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**DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF
"SCHNEIDER WOODS"
IN THE COUNTY OF WARREN, STATE OF MISSOURI**

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WHEREAS, ARTHUR E. SCHNEIDER and FRIEDA M. SCHNEIDER, his wife,
hereinafter referred to as "OWNERS" are the owners of a tract of land situated in the County of
Warren, State of Missouri, and described as follows:

A tract of land being part of the East half of the Northeast quarter and part of the Northeast quarter of the Southeast quarter of Section 23 and part of the West half of the Northwest quarter of Section 24, all in Township 47 North, Range 2 West and being described as follows:
Beginning at an old stone at the southeast corner of the Northeast quarter of said Section 23; thence along the east line of said Northeast quarter of the Southeast quarter South 00 degrees 35 minutes East 167.60 feet to an old iron rod on the north line of Old Highway 40; thence along said north line South 75 degrees 53 minutes West 200.00 feet to an old iron rod; thence along the east line of WINDING WOODS, a subdivision, as shown on Slide B-357 and Slide B-358, Warren County Recorder's Office, North 00 degrees 37 minutes East 1971.09 feet; thence South 87 degrees 37 minutes East 243.70 feet; thence North 2 degrees 23 minutes East 226.27 feet to an iron rod; thence South 89 degrees 12 minutes East 752.89 feet to an old stone; thence South 2 degrees 27 minutes West 716.79 feet; thence North 89 degrees 37 minutes West 736.33 feet to an iron rod; thence along the east line of said Section 23 South 3 degrees 7 minutes West 1250.70 feet to the place of beginning and containing 22.20 acres, more or less.

WHEREAS, the Owners have caused their above referred to tract of land to be laid out as a subdivision and a plat thereof to be made and filed with the Recorder of Deeds, Warren County, Missouri, being Slide B-373 and Slide B-374, and designated as SCHNEIDER WOODS, and hereinafter called "Subdivision", and

WHEREAS, it is deemed in the best interest of all persons who may become and are owners of any lots of this Subdivision to have certain restrictions, reservations, limitations, conditions, easements, and covenants created, imposed and placed of record relating to this property.

NOW THEREFORE, the OWNERS as makers of this covenant, for the purposes of protecting property values and providing for quiet and peaceful enjoyment of properties do hereby subject all lots in said Subdivision to the following restrictions, reservations, limitations, conditions, and easements which shall operate as covenants running with the land into whomsoever hands it or any part of it shall come and do hereby declare that all lots in said Subdivision shall be held, sold and conveyed subject to the same; and the rights and easements herein contained are hereby made and declared to be the rights and easements in fee and annexed to and forever to continue to be annexed to, passing with and inuring to each of said lots, and said lots and each of them to remain forever subject to the burdens and entitled to the benefits created by said rights and easements, and shall be enforceable at the suit of any and every owner of any lot in said Subdivision by injunction or other proceeding whether in law or equity.

1. No structure of a temporary character, trailer, basement, tent, or shack shall be placed upon or used on any part of said Subdivision at any time.
2. No part of said Subdivision shall be used except for residential purposes.
3. No motor vehicle requiring what is commonly called a "commercial license" under the laws of the State of Missouri, or trailer, boat trailer, boat, camping truck or similar vehicle shall be parked on the streets of said Subdivision for more than one (1) hour.

No automobile, motorcycle, machinery of any kind, may be dismantled, assembled, repaired or worked on in any manner upon any part of said land unless such repairs are conducted inside a private garage and screened from public view. None of the above-enumerated items may be performed on any street of this Subdivision.

4. No swine or goats of any kind shall be raised, bred or kept in this Subdivision.

5. No lot shall be re-subdivided nor any portion of any lot resold. All lots, if sold, must be sold as originally platted.

6. Modular homes shall be allowed only if on a poured concrete foundation.

7. The 50' wide Road and Utility Easement designated upon the plat of said Subdivision is to remain for the private roadway use of the owners of lots in said Subdivision. Said Road and Utility Easement shall be kept in a reasonable state of repair and the owner(s) of each lot in said Subdivision shall contribute equally to the repairs and maintenance of said Road and Utility Easement.

8. These Restrictions may be changed, modified or amended at any time in the future by written covenant signed and executed by the owner(s) of four (4) or more lots in said Subdivision. The said covenant to be and become effective only upon recording of the same in the office of the Recorder of Deeds of Warren County, Missouri. Such covenant shall not require the signature of any holder of a mortgage, deed of trust or other lien against the respective lots or the improvements thereon.

9. A cancellation of any of these covenants by judgments or other order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Owners have hereunto set their hands this 9th day of February, 2000.

Arthur E. Schneider
Arthur E. Schneider

Frieda M. Schneider
Frieda M. Schneider

