



\*1999T 0095478\*

JACKSON COUNTY DEPARTMENT OF RECORDS 308 WEST KANSAS INDEPENDENCE, MO 64050

## RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET,

TYPE OF INSTRUMENT

PARTIAL PRINCIPALS IDENTIFIED FROM

DOCUMENT FOR DOCUMENT TRACKING PURPOSES

REST

RESTRICTION

LOT 232 - 252 COUNTRY CLUB GARDENS

BRIEF PROPERTY

DESCRIPTION:

LOT 232 - 252 COUNTRY CLUB GARDENS

NOTE: Document information on this certification sheet is furnished as a convenience only, and in the case of any discrepancy between same and the attached instrument, the attached instrument governs. The Recorder's official Grantor/Grantee indices are created from the information contained in the actual instrument attached hereto.

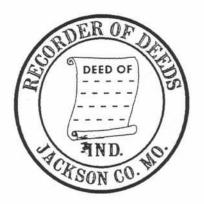
STATE OF MISSOURI )

SS.

COUNTY OF JACKSON )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages (this page inclusive), was filed for record in my office on the 6 day of December, 1999, at 13:16:06 and is truly recorded as the document number shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.



Fees:

MO HOUSING TRUST FUND 001-2473 \$3.00 HOMELESS 043-250-2195 \$3.00 RECORDING FEE \$17.00 USER FEE \$4.00 Mary N. Murphy

Director of Records Jackson County, MO

N. Amos Recording Deputy

Recording Fee: \$27.00 (Paid at time of Recording)

Return to:

ROBERT MARKEY 901 MAIN ST BLUE SPRINGS, MO 64015 Document Number / Book & Page: 1999I 0095478 (1 - 5)

PLEASE DO NOT REMOVE THIS PAGE FROM THE DOCUMENT

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## Amendment of DECLARATION OF RESTRICTIONS

WHEREAS, the following are a majority of the lot owners as provided in -
paragraph 19 of Declarations of Restrictions dated May 5, 1972, filed for record
May 8, 1972, in the Office of the Recorder of Deeds for Jackson County, Missouri
at Independence, as Document No. I - 116346 in Book at page
, restricting the land use of the following described real estate:

All of Lots 232 thru 252, COUNTRY CLUB GARDENS, Blue Springs, Jackson County, Missouri.

Section I, Use of Land, Paragraph (7) is changed and modified to read as follows:

(7) No school buses, farm or industrial tractors, commercial trucks (excluding personal pickup trucks or vans as defined by the State of Missouri), boats, recreational vehicles, campers, or trailers shall be kept, parked, maintained, or stored in the open on the driveway, lot or on the street at the curb for more than twenty-four (24) hours at any one time, it being the intention of this paragraph that the permanent parking and storage of any of the vehicles described herein shall be done either, at a location off-site of the property subject to the Restrictions, or within the enclosed garages with closed doors which form a part of the residences.

Section II, Approval of Plans and Specifications of Improvements Permitted, Paragraphs (9) and (11) are hereby deleted in their entirety. Paragraphs (10) and (13) are hereby changed and modified to read as follows:

(10) No fencing shall be permitted on any lot unless the same is yard fencing, and no fencing shall extend nearer to the front street than the rear house line of a residence, except decorative railing along a walkways.

(16)

7 .

- (13)No residence shall have less than two (2) garages, which may be attached or built-in-garages. All driveways shall be poured concrete, asphalt, brick, cast concrete paving blocks or coated concrete and shall extend to the curb line of the street upon which the premises fronts, or to the property line on the side street. All roofing shall be wood shingle, laminated double layer composition shingle with 40 3: year minimum warranty and of weathered wood color, or composite cement simulated wood shingle.
  - (a), (b) and (c) Remain unchanged and unmodified.

Section II, Approval of Plans and Specifications of Improvements Permitted, Paragraph (14) and (15) are hereby deleted in their entirety.

Section II, Approval of Plans and Specifications of Improvements Permitted, the following are inserted and shall become Paragraphs (14) and (15):

- (14)No radio or television Transmitting or receiving antenna or dish (excluding support) larger than a cube 2 feet by 2 feet by 2 feet (2' x 2' x2') may be erected or maintained outside of any residence on any lot.
- No solar apparatus or above ground swimming pools may be (15)maintained or erected on any lot.

Section III, Signs, Billboards, and Miscellaneous Provisions, Paragraph (16) is hereby changed and modified to read as follows:

The construction or placing of signs, billboards or advertising structures of any kind is prohibited, except burglar alarm signs, and that one sign advertising the rental or sale of property is permitted, 3 = provided it does not exceed five (5) square feet in size and except that political signs not exceeding five (5) square feet in size, shall be allowed within seven (7) days prior to an election and for one (1) day after an election.

In all other respects, the covenants and restrictions contained within the Declaration as same exists as of this date, remain unchanged and unmodified.