or improvement shall be constructed or maintained upon any Lot, and no alteration to the exterior of a structure or improvement shall be undertaken, unless complete plans, specifications and plot plans thereof showing the exterior design, height, building material and color scheme thereof, the location of the structure on the Lot plotted horizontally and vertically, the location of driveways and fencing, shall have been submitted to and approved in writing by the Architectural Committee. The exterior surface of a structure shall not be painted or changed in any manner without the prior written approval of the Architectural Committee. All fees and expenses incurred by the Architectural Committee shall be paid by the applicant.

Section 2: Duties. The Architectural Committee shall develop guidelines and policies for the development of a

residential community which is harmonious and aesthetically pleasing. The Architectural Committee shall exercise its best judgment to see that all improvements, construction, landscaping and alterations on the Properties conform and harmonize with the existing surroundings and structures.

Section 3: Procedures.

(a) The Architectural Committee shall approve or disapprove all plans and requests within thirty (30) days after receipt by the Committee of all necessary information. In the event the Architectural Committee fails to take any action within thirty (30) days after a request and all necessary information has been submitted, approval shall be presumed and this Article shall be deemed to have been fully complied with as to that request.

(b) The Architectural Committee shall maintain written records of all applications submitted to it and of all actions taken. Plans, specifications, and records and minutes of Committee actions shall be kept by the Committee for at least one (1) year.

(c) A majority vote of the Architectural Committee or the approval of the Chairman of the Architectural Committee shall be necessary for approval of any request.

(d) The Architectural Committee shall have the right to contact any Owner who has not submitted the necessary information required for approval. In the event the Owner does not submit any such information, the Architectural Committee shall inform the Owner that he or she has violated the Covenants, Conditions and Restrictions.

(e) The Architectural Committee shall have the powers created in these Covenants, Conditions and Restrictions to enforce any violation and may either proceed to enforce the Covenants, Conditions and Restrictions directly on behalf of the Association or may report the violation to the Board for the Board to take such action as is deemed appropriate.

Section 4: Members of Committee. The Architectural Committee shall consist of three (3) Members appointed by the Board of Directors of the Association. Members of the Committee are not required to be Owners.

Section 5: Liability of Committee. The Architectural Committee shall not be liable in damages to any person submitting a request for approval, or to any Owner by reason of any action, failure to act, approval or disapproval, or failure to approve or disapprove any such request.

ARTICLE VIII  
USE AND BUILDING RESTRICTIONS

Section 1: The following restrictions are imposed upon each residential Lot for the benefit of all Owners and the Developer.

Section 2: Single-Family Residential Use. All Lots shall be used, improved and devoted exclusively as a one-family dwelling and no gainful occupation, profession, trade, or other nonresidential use shall be conducted on any such Lot. Residential Group Homes shall not be permitted, even though they may be considered one family or single family homes for certain other requirements. Nothing herein shall be deemed to prevent the leasing of any such dwelling from time to time, by the Owner thereof, subject to all of the provisions of the Declaration.

Section 3: Animals. No animals, fowl, or livestock, other than a reasonable number of generally recognized house pets, shall be maintained on any property within Stone Meadow, and then only if they are kept solely as domestic pets and not for commercial purposes. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance. No doghouse, structure or pen for the care, housing or confinement of any animal shall be constructed or maintained. Upon the written request of the Owner, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purpose of this paragraph, a particular animal is a generally recognized house pet, or a nuisance, or whether the number of animals on any such property is reasonable. Any decision rendered by the Board shall be enforceable as other restrictions contained herein. Pets shall not be allowed loose or unsupervised on any part of the Property and walking of pets shall be on a leash and allowed only on such portions of the Property as the Board may prescribe by its Rules.

Section 4: Antennas. No antenna or other device for the transmission or reception of electronic signals shall be erected, used or maintained outdoors on any Lot, which antenna or other device shall be visible from the street adjoining the front of said Lot, unless approved by the Architectural Committee. TV antennas shall be erected so as to be as inconspicuous as possible and no such TV antenna shall extend more than six (6) feet above the ridge of the roof of the particular dwelling unit upon which the antenna is located; provided, however, the Architectural Committee shall have the authority to award variances with respect to the foregoing prohibition. Upon the submission by any property owner of the location and specifications of a small (approximately 21 inch diameter or less) direct satellite dish, the Architectural Committee may approve small direct satellite dishes that conform to the requirements of this section.

Section 5: Temporary Occupancy. No trailer, incomplete building, tent, shack or garage and no temporary building or structure of any kind shall be used at any time for a residence on any property within Stone Meadow. Temporary buildings or structures used during the construction of a dwelling on any such property shall be subject to the rules of the Board and shall be removed immediately after the completion of construction.

Section 6: Motor Vehicles and Trailers.

(a) No mobile or motor home, recreational vehicle, trailer of any kind, truck larger than 1/2 ton, camper, boat, or permanent tent or similar structure shall be parked, kept, maintained or repaired upon any property or street (public or private) within Stone Meadow, between the hours of 12:00 midnight and 5:00 A.M., in such a manner as will be Visible From Neighboring Property, however it may be parked in the garage; nor shall any motor vehicle or recreational vehicle of any kind be constructed, reconstructed or repaired on public or private property within Stone Meadow, provided, however, that the provisions of this paragraph shall not apply to emergency vehicle repairs, or temporary construction shelters or storage facilities approved by the Architectural Committee and used exclusively in connection with the construction of any improvement.

