

SOUTHRIDGE PINES
SECOND AMENDED INDENTURE OF TRUST AND RESTRICTIONS

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SOUTHRIDGE PINES
SECOND AMENDED INDENTURE OF TRUST AND RESTRICTIONS

JHB PROPERTIES, INC., a Missouri corporation ("JHB"), and SOUTHRIDGE PINES HOMEOWNERS ASSOCIATION, a Missouri not-for-profit corporation, made and entered into the original Indenture of Trust and Restrictions ("Indenture") effective as of November 4, 1993. Southridge Pines Homeowners Association was administratively dissolved on December 21, 1999. Southridge Pines Homeowners Association, a Missouri non-for-profit corporation (the "Association"), was formed on July 16, 2010, for the purpose of, among other things, to exercise the functions of the First Amended Indenture of Trust and Restrictions ("Amended Indenture"). The Association entered this Amended Indenture effective as of August 17, 2010. The Association amended the First Amended Indenture of Trust and Restrictions ("Amended Indenture") and enters into the Second Amended Indenture of Trust and Restrictions effective **February 1, 2024**.

WHEREAS, JHB was the owner of certain real property located in St. Louis County, Missouri, which is more particularly described as:

See **Exhibit A** attached hereto and incorporated herein.

WHEREAS, JHB created on the above-described property a planned residential community to be known as "Southridge Pines" with open spaces, streets, roads, walkways and other common ground and facilities in accordance with a certain ordinance of St. Louis County, Missouri creating a planned environment unit pursuant to the St. Louis County Planning and Zoning Ordinances ("Community"); and

WHEREAS, JHB desired to ensure compliance with those requirements and the general purposes and objectives upon which the Community has been established; and

WHEREAS, JHB deemed it desirable, for the efficient preservation of the values and amenities in the Community, to form a not-for-profit corporation to which the Common

Properties (as hereinafter defined) shall be conveyed, and which shall have the powers of maintaining, operating and administering the Common Properties and facilities and administering and enforcing the covenants and restrictions hereinafter set forth and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, JHB caused to be incorporated under the laws of Missouri as a not-for-profit corporation, Southridge Pines Homeowners Association, for the purpose of exercising the functions aforesaid; and

WHEREAS, all reservations, limitations, conditions, easements and covenants herein contained (hereinafter sometimes referred to as "covenants and restrictions") are jointly and severally for the benefit of the Association and all persons who may purchase, hold or own from time to time any of the property covered by this Amended Indenture;

NOW, THEREFORE, all of the properties described above have been held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

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1. **DEFINITIONS**

The following words when used in this Amended Indenture (unless the context shall prohibit or clearly indicate otherwise) shall have the following meanings:

- (a) **"Association"** shall mean and refer to Southridge Pines Homeowners Association, a Missouri not-for-profit corporation and its successors and assigns.
- (b) **"Board"** shall mean the Board of Directors of the Association.
- (c) **"Properties"** shall mean and refer to that certain real property herein described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
- (d) **"Common Properties"** shall mean and refer to those areas of land owned by the Association, and/or the easement, license or other occupancy or use rights which the Association may have in any portion of the Properties, or in other land or properties adjacent thereto whether as an appurtenance thereto or otherwise, and which are intended to be devoted to the common use and enjoyment of the Owners of the properties, including, without limitation, parks, open spaces, playgrounds, streets, subdivision entrance areas and monuments, street lights, storm water control easement areas and facilities, paths, walkways, and other trail systems, and other facilities for the benefit in common of such Owners.
- (e) **"Lot"** shall mean and refer to the subdivided parcels of land shown on any final recorded subdivision plat of the Properties (with the exception of the Common Properties as herein defined) to be improved with Single Family Dwellings.
- (f) **"Single Family Dwelling"** shall mean and refer to the building consisting of one dwelling unit to be constructed on each Lot.
- (g) **"Owner"** shall mean and refer to the owner of record, whether one or more persons or entities of the fee simple title to any Lot but shall not mean or refer to any Mortgagee unless and until such Mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- (h) **"Mortgage" and "Mortgagee"** shall mean and refer also to a deed of trust and the trustee and beneficiary under a deed of trust, respectively.
- (i) **"Grievance and Approval Council"** shall mean and refer to a duly appointed board of five (5) at-large volunteer members to review resident complaints, review construction proposals, and submit recommendations of same to the Directors.

