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MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: MDEMPSEY

MARGINS

**Recorder of Deeds Certificate
St. Charles County Missouri**

NON-STANDARD DOCUMENT

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**ST. CHARLES
COUNTY**

**RECORDER
OF DEEDS**

Mary E. Dempsey
Recorder of Deeds
201 North Second Street, Suite 338
St. Charles, MO 63301

VALUED CUSTOMER

**ADDITION OF A RULE UNDER THE
CONDITIONS, RESTRICTIONS, PROVISIONS AND TRUSTEESHIP
FOR THE SUBDIVISION KNOWN AS
DROVERS CROSSING PLAT#1, ST CHARLES COUNTY, MISSOURI**

WHEREAS, the CONDITIONS, RESTRICTIONS, PROVISIONS AND TRUSTEESHIP FOR THE SUBDIVISION KNOWN AS DROVERS CROSSING, PLAT #1, ST CHARLES COUNTY, MISSOURI (hereafter referred to as the "RESTRICTIONS") was executed December 14, 1978 and recorded in Book 825, Page 254 in the Records of the County of St Charles Missouri; and imposed on plats 1-3; and

WHEREAS, the community wishes to give notice of a rule adoption.

WHEREAS, Drovers Crossing Restrictions #30 in the RESTRICTIONS allows for Rulemaking and Cancellation of Unreasonable Rules from time to time by and upon:

- a) Before any Rule adopted by the Trustees can become effective said Rule shall be put to a vote of the owners;**
- b) Trustees shall set a vote on whether the Rule should be approved or cancelled;**
- c) A vote with at least 30 days' notice containing the procedures for voting in person, by mail or by proxy;**
- d) If at said scheduled vote 60% of the Owners actually voting in person, by mail or by proxy vote to cancel the Rule, said Rule shall be nullified; and**
- e) Adoption of Rule if there is less than 60% negative vote of the Owners voting in person, by mail or by proxy at the meeting.**

WHEREAS, the adoption of this Rule consisted of:

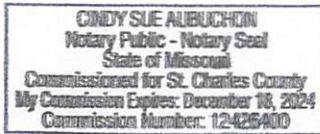
- a) The Rule was put to a vote of the owners;
- b) The Trustees set a meeting for the vote of the Rule;
- c) Proper notice containing the procedures for voting were given;
- d) Adoption of Rule because there was less than 60% negative vote of the Owners voting in person, by mail or by proxy at the meeting.

WHEREAS, the undersigned Trustees and Owners of the majority of the lots of the entire Drovers Crossing, deem it in the best interest of the Association to adopt the New Rule, RULE NO. 13 RENTAL RESTRICTION

Restriction:

No company shall be permitted to rent/lease their property to a tenant. Each renter/tenant who is not a current homeowner shall be grandfathered until said renter/tenant no longer renews their lease. Upon nonrenewal of a grandfathered renter/tenant, the company may no longer lease the property.

IN WITNESS WHEREOF, the undersigned have executed this document on this 20 day of Sept. 2023.



Cindy S. Aubuchon
12426400
Exp. 12-18-24

Drovers Crossing Homeowners
Association Inc.