(b) Any motor vehicle which is, in the sole discretion of the Board, unsightly or not in keeping with motor vehicles owned by Stone Meadow residents, or is a service vehicle or pickup truck with a camper top or similar top shall be parked in the garage overnight, and shall not be parked in Stone Meadow between the hours of 12:00 midnight and 5:00 a.m. in such a manner as will be Visible From Neighboring Property.

Section 7: Motor Vehicles--Excessive Noise. If the Board determines that any motor vehicle is creating loud or annoying noises by virtue of its operation within Stone Meadow, such determination shall be conclusive and final that the operation, upon notice by the Board to the Owner, shall be prohibited within Stone Meadow.

Section 8: Landscaping and Lawns.

(a) Completion. Each Owner shall complete the landscaping required by the Architectural Committee prior to occupying the premises, unless the Architectural Committee shall approve a delay based on weather conditions.

(b) By Owner. Each Owner of a Lot within Stone Meadow shall keep all shrubs, trees, grass and plantings, including the area located between the boundary line of his property and the street on which such Owner's property abuts, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly

material. In the event that any Owner fails to maintain his lawn, landscaping or plantings as provided herein, the Association, or its agents, may enter upon said Lot and may do so, and the Owner shall reimburse the Association for 125% of its costs, upon demand. The Association may enforce collection of same in the same manner as if such costs were an assessment and shall have all powers and rights to so collect as set forth in Article VI, Section 11, above.

(c) By the Association. The Association, and its agents, shall have the right, at any time, to plant, replace, maintain, and cultivate shrubs, trees, grass and plantings on the Common Area, and on any easements of record over an Owner's Lot. The Association or its authorized agents shall not be liable for trespass, for so doing.

(d) Lawn Ornaments. Lawn ornaments such as decorative lawn statues of animals, birds and other wildlife, or any other lawn structures of any nature or kind shall not be erected, placed, or maintained on any lot with Stone Meadow without the prior approval of the Architectural Committee.

Section 9: Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot within Stone Meadow, and no odors shall be permitted to arise therefrom so as to render any such Lot or any portion thereof, unsanitary, unsightly, offensive or detrimental to any other Lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property. The Board in its sole discretion shall have the right to determine the existence of any such nuisance and for the purposes of this Declaration such determination shall be conclusive.

Section 10: Repair of Buildings. No building, structure, improvement, or fence upon any Lot within Stone Meadow shall be permitted to fall into disrepair, and each such building, structure, improvement, or fence shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

Section 11: Trash Containers and Collection. No garbage or trash shall be placed or kept on any property within Stone Meadow except in covered containers of a standard type approved by the Association. The Association shall select a company for weekly trash disposal service for Stone Meadow. All residents of Stone Meadow shall be required to use this company and no other regular trash disposal service shall be permitted. One trash company collecting trash in similar containers on the same day or days of



the week is an integral feature of the harmony and aesthetics of Stone Meadow. In no event shall such containers be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then, only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No incinerators shall be kept or maintained on any Lot and no burning in the open will be permitted.

Section 12: Clothes Drying Facilities. Outside clothes lines or other outside facilities for drying or airing clothes shall not be erected, place or maintained on any Lot within Stone Meadow unless they are erected, placed or maintained exclusively within an area not Visible From Neighboring Property.

Section 13. Encroachments. No tree, shrub, or planting of any kind on any Lot within Stone Meadow shall be allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, or other area from ground level to a height of eight (8) feet, without the prior approval of the Architectural Committee.

Section 14. Machinery and Equipment. No machinery or equipment of any kind shall be place, parked, operated or maintained upon or adjacent to any lot within Stone Meadow except as follows:

(a) An Owner, guest, invitee, licensee, tenant, lessee, family member, agent or employee thereof, may use such machinery or equipment as is usual and customary in connection with the use and maintenance of a Lot, or the improvements thereon.

(b) A builder or contractor constructing improvements for an owner may use such machinery or equipment as is usual and customary in connection with the construction of improvements on a Lot, provided that such machinery and equipment is actively being used by the builder or contractor and is stored or placed in an area approved by the Architectural Committee and that no trucks of any kind or nature shall be kept, parked or placed upon any lot or street (public or private) within Stone Meadow between the hours of 12:00 midnight and 5 A.M., unless permission to the contrary is temporarily granted by the Architectural Committee.

(c) The Developer or the Association may park, place, operate or maintain such machinery and equipment as may be required for the operation and maintenance of the Common Area.

Section 15: Restriction on Further Subdivision. No Lot within Stone Meadow shall be further subdivided by any Owner, and no portion less than all of any such Lot, nor any easement or

other interest therein, shall be conveyed or transferred by an Owner, without the prior written approval of the Developer. This provision shall not, in any way, limit Developer from subdividing any property owned by Developer. Such newly created parcel thereafter shall be considered as one Lot, but may be considered as more than one Lot for assessment purposes as determined by the Association.

Section 16: Signs. No sign of any kind shall be displayed to the public view of any Lot except as follows and subject to the approval of the Architectural Committee:

- (a) One sign of not more than five (5) square feet, advertising the property for sale or rent;
- (b) Signs used by a builder to advertise the property during the construction and sales period;
- (c) Signs of such shape, size and location as the Developer deems necessary for security control and to advertise Stone Meadow;
- (d) One sign, not to exceed one (1) square foot in size, which may contain the name or names of the Owner or Owners and/or the dwelling unit number;
- (e) Signs advocating a candidate or a position in a duly held election, provided it is within 60 days of the election;
- (f) Signs of such shape, size and location as the Architectural Committee may approve.