2. EASEMENTS AND PROPERTY RIGHTS

(a) Every Owner and every resident of the Properties subject to this Amended Indenture shall have a right and easement of enjoyment in and to the Common Properties, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (i) The right of the Directors to take such steps as are reasonably necessary to protect the Common Properties against foreclosure; and
- (ii) The right of the Directors to promulgate rules and regulations governing the use of Common Properties; and
- (iii) The right of the Directors to suspend the voting rights and right to use of the recreational facilities by any members or residents for any period during which any assessment remains unpaid; and
- (iv) The right of the Directors to charge reasonable admission and other fees for the use of any recreational facilities situated on the Common Properties and require licenses and license fees where it is deemed necessary by the Directors; and
- (v) The right of the Directors to dedicate or transfer all or part of the Common Properties, or grant such easements and rights of way in and to the Common Properties, to any public agency, authority, or utility for such purposes and subject to such conditions as may be reasonably necessary for the development of the Community; provided that, subject to the foregoing exception, no conveyance or transfer of all or any of the Common Properties shall be effective unless an instrument agreeing to such conveyance or transfer signed by two-thirds (2/3) of each class of members has been recorded; and
- (vi) The right of Owners to perpetual easements over any part of the Common Properties for such portion of their dwelling unit that may overhang any Common Properties, and if ingress or egress is typically provided to a dwelling unit over a particular portion of the Common Properties, then the right of said owner of ingress and egress over such particular portion of the Common Properties; and
- (vii) The right of the Directors to enter into licensing agreements with commercial enterprises for the operation of recreation facilities and related concessions for the benefit of owners and residents of the Properties; and

- (viii) The right of the Directors to annex additional residential and Common Properties to the Community.

(b) The Common Properties shall be for the benefit, use, and enjoyment of the owners, present and future, of the Community and, at the discretion of the Board of Directors.

The Common Properties shall not be used by residents outside the Community:

- (i) No Owner in the Community shall be denied the use of the Common Properties for any reason to non-residents of the Community.
- (ii) All rules and regulations promulgated pursuant to this Amended Indenture with respect to Owners in the Community shall be applied equally to the Owners.
- (iii) All rules and regulations promulgated pursuant to this Amended Indenture with respect to non-residents of the Community shall be applied equally to the non-residents.
- (iv) At any time after recording of this Amended Indenture, a majority of the residents of the Community, by election duly called, may elect to allow or disallow usage of the Common Properties by non-residents of the Community.
- (v) Utilization of the Common Properties is at your own risk. The Association and Board of Directors shall not be held liable for any activities of residents and/or non-residents in or around the Common Properties.

(c) Every utility easement on each Lot shall constitute an easement for utility purposes to serve any other Lot or Common Properties.

(d) In the event that any utilities and connections therefor serving a Lot are located in part on a Lot other than the Lot being served by such utilities and connections, the utility company, the owner of a Lot being served, and the contractors and employees of such company

or Owner shall have the right and easement to enter upon the Lot in which the utility line or connection is located for the repair, maintenance and replacement of such line or connection.

(e) There shall be and is hereby imposed on each Lot an easement for reasonable ingress and egress by or on behalf of the owner of any adjoining Lot for the purpose of repair, maintenance or replacement of improvements on such adjoining Owner's Lot.

(f) Should any portion of any Single Family Dwelling or other improvement as originally constructed, or any planting or tree, overhang or encroach on an adjacent Lot, the Owner of any such Single Family Dwelling or other improvement, planting or tree shall have a license to enter upon such adjacent Lot for the purpose of necessary repair and maintenance of such overhanging or encroaching portion of such Single Family Dwelling or other improvement or to trim such overhanging or encroaching planting or tree. Should any portion of any Single Family Dwelling or other improvement as originally constructed overhang or encroach on an adjacent Lot (Encroachments), the Directors are hereby appointed as agent and attorney-in-fact for and on behalf of each of the Owners affected by the Encroachment and may petition the proper authorities for a boundary line adjustment or request such variance as may be necessary ("Adjustment Variance") to allow for said Encroachment and the Directors, as agent and attorney-in-fact, may also execute and file of record such easement or other necessary documents of record on behalf of each Owner to effectuate such Adjustment Variance granted upon the determination and payment of reasonable compensation, if any, to the Owner affected by such change to be paid from funds assessed against the Owner benefitting therefrom. All Owners shall be bound by any resulting Adjustment Variance granted.