By: _____

BRYCE HAMBLETON, Trustee

By: _____

MICHAEL BAETEN, Trustee

By: _____

ELIZABETH SPAUNHORST, Trustee

First	Last	Account Address	City	State	Zip	Voter ID	Postmark	For	Against
Barnabas & Lori	Dudas	604 Colbert Dr	Lompoc	CA	93436	45	1/24/2023	X	
Elmore	McBee & Alberta Beavers	PO Box 513	Wentzville	MO	63385	91	1/27/2023		X
Stephen & Barbara	Schipper	2241 Muegge Rd.	St. Charles	MO	63303	124			
Merle	Styck	18 W Carriage Way	St. Peters	MO	63376	135	1/14/2023	X	
	Roth Family Trust	12 Karabair Rd	St. Peters	MO	63376	117	1/27/2023	X	
David J.	Whitehead	6 W Carriage Way	St. Peters	MO	63376	146	1/23/2023	X	
Donald L.	Kohl	34 Connemara Rd	St. Peters	MO	63376	79	N/A	X	
Bonnie M.	Viviano	16 Karabair Rd	St. Peters	MO	63376	144	1/17/2023	X	
Anthony S.	Linck	14 E Carriage Way	St. Peters	MO	63376	87	N/A	X	
David	Hays	29 W Carriage Way	St. Peters	MO	63376	67	1/17/2023	X	
Paul	Ahlemeyer	18 Lippizan Rd	St. Peters	MO	63376	2	1/17/2023	X	
Sheila A.	Bottoms	37 Connemara Rd	St. Peters	MO	63376	19			
Joyce	Primeau	7 E Carriage Way	St. Peters	MO	63376	107	1/11/2023	X	
Paul J.	Tauer	3 Connemara Ct	St. Peters	MO	63376	137	1/12/2023	X	
Daren	Aubuchon	9 E Carriage Way	St. Peters	MO	63376	3	1/14/2023	X	
Daniel	Barger	12 E Carriage Way	St. Peters	MO	63376	7	1/14/2023	X	
David M.	Bauer	24 Connemara Rd	St. Peters	MO	63376	10	1/14/2023	X	
Michael E.	Brinkman	13 Ardennals Rd	St. Peters	MO	63376	22	1/14/2023	X	
Ryan Craig	Hupe	28 W Carriage Way	St. Peters	MO	63376	69	1/14/2023	X	
John G.	Jones	8 E Carriage Way	St. Peters	MO	63376	75	1/14/2023	X	
Dale R.	Kaempflein	27 W Carriage Way	St. Peters	MO	63376	76	1/14/2023	X	
	Kevach Revoc Trust	15 Karabair Rd	St. Peters	MO	63376	83	1/14/2023	X	
Garry M.	Leach	9 Karabair Rd	St. Peters	MO	63376	85	1/14/2023	X	
James B.	Peck	29 Lippizan Rd	St. Peters	MO	63376	103	1/14/2023	X	
Cavanaugh	Richards	11 E Carriage Way	St. Peters	MO	63376	112	1/14/2023	X	
Charles R.	Willson	20 Ardennals Rd	St. Peters	MO	63376	147	1/14/2023	X	
Charles A.	Wishman	3 Lippizan Rd	St. Peters	MO	63376	148	1/14/2023	X	
Christopher W.	Hale	26 Connemara Rd	St. Peters	MO	63376	62	1/14/2023	X	
Lee T. Jr	Emmenderfer	5 W Carriage Way	St. Peters	MO	63376	49	1/16/2023	X	
John B.	Haunschild	22 Connemara Rd	St. Peters	MO	63376	66	1/16/2023	X	
	Kolb Family Residential Trust	21 Connemara Rd	St. Peters	MO	63376	82	1/16/2023	X	
William J.	Murray	26 Lippizan Rd	St. Peters	MO	63376	98	1/16/2023	X	
Janet	Schaffer	22 W Carriage Way	St. Peters	MO	63376	121	1/16/2023	X	