Section 17: Dwelling Size. The Architectural Committee shall exercise its best judgment to see that the size of all structures conforms to and harmonizes with the design guidelines and the existing surroundings and structures.

Section 18: Building Location.

- (a) No building shall be located nearer to any lot line than the minimum set back line shown on the recorded plat of Stone Meadow.
- (b) The building location (horizontal and vertical) must be approved by the Architectural Committee.

Section 19: Fences.

- (a) Fences are not encouraged, but properly constructed and installed fences may be approved for construction by the Architectural Committee upon submission of plans and specifications.

(b) Chain link fences are not permitted, except for the tennis courts in the Common Area.

(c) Privacy fences may not exceed forty-eight (48) inches in height. However, any lot which adjoins another subdivision, a water detention area, Plainview, Kansas or Weaver Road may, with the approval of the Architectural Committee, have a privacy fence which shall not exceed seventy-two (72) inches on the lot line between Stone Meadow and the other subdivision, the detention area, Plainview, Kansas or Weaver Road.

(d) No fences in Stone Meadow shall extend nearer to the front wall of a house than fifty percent (50%) of the distance of the house on each side. Supporting structures on all fences shall be placed on the side of the fence facing the property of the owner building the fence. On corner lots the fence may extend from the house toward the street a maximum of five (5) feet.

(e) No fence or hedge shall be permitted between the front wall of the structure and the adjoining street or across the front yard.

(f) On Lots where the Architectural Committee has approved a swimming pool, and the Springfield City Ordinance or Greene County Ordinance requires a fence that exceeds 48 inches in height, the height required by the appropriate City or County Ordinance shall govern, and the height restriction in Article VIII, Section 19(c) shall not apply. Notwithstanding the change in height caused by the City or County Ordinance, the fence shall be subject to all other requirements and approvals herein.

Section 20: Sales and Construction Office. Notwithstanding anything herein, Developer and its agents may establish temporary sales and/or construction offices and model homes in Stone Meadow and may permit builders and realtors to establish the same. Any such office shall be removed upon the completion of the subdivision. Developer and its agents shall have the right to use the Common Area in conjunction with the sales and promotion of lots and houses in Stone Meadow.

Section 21: Easements. Easements are reserved as shown upon the recorded plats of Stone Meadow, as determined by Developer.

Section 22: Soil Removal. Soil shall not be removed from the subdivision without the consent of the Developer.

Section 23: Garage Doors. The doors of all garages shall be kept closed at all times except when necessary for ingress and egress. The doors of all garages shall be installed with electric or battery powered opening and closing devices.

Section 24: Window Coverings. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed on the outside or inside of any windows of a structure without the prior written approval of the Architectural Committee. Any enclosures, drapes, bars, blinds, shades, screens or other items affecting the exterior appearance of a structure which in the judgment of the Architectural Committee detracts from the harmonious appearance and aesthetics of Stone Meadow will be a violation of this Declaration.

Section 25: Basketball Goals. No basketball goal shall be attached to the front of any dwelling or garage nor erected in any front yard or on the side of any street which abuts any corner lot. Basketball goals are permitted in any backyard. The Architectural Committee shall have the right to make Rules regarding portable basketball goals. Any violation of those Rules shall be a violation of this Section 25 and shall be enforceable as set out in Article VIII, Section 32.

Section 26: Outside Lighting. Spotlights, floodlights, or similar type high intensity lighting shall be designed, located and constructed so as to eliminate or significantly reduce glare on adjoining residences, and the Architectural Committee may direct that they be redesigned or eliminated if they determine that it is advisable. Other types of low intensity lighting which do not disturb the Owners or other occupants of the properties may be allowed.

Section 27: Mailboxes. Each Owner shall construct a mailbox which shall be completed prior to occupying the residence. The mailbox shall be of the design, materials and specifications approved by the Architectural Committee. The mailbox is considered an integral part of the design guidelines, even though the mailbox may be placed on public right of way.

Section 28: Roofs. All roofs shall have an exterior surface which shall be approved by the Architectural Committee, in its sole and absolute discretion.

Section 29: Completion. A structure shall be completed within a reasonable time after commencement of construction. In the event of fire, windstorm, or other damage, a structure shall be repaired, remodeled, rebuilt or completely removed within a reasonable time.

Section 30: Common Area. Although Builders are also Owners, the recreation facilities in the Common Area are not for Builder's use or their family's use, unless they live in Stone Meadow.

Section 31: Developer Exemption. Notwithstanding anything contained in this Declaration to the contrary, none of the restrictions contained in this Declaration shall be construed or deemed to limit or prohibit any act of Developer, its employees, agents and subcontractors or parties designated by them in connection with any construction, completion, sale or leasing of any portion of Stone Meadow.

Section 32: Remedies.

(a) In the event that an Owner (or guest, invitee, licensee, tenant, lessee, family member, builder, contractor, subcontractor, agent or employee thereof), shall violate, or permit to be violated, any of the provisions set forth in this Article, the Board shall mail to said Owner a written Notice of Violation. Said Notice of Violation shall set forth the nature of the alleged violation and shall request that the violation be voluntarily terminated or remedied within a reasonable time from the mailing date of said Notice.