(g) There have been or may be designated on the subdivision plat or plats subject hereto driveway easements for the joint and mutual use and benefit of the Lots on which they are located and the Lots to which they provide access from a street. Those easements are to be held by the respective Owners of each of those Lots, and their respective heirs, executors, administrators, successors and assigns as appurtenant to the Lot owned by each of those Owners. The Owners of each of those Lots shall be jointly responsible for the maintenance and repair of the driveway improvement located on each such easement and each such Owner shall pay an equal share of the cost of maintenance. In the event that any such driveway improvement is not kept in good repair, upon thirty (30) days' written notice by the Directors to each Owner, the Directors may cause such maintenance or repair to be provided and the reasonable cost thereof shall be a charge and lien against each Lot to which such driveway easement is appurtenant, in the amount of the equal portion of such cost allocated to such Lot. Said charge shall be enforceable in the same manner as herein provided in Section 8 hereof.

(h) There shall be and hereby is imposed a non-exclusive perpetual easement fifteen (15) feet in width along the rear lot lines and four (4) feet in width along the side lot lines of all Lots for sump pump drainage purposes. Without limiting the generality of any other provision of this Amended Indenture, the Association may, but shall not be obligated to, maintain, clean and repair all such sump pump drainage easements, and is hereby granted easements in gross for ingress to and egress from such sump pump drainage easements and as otherwise required to perform the foregoing.

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3. VOTING MEMBERSHIP

(a) Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

(b) The Association shall have one class of voting membership ("Class Members"): Class Members shall be all Owners not delinquent on any subdivision dues and/or assessments and in good standing with the Association, as determined by the Directors. Class Members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

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4. **DURATION**

(a) The covenants and restrictions established by this Amended Indenture shall run with the land and continue and be binding upon the Lot Owners, the Association, and the Directors and upon their successors and assigns for the longer of the following:

- (i) for the duration of the subdivision, or
- (ii) for a period of twenty (20) years from the date this Amended Indenture is recorded, and shall automatically be continued thereafter for successive periods of fifteen (15) years each; provided, however, that the fee simple record owners of the Lots now subject and hereafter made subject to this Amended Indenture, by vote of two-thirds (2/3) of the Lot Owners entitled to vote, may terminate the Amended Indenture or release all of the Properties restricted thereby at the end of said twenty (20) year period or any fifteen (15) year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing same for record in the office of the Recorder of Deeds of St. Louis County, Missouri, at least one (1) year prior to the expiration of said twenty (20) year period or of any fifteen (15) year period thereafter.

(b) In the event the subdivision is vacated, this Amended Indenture shall terminate, and the Board shall convey fee simple title to the Common Properties to the then Lot Owners as tenants in common and shall dissolve the Association pursuant to the vote of the members as provided above. The rights of the tenants in common shall be exercisable appurtenant to and in conjunction with their Lot ownership. Any conveyance or change in ownership of any Lot shall convey with it ownership in the Common Properties, and no interest in the Common Properties shall be conveyed by an Owner except in conjunction with the sale of a Lot. The sale of any Lot shall carry with it all the incidents of ownership of the Common Properties although such is not expressly mentioned in the deed of conveyance; provided, however, that no right or power conferred upon the Directors shall be abrogated.

5. **COVENANT FOR MAINTENANCE ASSESSMENTS**

(a) Except as set forth in Subsection 5(h), each Lot within the Properties, hereby covenants and each owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or their conveyance, shall be deemed to covenant and agree to pay to the Association.

- (i) annual assessments or charges, and
- (ii) special assessments or charges, with such assessments or charges to be fixed, established, and collected from time to time as hereinafter provided, including, but not limited to, any charges or assessments created pursuant to Section 5(e) below.