Harry T.	Auer	11 Karabair Rd	St. Peters	MO	63376	4	1/17/2023	X	
Sandra L.	Bennett	4 Karabair Rd	St. Peters	MO	63376	15	1/17/2023	X	
Glyn C.	Bowen	26 Carriage Way West	St. Peters	MO	63376	20	1/17/2023	X	
Herbert Jr.	Boykin	8 Lippizan Rd	St. Peters	MO	63376	21	1/17/2023	X	
Shawn C.	Brown	19 Connemara Rd	St. Peters	MO	63376	25	1/17/2023	X	
	Campbell Family Joint Living Trust	25 Connemara Rd	St. Peters	MO	63376	29	1/17/2023	X	
Craig	Conger	46 Connemara Rd	St. Peters	MO	63376	37	1/17/2023	X	
Barbara L.	Dennis	31 Connemara Rd	St. Peters	MO	63376	42	1/17/2023	X	
Cynthia Ann	Dieckhaus	10 Ardennals Rd	St. Peters	MO	63376	43	1/17/2023	X	
Wendy L.	Eggleston	20 W Carriage Way	St. Peters	MO	63376	48	1/17/2023	X	
Sarah Christine	Ferguson	13 Karabair Rd	St. Peters	MO	63376	52	1/17/2023	X	
Andrew	Gulovaen	6 Connemara Rd	St. Peters	MO	63376	60	1/17/2023	X	
Constance M.	Morgus	50 Connemara Rd	St. Peters	MO	63376	96	1/17/2023	X	
Clayton L.	Mudd	52 Connemara Rd	St. Peters	MO	63376	97	1/17/2023	X	
David B.	Plant	24 Lippizan Rd	St. Peters	MO	63376	106	1/17/2023	X	
James Jr	Reinhalmer	5 Connemara Ct	St. Peters	MO	63376	110	1/17/2023	X	
Michael	Ring	13 Lippizan Rd	St. Peters	MO	63376	113	1/17/2023	X	
Robert T.	Sallee	21 Lippizan Rd	St. Peters	MO	63376	118	1/17/2023	X	
Robert F.	Sanker	23 Lippizan Rd	St. Peters	MO	63376	119	1/17/2023	X	
John E.	Stevens	5 Ardennals Rd	St. Peters	MO	63376	133	1/17/2023	X	
Robert Roy	Tindall	9 Connemara Rd	St. Peters	MO	63376	140	1/17/2023	X	
Julie C.	Castaneda	19 Lippizan Rd	St. Peters	MO	63376	30	1/18/2023	X	
David J.	Demsky	5 Karabair Rd	St. Peters	MO	63376	41	1/18/2023	X	
Robert T.	Dubois	33 Connemara Rd	St. Peters	MO	63376	44	1/18/2023	X	
Gaylen W.	Laster	14 Lippizan Rd	St. Peters	MO	63376	84	1/18/2023	X	
Larry K.	Miller	56 Connemara Rd	St. Peters	MO	63376	94	1/18/2023	X	
Carolyn	Sousa	12 Connemara Rd	St. Peters	MO	63376	130	1/18/2023	X	
Steven E. Jr	Thurmond	47 Connemara Rd	St. Peters	MO	63376	139	1/18/2023	X	
Zachery R.	Campbell	42 Connemara Rd	St. Peters	MO	63376	27	1/19/2023	X	
Janet K.	Franke	8 Karabair Rd	St. Peters	MO	63376	54	1/19/2023	X	
Greg K.	Wolfsberger	1 Lippizan Rd	St. Peters	MO	63376	149	1/19/2023	X	
Melvin L T.	Coffell	44 Connemara Rd	St. Peters	MO	63376	35	1/20/2023	X	
	Palley Family Trust	6 E Carriage Way	St. Peters	MO	63376	104	1/20/2023	X	
Andrew A.	Sit	24 W Carriage Way	St. Peters	MO	63376	128	1/20/2023	X	