(b) If after a reasonable time has elapsed from the date of said Notice, the violation has not been voluntarily terminated by the Owner, the Association shall have the authority to pursue and effect any and all procedures which may be calculated as reasonably necessary to remove and/or terminate the cause of said violation. This authority shall include, but shall not be limited to, the power to employ laborers to enter upon the premises of said Owner for the purpose of removing and/or terminating the cause of said violation. If, by virtue of the exercise of the authority granted herein, the Board shall incur expenses in connection with the process of removing and/or terminating said violation, the Association may enforce collection of same in the same manner as if such costs were an assessment and shall have all powers and rights to so collect as set forth in Article VI, Section 11, above.

(c) The Association is expressly authorized to tow away, at an offending Owner's expense, any motor vehicle, recreational vehicle, or trailer referred to in this Article VIII which is in violation hereof or which is placed on the Property in violation of the Rules governing parking as may be adopted by the Board of Directors.

(d) In addition to the other remedies set forth in this Declaration, the Association shall be empowered to levy fines against the Owner of such Lot in an amount of up to One Hundred Dollars (\$100.00) per day for each such violation. The Association shall give notice to the Owner as provided in (a) above which shall state the date the fine shall begin, if the violation is not terminated. All fines imposed pursuant to this paragraph shall be secured by a lien encumbering such Lot in the same manner as the lien provided for in Article VI, Section 11.

(e) For purposes of administering this Section, the determination of whether a violation has been, or is being, committed and the determination of what time period constitutes a "reasonable time" allowable for voluntary termination of the same, shall be made by the Association after taking into consideration the facts and circumstances surrounding the particular violative situation, condition or occurrence.

## ARTICLE IX CARE OF COMMON AREA AND LIMITED COMMON ELEMENTS

Section 1: Maintenance by Association. The Board may, at any time, as to any Common Area or Limited Common Elements owned, leased or otherwise controlled by it, take the following actions without any approval of the Owners being required:

- (a) Reconstruct, repair, replace or refinish any improvement or portion thereof upon any such area.
- (b) Construct, reconstruct, repair, replace or refinish any road improvement or surface upon any portion of such area used as a road, street, walk, driveway or parking area.
- (c) Replace injured or diseased trees or other vegetation in any such area, and plant trees, shrubs, annuals and perennials, and ground cover to the extent that the Board deems necessary or desirable for the conservation of water and soil and for aesthetic purposes.
- (d) Place and maintain upon any such area such signs as the Board may deem appropriate for the proper identification, use and regulation thereof.
- (e) Do all such other and further acts which the Board deems necessary to preserve and protect the property and the beauty thereof, in accordance with the general purposes specified in this Declaration.

The Board shall be the sole judge as to the appropriate maintenance of all grounds within the Common Area and the Limited Common Elements.

Section 2: Damage or Destruction of Common Area or the Limited Common Elements by Owners. In the event any Common Area or Limited Common Elements is wilfully or maliciously damaged or destroyed by an Owner or any of his guests, tenants, licensees, agents or members of his family, such Owner does hereby authorize the Association to repair said damaged area, and the Association, at its option, shall so repair said damaged area. The cost for such repairs, multiplied by 125%, shall be paid by said Owner, upon demand, to the Association and the Association may enforce

collection of same in the same manner as if such costs were an assessment and shall have all powers and rights to so collect as set forth in Article VI, Section 11, above.

## ARTICLE X GENERAL PROVISIONS

Section 1: Enforcement. The Association, 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 as modified and amended. Failure by the Association 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.

Section 2: Severability. Invalidation of all or any part of these Covenants, Conditions and Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3: Amendment.

(a) These Covenants, Conditions and Restrictions shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless otherwise amended as herein provided.

(b) This Declaration may be amended in whole or in part at any time within seven (7) years from the date of recordation of same by an instrument in writing executed by Developer, its successors or assigns.

(c) This Declaration may be amended at the end of the above mentioned seven year period by an instrument in writing executed by the Association, with the approval of a majority of the votes of the Board of Directors.

(d) Any amendment of this Declaration pursuant to the provisions of Article X, Section (b) or (c) hereinabove, which would change any obligation to maintain the stormwater detention facilities or drainage area of any final plat of Stone Meadow Subdivision or any common area of Stone Meadow Subdivision shall require the written approval of Greene County, Missouri or the City of Springfield, Missouri, if Stone Meadow is subsequently annexed into the City of Springfield, before it shall become effective. No amendment shall be effective until it is recorded in the Recorder of Deeds Office in Greene County, Missouri.

Section 4: Violations and Nuisance. Every act or omission whereby any provision of this Declaration is violated in whole or in part is hereby declared to be Nuisance and may be enjoined or abated, whether or not the Relief sought is for negative or affirmative action, by Developer, the Association, or any Owner or Owners of Lots within Stone Meadow. However, any other provision to the contrary notwithstanding, only Developer, the Association, the Board of Directors, the Architecture Committee, or the duly authorized agents of any of them, may enforce by self-help any of the provisions of these Restrictions.

Section 5: Violation of Law. Any violation of any state, municipal or local law, ordinance or regulation, pertaining to the ownership, occupation or use of any property within Stone Meadow is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth in these Restrictions.