(b) Any and all annual and special assessments, and charges as provided in this Section 5 together with such interest thereon and costs of collection thereof, shall be a charge against the title of each Lot and shall be a continuing lien upon the Lot against which such assessment or charge is made, which shall bind such Lot in the hands of the then Owner, his heirs, devisees, personal representatives, successors and assigns without the need or requirement of filing any additional documentation with respect to such lien. Recording of this Amended Indenture constitutes record notice and perfection of the lien as to assessments which become delinquent thereafter, together with interest thereon and cost of collection thereof as hereinafter provided. Further recording of a claim for assessment and/or charge under this Section 5 is not required. The Association shall be entitled to enforce collection of any and all of such assessment(s) and/or charge(s), interest and costs through enforcement of such lien, whether by foreclosure or otherwise. Each such assessment and/or charge, together with such interest thereon and cost of collection thereof as herein provided, shall also be the personal obligation of the Owner of such Lot at the time when the assessment became due. Notwithstanding anything

herein to the contrary, the lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage and non-payment of any such annual or special assessment shall not constitute a default under any federally insured mortgage. Furthermore, mortgagees of any such financing on a Lot and/or improvements thereon shall not be required to collect, retain, or escrow any assessments as referenced hereinabove.

(c) The assessment(s) and/or charge(s) levied under this Section shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Properties or for maintaining the market value of the Properties and in particular for the rendering of services in the furtherance of such purposes, including the carrying out of all functions herein authorized, and for the improvement, maintenance and operation of the Common Properties and all facilities thereon, including, but not limited to, the payment of taxes and insurance thereon, debt service, repair, maintenance, replacements and additions thereto and for the cost of labor, equipment, materials, management and supervision thereof and for such other needs as may arise and for maintenance of reserves for the benefit of the Association.

(d) Special Assessments:

(i) In addition to the annual assessment herein authorized, there may be levied in any assessment year a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement within or upon the Common Properties or any easement, street, drive, walkway or other right-of-way provided for the benefit of the Lots subject hereto, and including the provision of necessary fixtures or personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the vote of each class of the willing members who are voting, in person or by proxy, at a meeting duly called for such purpose, written notice of which shall have been sent to all members not less than thirty (30) days nor more than sixty (60) days in advance and shall set forth the purpose of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the

required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

- (ii) In addition to other special assessments authorized by this Subsection (d), the Directors may make a separate special assessment, without a vote of the members, for the operation and maintenance of sewer systems and creeks and other storm water control easements and facilities including, but not limited to, retention and detention ponds. The assessment provided for by this paragraph of Subsection (d) shall be allowed and applicable until the operation and maintenance of such sewer systems and such creeks and other storm water control easements and facilities have been accepted for maintenance by an appropriate public body, agency or utility company. The Directors may also make a separate special assessment pursuant to this paragraph of Subsection (d) as necessary for compliance with all subdivision and other ordinances, rules, and regulations of St. Louis County. Specifically, but not by way of limitation, the Board of Directors may make provisions for the maintenance and operation of all Street lights, roadways, easements, and utilities.
- (iii) The provisions of this Section 5 with respect to the establishment of due dates, effect of non-payment and remedies for enforcement shall be applicable to any special assessment levied as hereinabove authorized.

(e) In addition, the Directors may levy a special assessment or charge against any Owner and/or Lot for all costs and expenses incurred, including costs of collection, interest, attorney's fees and other associated costs for purposes of making repairs or maintenance to a Lot or improvements thereon, which repairs or maintenance the Owner has failed to make or for repairing any damage caused by an Owner or such Owner's employees, agents, invitees or tenants. Nothing herein shall be deemed to impose absolute liability without respect to fault or negligence upon the owners for damage to the Common Properties or the Lots.