Diane	Robinson	2 Connemara Ct	St. Peters	MO	63376	114	1/21/2023	X	
James Jr	Shea	30 Connemara Rd	St. Peters	MO	63376	127	1/21/2023	X	
	Surdyke Irrevoc Supple Needs Trust	14 W Carriage Way	St. Peters	MO	63376	136	1/21/2023	X	
Michael B.	Edwards	9 Ardennals Rd	St. Peters	MO	63376	47	1/23/2023	X	
Roger W.	Bedell	54 Connemara Rd	St. Peters	MO	63376	12	1/26/2023	X	
Michael	Kohls	2 Lippizan Rd	St. Peters	MO	63376	80	1/26/2023	X	
Leonard G.	Kinney	22 Lippizan Rd	St. Peters	MO	63376	77	1/28/2023	X	
Robert L.	Marcks	11 Ardennals Rd	St. Peters	MO	63376	88	1/28/2023	X	
Joshua	Rose	16 Connemara Rd	St. Peters	MO	63376	116	1/28/2023	X	
Ronald P.	Barnes	4 W Carriage Way	St. Peters	MO	63376	8	1/31/2023	X	
William E.	Barrett	7 Lippizan Rd	St. Peters	MO	63376	9	1/31/2023	X	
Beatrice M.	Schmutz	1 Connemara Rd	St. Peters	MO	63376	126	1/31/2023	X	
Christopher	Quinones	10 W Carriage Way	St. Peters	MO	63376	108	2/2/2023	X	
James R.	Gilbert	5 Connemara Rd	St. Peters	MO	63376	57	2/6/2023	X	
Thomas A.	Stahlheber	3 Ardennals Rd	St. Peters	MO	63376	132	2/6/2023	X	
	Baeten Family Trust	6 Karabair Rd	St. Peters	MO	63376	5	2/12/2023	X	
Curtis M.	Campbell	8 W Carriage Way	St. Peters	MO	63376	28	2/13/2023	X	
Thomas	Cook	10 Karabair Rd	St. Peters	MO	63376	38	2/21/2023	X	
Karl A.	Dye	17 W Carriage Way	St. Peters	MO	63376	46	2/21/2023	X	
Bryce	Hambleton	5 E Carriage Way	St. Peters	MO	63376	63	2/21/2023	X	
Sehab	Velljac	23 Connemara Rd	St. Peters	MO	63376	143	2/22/2023	X	
Lauren T.	Fairless	25 Lippizan Rd	St. Peters	MO	63376	51	2/24/2023	X	
Kevin L. Jr	Nobles	13 Connemara Rd	St. Peters	MO	63376	99	2/24/2023	X	
Erin K.	Fitzwilliam	4 Connemara Ct	St. Peters	MO	63376	53	2/27/2023	X	
Christine M.	Jarus	14 Connemara Rd	St. Peters	MO	63376	72	2/27/2023	X	
Christopher W.	Johnsen	20 Lippizan Rd	St. Peters	MO	63376	73	2/27/2023	X	
Robert R.	Kluczynski	3 E Carriage Way	St. Peters	MO	63376	78	2/27/2023	X	
	Schippers Family Trust	51 Connemara Rd	St. Peters	MO	63376	125	N/A	X	
Deway	Ballard	11 Lippizan Rd	St. Peters	MO	63376	6	1/26/2012		X
Mark E.	Husted	7 Ardennals Rd	St. Peters	MO	63376	70	1/7/2023		X
Brian	Brown	12 Lippizan Rd	St. Peters	MO	63376	24	1/14/2023		X
Aaron W.	Hager	58 Connemara Rd	St. Peters	MO	63376	61	1/23/2023		X
Marlon E.	Saunders	8 Lippizan Rd	St. Peters	MO	63376	120	1/28/2023		X
	Brownlee Revocable Trust	33 W Carriage Way	St. Peters	MO	63376	26	2/2/2023		X