Section 6: Remedies Cumulative. Each remedy provided by this Declaration is cumulative and not exclusive.

Section 7: Delivery of Notices and Documents. Any written notice or other documents relating to or required by these Restrictions may be delivered either personally or by mail. If by mail, it shall be deemed to have been delivered the day after a copy of same has been deposited in the United States mail, postage prepaid, addressed as follows:

(a) If to the Association or the Architectural Committee, to the Association's registered agent at his registered office; currently Ronald K. Stenger, 1910 E. Battlefield, Suite B, Springfield, Missouri 65804.

(b) If to an Owner or Builder, to the address of any Lot within Stone Meadow, owned, in whole or in part, by him or to any other address last furnished by an Owner to the Association.

(c) If to Developer, to its registered agent at its registered office; currently Ronald K. Stenger, 1910 E. Battlefield, Suite B, Springfield, Missouri 65804.

Provided, however, that any such address may be changed at any time by the party concerned by furnishing a written notice of change of address to the Association. Each Owner of a Lot shall file the correct mailing address of such Owner with the Association, and shall promptly notify the Association in writing of any subsequent change of address.

Section 8. Public Dedication. Nothing contained in this Declaration shall be deemed to constitute a dedication for public use or to create any rights in the general public. Nothing



contained in the Declaration shall be construed as creating an obligation on the part of Greene County or any other governmental authority having jurisdiction over the Property and the Common Areas or Limited Common Elements to maintain, repair or replace any portion of the Property, the Common Areas or appurtenances thereto.

ARTICLE XI  
ANNEXATION INTO SPRINGFIELD

Developer may seek to have Stone Meadow annexed into the City of Springfield, Missouri. Each Owner irrevocably consents to the annexation of the Property into the City of Springfield, Missouri, in accordance with any terms and conditions agreed to by the Developer and the City of Springfield, Missouri and waives any right to object to or challenge annexation of any part of the Property.

In Witness Whereof, the undersigned Stone Meadow, L.L.C. has caused this instrument to be executed on this 14th day of March, 1997.

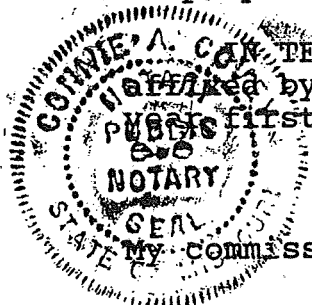
Stone Meadow, L.L.C.

BY: Ronald K. Stenger  
Ronald K. Stenger, Manager

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF GREENE    )

On this 14th day of March, 1997, before me personally appeared Ronald K. Stenger, to me personally known who being duly sworn did say that he is the Manager of Stone Meadow, L.L.C., that the said instrument was signed on behalf of the said company by authority of the Manager and the said Ronald K. Stenger acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal, at Springfield, Missouri, the day and date first above written.



Connie A. Covey  
Notary Public

My Commission expires: 10/8/97

LEGAL DESCRIPTION  
FOR THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF STONE MEADOW

## TRACT I:

ALL OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

## TRACT II:

ALL OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22) IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES

## TRACT III:

ALL OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

## TRACT IV:

All of the West Ten (10) acres of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Twenty-eight (28), Range Twenty-two (22), in GREENE County, Missouri, except that part taken or used for roads.

STATE OF MISSOURI }  
COUNTY OF GREENE } ss. IN THE RECORDER'S OFFICE

I, LINDA S. MONTGOMERY, Recorder of said County, hereby certify that the within instrument of writing was on the 21 day of March A.D. 1997 at 3 o'clock PM.  
duly filed for record, and is recorded in the records of this office, in Book 2497 Page 2322  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Springfield, Missouri, this 21 day of March A.D. 1997

LINDA S. MONTGOMERY, Recorder  
Bonnie Scott Deputy

18686  
9.20pm

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AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
STONE MEADOW

THIS AMENDMENT, to the Declaration of Covenants, Conditions and Restrictions for Stone Meadow is adopted this 15th day of May, 1997 by Stone Meadow, L.L.C., the Developer.

WITNESSETH:

WHEREAS, the Developer adopted the Declaration of Covenants, Conditions and Restrictions of Stone Meadow on March 14, 1997, and they were recorded in Book 2497 at Page 2233 in the Office of the Recorder of Deeds for Greene County, Missouri, and

WHEREAS, Article X, Section 3(b) thereof permits the Developer to amend the Declaration of Covenants, Conditions and Restrictions for a period of seven (7) years from the date of recordation thereof.

WHEREAS, the Developer wishes to add an Article XII which excludes the property being purchased by Greene County for use as Kansas Expressway from the Declaration.

NOW THEREFORE, the Developer does hereby amend the Declaration to add the following ARTICLE XII:

ARTICLE XII  
KANSAS EXPRESSWAY

Greene County, Missouri is purchasing 4.82 acres of property within the Property for the purpose of constructing and maintaining a road. This Declaration of Covenants, Conditions and Restrictions shall not apply to those 4.82 acres, as more particularly described on the attached Exhibit A, as long as the 4.82 acres is used for the purpose of a road. In the event the 4.82 acres is used for a residential or commercial purpose, this Declaration shall apply.

IN WITNESS WHEREOF, the undersigned, Stone Meadow, L.L.C., the Developer, has caused this Amendment to Declaration of Covenants, Conditions and Restrictions of Stone Meadow, to be executed this 15th day of May, 1997.

