

RESTRICTIONS AND COVENANTS FOR CHAPARRAL

- I. All lot owners shall provide & maintain at their own expense private road entrance to their respective tracts, such private entrances shall be constructed so as not to obstruct the side or cross drainage of the roadway. All driveways to have proper culvert pipe not less than 12 inches in diameter made of corrugated galvanized metal or standard concrete, driveway of an easy grade, coinciding with the connecting roadway.
- II. All dwelling structures erected on any lot shall have at least 960 square feet living area on the first floor level, exclusive of any garage area and must have enclosed solid foundations. There shall not be erected or maintained, either temporarily or permanently, any tent, house trailer or mobile home on said premises for any purposes whatsoever, nor shall there be occupied on a temporary or permanent basis for residential purposes any basement home.
- III. All residence constructed no nearer than 30 feet from front street line and any other outbuilding constructed no nearer than 50 feet from the front street line. No residence or outbuilding no nearer than 20 feet to any side property line. No covering of roll tarpaper or other unsightly materials.
- IV. All water or sewage shall be disposed of according to the Missouri State Board of Health, and the Clean Water Commission.
- V. No lot of land shall be used for commercial, unlawful or purposes that will injure the peaceful enjoyment of others. The raising and/or keeping of swine or goats is prohibited.
- VI. No derelict automobiles or other vehicles are permitted to be left or stored on any tract. No automobile or other vehicles shall be parked upon a street or roadway except occasional parking or stopping. The trustees will notify owners and give 30 days notice to remove. If not removed within 30 days, rubbish will be removed at the lot owner's expense.
- VII. All tracts shall be subject to an easement, across said lots for utilities required for the benefit of others. No tract shall be subdivided into lots less than 2 acres without approval of 60% or more of the lot owners.
- VIII. There is hereby created a board of trustees, with the powers and duties hereinafter set out. The remaining members shall make replacement of a vacancy on the board. Annual meeting of the lot owners will occur in April of each year.
- IX. The trustees shall be 3 in number lot owners. Duties of trustees are written out in the original restrictions at this area # 9 through 14.
- X. The trustees shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions, each lot or tract shall represent one vote.
- XI. These restrictions can be changed, modified or amended at anytime in the future by written covenant signed and executed by the owners of 60% of all tracts and become effective upon recording.
- XII. All tracts are subject to the restrictions which shall run with the land and shall be binding on all parties for 10 years after which time covenants automatically extend for successive periods of ten years, unless by majority vote of lot owners to change in whole or part, such changes are to be recorded.
- XIII. A cancellation of any one or more of these covenants the other provision, which shall remain in full force.
- XIV. The owner and successor trustees may assess each lot annually in the amount of \$25.00 for maintenance and upkeep of the roads.

These are not the complete restrictions. This is only a summary of the restrictions that are recorded in book 737 at page 57.