Nicholas Andrew	Hartman	20 Connemara Rd	St. Peters	MO	63376	65	2/8/2023		X
Michael G.	Maurer	27 Connemara Rd	St. Peters	MO	63376	90	2/14/2023		X
	A&A Quick Cash, INC d/b/a A& A Properties	2025 Zumbahl Rd, Ste. 205	St. Charles	MO	63301	1			
Nicolas & Natasha	Bateman	35 Connemara Rd	St. Peters	MO	63376	134			
Brook Marie & Drew T.	Beachy	28 Lippizan Rd	St. Peters	MO	63376	11			
Sadie	Ball	4 Lippizan Rd	St. Peters	MO	63376	19			
Bradley W.	Bengtson	15 Lippizan Rd	St. Peters	MO	63376	14			
Scott	Bergland	38 Connemara Rd	St. Peters	MO	63376	16			
Pamela	Bochnia	2 Connemara Rd	St. Peters	MO	63376	17			
Dawn	Booth	4029 Mitchford Dr.	St. Louis	MO	63125	18			
William J. III	Brinkmeyer	19 W Carriage Way	St. Peters	MO	63376	23			
Darden K.	Caylor	27 Lippizan Rd	St. Peters	MO	63376	31			
Ryan D.	Christoff	17 Ardennals Rd	St. Peters	MO	63376	32			
Daniel S.	Clark	12 W Carriage Way	St. Peters	MO	63376	33			
Darice	Clinton	5 Lippizan Rd	St. Peters	MO	63376	34			
Gary L.	Cole	55 Connemara Rd	St. Peters	MO	63376	36			
Matthew	Cooper	31 W Carriage Way	St. Peters	MO	63376	39			
David	Davis	10 Connemara Rd	St. Peters	MO	63376	40			
Mark J.	Engelhardt	48 Connemara Rd	St. Peters	MO	63376	50			
Amella	Fuesz	1 Ardennals Rd	St. Peters	MO	63376	55			
Kenneth F.	Gerke	28 Connemara Rd	St. Peters	MO	63376	56			
Mohammad	Gojarl	15 W Carriage Way	St. Peters	MO	63376	58			
D. John	Gray	25 W Carriage Way	St. Peters	MO	63376	59			
Jennifer	Harley	17 Connemara Rd	St. Peters	MO	63376	64			
Joshua T.	Huck	15 Connemara Rd	St. Peters	MO	63376	68			
Andrew G.	Jardine	14 Karabair Rd	St. Peters	MO	63376	71			
Bryan E.	Joiner	2 Ardennals Rd	St. Peters	MO	63376	74			
Shawn A.	Kohra	6 Lippizan Rd	St. Peters	MO	63376	81			
James R.	Lee	7 Connemara Rd	St. Peters	MO	63376	86			
Peter T.	Matschner	59 Connemara Rd	St. Peters	MO	63376	89			
William A.	McKee	9 W Carriage Way	St. Peters	MO	63376	92			
James A.	Middendorf	18 Connemara Rd	St. Peters	MO	63376	93			
Lisa A.	Morgan	40 Connemara Rd	St. Peters	MO	63376	95			

James A.	Orf	39 Connemara Rd	St. Peters	MO	63376	100			
Justin	Pafford	17 Lippizan Rd	St. Peters	MO	63376	101			
Jesse Jr	Pauletta	13 W Carriage Way	St. Peters	MO	63376	102			
Daniel J.	Pfeifer	8 Connemara Rd	St. Peters	MO	63376	105			
Christina	Redell	29 Connemara Rd	St. Peters	MO	63376	109			
Bradley B.	Rhodus	6 Ardennais Rd	St. Peters	MO	63376	111			
Jaime	Romero	10 Lippizan Rd	St. Peters	MO	63376	115			
William E.	Scheffer	3 Connemara Rd	St. Peters	MO	63376	122			
James L.	Scherer	49 Connemara Rd	St. Peters	MO	63376	123			
Russell E.	Smith	18 Ardennais Rd	St. Peters	MO	63376	129			
Elizabeth A.	Spaunhorst	32 Connemara Rd	St. Peters	MO	63376	131			
Tyler	Thebeau	29 W Carriage Way	St. Peters	MO	63376	138			
Timothy L.	Trotter	15 Ardennais Rd	St. Peters	MO	63376	141			
Karl	Trull	12 Ardennais Rd	St. Peters	MO	63376	142			
Natalie Anne	Voss	21 W Carriage Way	St. Peters	MO	63376	145			