STONE MEADOW, L.L.C.

BY: Ronald K. Stenger  
Ronald K. Stenger, Manager

018088

STATE  
GREEN  
FILED

RECORDED IN 2497

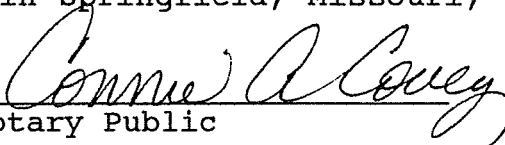
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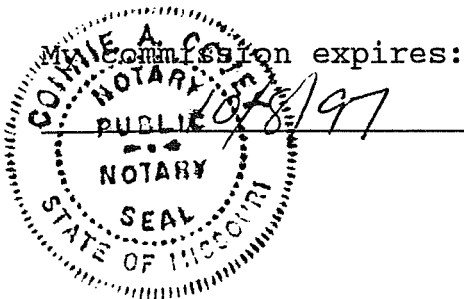
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STATE OF MISSOURI       )  
                              ) SS.  
COUNTY OF GREENE       )

On this 15th day of May, 1997, before me personally appeared Ronald K. Stenger, to me personally known, who being by me duly sworn did say that he is the Manager of Stone Meadow, L.L.C., Springfield, Missouri, and that said instrument was signed on behalf of said company and said Manager acknowledged said instrument to be the free act and deed of said company.

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

  
Notary Public



CONNIE A. COVEY   Notary Public  
Greene County    State of Missouri  
My Commission Expires Oct. 8, 1997

That certain parcel or tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 28 North, Range 22 West, more particularly described as follows:

Commencing at an existing iron pin at the Northwest corner of said Section 23; Thence, S 02°33'09"W, along the West line of said Northwest 1/4 of the Northwest 1/4 a distance of 19.98 feet, to an existing iron pin on the south right-of-way line of "Weaver road", for a point of beginning; Thence, S88°38'48"E, along said south right-of-way line, 233.10 feet; Thence, S36°28'33"W, 148.82 feet; Thence, S02°33'09" W, 1029.26 feet; Thence, S02°53'53" W, 156.51 feet, to a point on the south line of said Northwest 1/4 of the Northwest 1/4; Thence, N88°26'23" W, along said south line, 150.04 feet to an existing iron pin, and a point on the west line of said Northwest 1/4 of the Northwest 1/4; Thence, N02°53'53"E, along said West line, 159.56 feet to an existing iron pin; Thence N02°33'09" E, continuing along said West line of the Northwest 1/4 of the Northwest 1/4, 1147.41 feet, to the point of beginning; Containing 4.62 acres (201,143 square feet) more or less.

That certain parcel or tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 28 North, Range 22 West, more particularly described as follows:

Commencing at an existing iron pin at the Northwest corner of said Section 23; Thence, S02°33'09" W, along the West line of said Northwest 1/4 of the Northwest 1/4 a distance of 45.54 feet; Thence, S87°26'51"E, 212.58 feet, for a point of beginning; Thence, N36°28'33"E, 36.68 feet to a point on the South right-of-way line of "Weaver Road"; Thence S88°38'48"E, along said south right-of-way line, 276.32 feet; Thence, S05°32'14"E, 30.22 feet; Thence, N88°38'48"W, 301.05 feet, to the point of beginning; Containing 0.20 acres (8,661 square feet) more or less.

STATE OF MISSOURI  
 IN THE REGISTER'S OFFICE

May 27 2016  
 2509 439  
 May 27 2016  
 LINDA S. MONTGOMERY  
 Denise Scott Deputy



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REAL ESTATE DOCUMENT  
GREENE COUNTY, MISSOURI  
RECORDERS CERTIFICATION

*Linda S. Montgomery*  
RECORDER OF DEEDS

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(Space above reserved for Recorder of Deeds certification.)

**Title of Document:** Amendment to Declaration of Covenants, Conditions and Restrictions of  
Stone Meadow

**Date of Document:** April 18, 2005

**Grantor(s):** Stone Meadow Property Owners Association, Inc.  
Stone Meadow, L.L.C.  
Stone Meadow Development, L.L.C.

**Grantee(s):** Stone Meadow Property Owners Association, Inc.  
Stone Meadow, L.L.C.  
Stone Meadow Development, L.L.C.

**Grantors**

**Mailing Address:** 5051 S. National, Building 5  
Springfield, MO 65810

**Legal Description:** See Exhibits A and B on pages 6 and 7

**Reference Book and Page(s):** Book 2497, Page 2322

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
STONE MEADOW

THIS AMENDMENT, to the Declaration of Covenants, Conditions and Restrictions for Stone Meadow is adopted this 18th day of April, 2005 by Stone Meadow, L.L.C., "Developer", Stone Meadow Property Owners Association, Inc, the "Association", and Stone Meadow Development, L.L.C., owner of Stone Meadow Phase V, "Successor Developer".

