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DEBORAH L ENGEMANN  
RECORDER OF DEEDS  
WARREN COUNTY, MO



**RESTRICTIONS OF GREENBRIAR ESTATES SUBDIVISION  
AMENDED JANUARY 06, 2011**

Greenbriar Estates of the County of Warren in the State of Missouri Party(ies) of the First Part (Grantor), and  
Greenbriar Estates of the County of Warren in the State of Missouri Party(ies) of the Second Part (Grantee).

Greenbriar Subdivision formerly Fox Hollow Subdivision on plats recorded on slide C-206 and C-207 of the  
Warren County's recorder office.

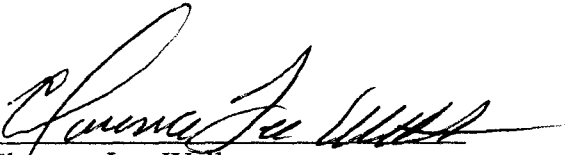
The above described property comprises Greenbriar Subdivision and shall be subject to the following restraints  
and provisions:

1. Single family residence of permanent construction only. Minimum above ground living space of 1,800 square feet, living space, minimum of 1,060 square feet on the first floor if more than one story. Construction of residence must be completed within 9 months of beginning.
2. Outbuildings must be approved by a majority of the trustees of Greenbriar Estates as to their design and location. No outbuildings may be constructed prior to completion of a residence unless approved by a majority of the board of Trustees. Including similar in construction, color of residence and size. No specification of size as long as exterior matches construction of house.
3. No structure of temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently. No modular, doublewide or prefab homes allowed.
4. All residences must have 25 percent brick on the front of the dwelling.
5. All residences must have a minimum of a two(2) car attached garage.
6. All building plans must be reviewed and approved for square footage and brick compliance by a majority of the board of trustees.

7. No livestock, cattle, hogs or poultry of any kind shall be raised, bred or kept, except household pets, provided they are not kept or bred for commercial purposes. No dogs or cats shall be permitted to be off the lot of the owner unless on a leash. All fencing must be approved by a majority of the trustees to its design and location. No type of chain link or wire fencing between the residence and any public or private road.
8. A maximum of four (4) domestic household pets per residence allowed.
9. Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision roads.
10. Building set back lines are as follows: no building closer than 75 feet of the road easement or 30 feet of the property lines. The trustees may allow for a variance to these setback lines.
11. No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
12. Any vehicle larger than a standard size pickup truck, and any boats, trailers or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.
13. No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the under signed developer or a new 51% vote of owners quorum.
14. No commercial businesses.
15. Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors and not to exceed 12" height. If this is not done trustees have the right to enter the lot to mow it and assessment may be charged against the lot owner. The trustees shall have the right to file liens for all cost to bring lot owners in compliance, A 10% per annum charge will also be assessed until payment is received.
16. Lot owners shall be assessed \$200.00 per year for road maintenance. This assessment is subject to change by a 51% majority vote of the lot owners.
17. Special assessments may be approved by a 51% majority vote of the lot owners including ballots received by trustees.
18. Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot except the developer, who will have one vote for each unsold lot.
19. Assessments are due within 30 days after notice. After the due date the assessment will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot. If lot owner(s) are 2 months or more in the rear of payment, they waive their right to vote on any issue or run for any elective office. If one or more lot owner(s) are delinquent, the amount of votes needed to pass issues or have a quorum at meetings shall be adjusted accordingly.

20. These provisions may be revised by a 51% vote of owners including ballots received by trustees. One vote per lot owner.
21. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at their own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The trustees shall collect reasonable attorney fees for any suit against the subdivision from the lot owners in violation. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.
22. The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions.
23. Developers reserve right to expand any existing road and utility easements up to 60 feet and reserve right to grant road and utility easements to adjoining property owned by the developers presently or in the future.
24. Street Back-filling - Each lot owner is responsible for dirt back-filling with seed and straw or dirt and sod no later than Oct. 01, 2007. If not completed street association will have it done with all cost assessed to lot owner with interest of 10% annum and lien filed against such property. Requirement includes property line to road frontage and to maintain for no further erosion.
25. Asphalt Repairs- Owners responsibility for asphalt damages during any construction traffic. Requires a \$500.00 bond from owner prior to start and to be returned if no damage. In the event damages exceed \$500.00 owner shall be responsible for additional cost and time for such repairs limited according to board of trustees.
26. City and Tax Village has been voted to handle subdivision finances and paper work including billings for road assessments and liens with legal action at owners expense if needed.
27. Bi-Annual Meetings- A November meeting was included with the June meeting making 2 subdivision meetings per year. Approx. the 2nd Sunday in November along with the 2nd Sunday in June.
28. No Proxy's allowed. Only a trustee may accept a written, signed and dated ballot from a lot owner prior to a scheduled meeting. The ballot must state what the issue is to be voted on and the lot owner needs to have prior knowledge of the issue in order to vote by ballot. If enough ballots are not received then 51% of lot owners in attendance at the meeting shall prevail the vote.
29. The trustees have a \$500.00 maximum improvement budget per year.
30. The trustees have a \$2,000.00 per year maintenance budget.

In Witness Whereof, the Owners have set their hand this 6<sup>th</sup> day of January, 2011

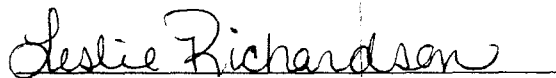
  
Clarence Lee Wells

STATE OF MISSOURI

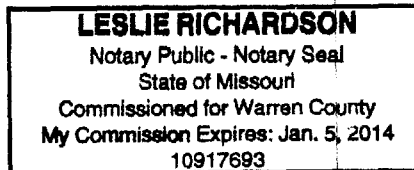
COUNTY OF WARREN      ss On this 6<sup>th</sup> day of January, 2011  
   before me personally appeared

Clarence Lee Wells, Trustee of Greenbriar Estates, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

  
Notary Public

My Term Expires Jan 5<sup>th</sup> 2014



RESTRICTION AMENDED JANUAURY 06, 2011

Greenbriar Estates

Enclosed is a copy of the Amended Restrictions for Greenbriar Estates showing the change of #19 as per voted on. Filed Jan. 06, 2011.

Trustees of Greenbriar Estates