WITNESSETH:

WHEREAS, the Developer adopted the Declaration of Covenants, Conditions and Restrictions of Stone Meadow on March 14, 1997, and they were recorded in Book 2497 at Page 2322 in the Office of the Recorder of Deeds for Greene County, Missouri; and

WHEREAS, Article I, Section 1(n) thereof permits the Developer to add real estate to the definition of "Property" that is owned by Developer and developed in conjunction with Stone Meadow through an amendment filed with the Greene County Recorder of Deeds; and

WHEREAS, Article I, Section 1(g) defines Developer as Stone Meadow, L.L.C., its successors and assigns and any entity designated by Stone Meadow, L.L.C. as a Developer or successor; and

WHEREAS, Article X, Section 3(c) thereof permits the Association to amend the Declaration of Covenants, Conditions and Restrictions at the end of the seven (7) year period from the date of recordation thereof; and

WHEREAS, the Successor Developer acquired and owns 40.38 acres as described on the attached Exhibit B as Stone Meadow Phase V in conjunction with Stone Meadow Subdivision; and

WHEREAS, Stone Meadow Phase V is located in Greene County, Missouri and is in the process of being developed; and

WHEREAS, the final plat of Stone Meadow Phase V has been approved by Greene County and will be recorded in the future; and

WHEREAS, the Office of the Greene County Counselor has required certain amendments to the Declaration; and

WHEREAS, the Association, Developer and Successor Developer wish to amend the Declaration to add Phase V to the Declaration and adopt the provisions required by Greene County.

NOW THEREFORE, the Association, Developer and Successor Developer do hereby amend the Declaration as follows.

1. Article I, Section 1(d) is hereby deleted in its entirety and the following is inserted:

“(d) “Common Area” shall mean all real property now or hereafter owned by the Association that is designated as community area, common area, open, detention or drainage area on any Stone Meadow final plat as recorded, including any amendments or additions thereto, which shall include, but not be limited to the landscape portion of any street, medians, traffic islands or landscaped areas within a public street within the subdivision.”

2. Article I, Section 1(o) is hereby deleted in its entirety and the following is inserted:

“(n) “Property” or “Properties” shall mean and refer to the approximately 130 acres as “Exhibit A” and the 40.38 acres as “Exhibit B” set forth on the attached legal descriptions, and referred to as Stone Meadow, and any additional real estate acquired or owned by Developer and developed in conjunction with Stone Meadow, upon filing an amendment with the Greene County Recorder of Deeds which states the legal description of the additional real estate to be included in the Property.”

3. Article I, Section 1(p) is hereby deleted in its entirety and the following is inserted:

“(p) “Single Family Residence” shall mean a structure containing one dwelling only and occupied by not more than one family. Nothing herein shall be deemed to prevent the leasing of any such dwelling from time to time, by the Owner thereof, subject to all of the provisions of the Declaration.”

4. Article IV, Section 5 is hereby deleted in its entirety and the following is inserted:

“Section 5: Responsibility for Common Areas. The Association shall have the responsibility for maintaining the Common Areas and Limited Common Elements and shall be responsible for the payment of any taxes and insurance on the Common Areas and Limited Common Elements. The Association will not be dissolved without the consent of Greene County. In the event Stone Meadow has been annexed into the City of Springfield, Greene County’s permission will not be required.

5. Article VI, Section 9A is hereby inserted:

“Section 9A: Greene County Assessment. Notwithstanding any limitations or provisions of this Article to the contrary, if Common Area, Limited Common Elements or common improvements in Stone Meadow fall into a state of disrepair, or become a nuisance within the meaning of any provision of Greene County Zoning or subdivision regulations, officials of Greene County Resource Management Department may abate the disrepair or nuisance, after thirty (30) days notice to the Association or its last registered agent. The cost of such maintenance or abatement may be assessed by Greene County in the same manner as assessments levied by the Association, and the same shall be a levy and a personal liability, to the



same extent as other assessments under this Article. In the event Stone Meadow is annexed into the City of Springfield, this paragraph shall no longer be valid.”

6. Article IX, Section 1(c) is hereby deleted in its entirety and the following is inserted:

“c) To maintain and replace injured or diseased trees, shrubs, annuals, perennials, ground cover or other vegetation within any common area, traffic island, median or other landscaped area within any right-of-way of any public or private street located within the subdivision to the extent that the Board deems necessary or desirable for the conservation of water and soil and for aesthetic purposes, and in Stone Meadow to the extent the Greene County Highway Department deems necessary to maintain public safety. The Board shall be the sole judge as to the appropriate maintenance of all grounds within any common area, except any landscaped or planted areas within the right-of-way of any public or private street in Stone Meadow. Landscaping in road right-of-ways in Stone Meadow shall be maintained to the satisfaction of the Greene County Highway Department. In the event the landscaping within any Stone Meadow right-of-way shall not be maintained by the Association to the satisfaction of the Greene County Highway Department, the County shall provide the Association with written notification of any deficiencies. Whereupon the Association shall have thirty (30) days to correct any deficiencies. In the event the Association fails to correct any deficiencies in landscaping in Stone Meadow as delineated by the Greene County Highway Department, within thirty (30) days of receipt of notice, then in that event the County may either (1) have the landscaping maintenance performed and the Association shall be billed for the cost of said landscaping or (2) the County may remove the landscaping, median or landscaped area within any right-of-way in Stone Meadow.

7. Article X, Section 3(e) is hereby deleted in its entirety and the following is inserted:

“(e) No amendment shall be made to dissolve the Association, to relieve the Association of the obligation to maintain the Common Area and Limited Common Elements or terminate the authority of Greene County to make Assessments in Stone Meadow without the consent of Greene County. In the event Stone Meadow is annexed into the City of Springfield, the consent of Greene County will not be required.”

8. Article XII is hereby inserted:

“Stone Meadow, L.L.C. hereby designates Stone Meadow Development, L.L.C. to be a Developer as defined in Article I, Section 1(g) of this Declaration.”

IN WITNESS WHEREOF, the undersigned has executed this Amendment the day and year first written above.

STONE MEADOW, L.L.C.

BY: Ronald K. Stenger  
Ronald K. Stenger, Manager of  
Stenger Management, L.L.C., its Manager

STONE MEADOW DEVELOPMENT, L.L.C.

BY: Ronald K. Stenger  
Ronald K. Stenger, Manager of  
Stenger Management, L.L.C., its Manager

STONE MEADOW PROPERTY OWNERS  
ASSOCIATION, INC.

BY: Ronald K. Stenger  
Ronald K. Stenger, President

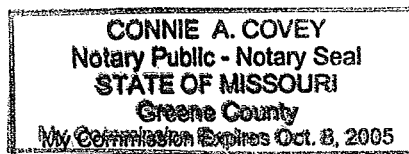
STATE OF MISSOURI       )  
                                      ) SS.  
COUNTY OF GREENE       )

On this 18th day of April, 2005, before me personally appeared Ronald K. Stenger, to me personally known, who being by me duly sworn did say that he is the Manager of Stenger Management, which is the Manager of Stone Meadow, L.L.C., Springfield, Missouri, and that said instrument was signed on behalf of said company and said Manager acknowledged said instrument to be the free act and deed of said company.

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

My commission expires: 10/8/05

Connie A. Covey  
Notary Public



STATE OF MISSOURI       )  
                                      ) SS.  
COUNTY OF GREENE       )

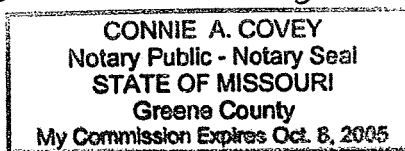
On this 18th day of April, 2005, before me personally appeared Ronald K. Stenger, to me personally known, who being by me duly sworn did say that he is the Manager of Stenger Management, which is the Manager of Stone Meadow Development, L.L.C., Springfield, Missouri, and that said instrument was signed on behalf of said company and said Manager acknowledged said instrument to be the free act and deed of said company.

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

My commission expires: 10/8/05

*Connie A. Covey*  
Notary Public

STATE OF MISSOURI       )  
                                      ) SS.  
COUNTY OF GREENE       )



On this 18th day of April, 2005, before me personally appeared Ronald K. Stenger, to me personally known, who being by me duly sworn did say that he is the President of Stone Meadow Property Owners Association, Inc., and that said instrument was signed on behalf of said corporation and said Manager acknowledged said instrument to be the free act and deed of said corporation.

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

My commission expires: 10/8/05

*Connie A. Covey*  
Notary Public

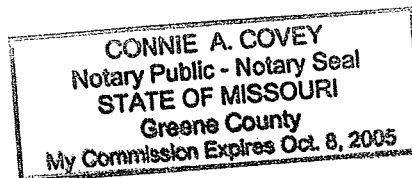


Exhibit A

LEGAL DESCRIPTION  
FOR THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF STONE MEADOW

TRACT I:

ALL OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT II:

ALL OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22) IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES

TRACT III:

ALL OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT IV:

All of the West Ten (10) acres of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Twenty-eight (28), Range Twenty-two (22), in GREENE County, Missouri, except that part taken or used for roads.

## Exhibit B

### Boundary Description Stone Meadow Phase V

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 28 North, Range 22 West of the Fifth Principal Meridian in Greene County, Missouri, said parcel being more fully described as follows:

Beginning at a 5/8" pin with 2" aluminum LS2334 cap set at the West Quarter Corner of Section 23, Township 28 North, Range 22 West of the Fifth Principal Meridian in Greene County, Missouri; Thence South 88° 33' 22" East along the South line of the Southwest Quarter of the Northwest Quarter of said Section 23 a distance of 1336.51 feet to a 5/8" LS2334 pin set at the Southeast corner of said Southwest Quarter of the Northwest Quarter; Thence North 02° 22' 32" East along the East line of said Southwest Quarter of the Northwest Quarter, also the West line of Stone Meadow Phase IV, a distance of 1327.87 feet (North 02° 23' 39" East 1327.44 Stone Meadow Phase IV Plat) to a 5/8" LS2334 pin set at the Northeast corner of said Southwest Quarter of the Northwest Quarter; Thence North 88° 40' 10" West (North 88° 39' 27" West Stone Meadow Phases I and III Plats) along the North line of said Southwest Quarter of the Northwest Quarter, also the South line of Stone Meadow Phases I and III, a distance of 1219.10 feet to a 5/8" LS2334 pin set on the boundary of a parcel deeded to Greene County and recorded in Book 2581 at Page 2110 in the records of the Greene County Recorder; Thence South 32° 40' 03" West along the boundary of said parcel a distance of 224.92 feet to a 5/8" LS2334 pin set on the west line of said Southwest Quarter of the Northwest Quarter; Thence South 02° 34' 38" West along the West line of said Southwest Quarter of the Northwest Quarter a distance of 1133.16 feet to the point of beginning, containing 40.38 acres of which 1.31 acres along the south boundary is an easement for Plainview Road right of way as recorded in Book 2419 at Page 1469.