- (f) Assessments shall be made in a manner and subject to the following procedure:
- (i) As to annual assessments, on or before thirty (30) days in advance of each assessment year, as established by the Directors, the Directors shall prepare a proposed budget for the upcoming assessment year taking into consideration all anticipated items of expense, including reasonable replacement and other reserves. Based upon the proposed budget, the Directors shall establish the annual assessment for the upcoming assessment year. The Directors shall set the due date for payment of the assessment and may provide for a periodic payment schedule if deemed desirable by the Directors. If at any time during an assessment year, the Directors determine in their reasonable opinion that the annual assessment will not provide sufficient funds during the assessment year to cover the expense of items in the proposed budget and/or the expense of any items not indicated on the proposed budget which may occur and are non-extraordinary and reasonably necessary to the general operation of the Association and/or the Common Properties, then the Directors may levy an additional supplemental assessment for the remainder of the assessment year in the amount necessary to cover the anticipated revenue deficit for that assessment year. The right and power to levy a supplemental annual assessment shall extend to the Directors for the first assessment year and each assessment year thereafter. Written notice of any levy of a supplemental assessment shall be given to each Owner and payment shall be made as directed by the Directors in such notice.
 - (ii) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner other than Declarant, the maximum annual assessment shall be one thousand five hundred dollars (\$1500.00) per Lot.
 - A. The maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without a vote of the membership.
 - B. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner other than Declarant, the maximum annual assessment may be increased above 10% by a vote of two-thirds (2/3) of each class of the willing members who are voting in person or by proxy, at a meeting duly called for this purpose.
 - C. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

- (iii) Subject to requisite member approval as set forth herein, special assessments shall be made by the Directors upon thirty (30) days' notice, and, at the discretion of the Directors, may be payable in a lump sum, in periodic installments or due and payable within thirty (30) days from the date of such notice.
- (iv) Any charge or assessment imposed by the Association, with the exception of an assessment under Section 5(e) hereof, shall be divided among Owners on the basis of an equal amount per Lot.
- (v) Notice of any assessment shall be given by the Directors, either by mail, postage prepaid, addressed to the address shown on the real estate assessment records of St. Louis County or any appropriate municipality (and notice so given shall be considered given when mailed), or by posting a brief notice of the assessment upon the Lot itself.
- (vi) The failure or delay of the Directors to prepare or serve any budget or any annual or special assessment shall not constitute a waiver or release in any manner of any owner's obligation to pay such assessment whenever the same shall be made, and in the absence of any annual assessment the Owner shall continue to pay at the then existing rate established for the previous payment.

(g) If any assessment or charge is not paid within thirty (30) days after the delinquency date, such assessment shall bear interest from the date of delinquency at the highest rate allowed by Missouri law as published annually in Missouri Revised Statute §408.030, and said interest may never be reduced or assessed less than the minimum rate set annually by the state of Missouri, as published annually in Missouri Revised Statute §408.020, and the Directors may bring legal and/or equitable action, including, but not limited to, turning the delinquency over to a collection agency, against the owner personally obligated to pay same, and, in addition, shall be entitled to the rights as set forth in Section 5(b) hereinabove with respect to enforcement of payment of same. The Board of Directors is hereby authorized to notify any Mortgagee that the Board is taking steps to collect unpaid assessments or to enforce a lien against said Lot. Delinquent Lot Owners will also be responsible for all cost associated with any and all legal fees acquired.

(h) The following properties subject to this Amended Indenture shall be exempt from the assessments, charges and liens created herein:

- (i)** All Common Properties.
- (ii)** All properties exempted from taxation under the laws of the State of Missouri.

(i) Each Lot Owner shall be responsible for the maintenance, repair and replacement of the lateral sewage line or lines servicing such Owners Lot.

(j) The liability for an assessment may not be avoided by a waiver of the use or enjoyment of any Common Properties, services, or recreation facilities, or by abandonment of the Lot against which the assessment was made, or by reliance upon assertion of any claim against the Board of Directors, the Association, or another Owner.

(k) Nothing contained herein shall abridge or limit the rights or responsibilities of Mortgagees and nothing herein shall be construed to require a Mortgagee to collect the assessments provided for herein.

(l) This Section 5 does not prohibit the Association from taking a deed in lieu of foreclosure.

(m) A judgment or decree in any action brought under this Section is enforceable by execution of the judgment and shall include costs and reasonable attorney's fees and paralegal expenses for the prevailing party.

(n) Any payments received by the Association in discharge of a Lot Owners obligation may be applied to the oldest balance due.

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6. **SELECTION OF DIRECTOR; MEETINGS OF OWNERS**

(a) The Board of Directors of the Association shall consist of three (3) members and no more than (5) members. The original directors were John H. Berra, Jr., Randall Mayer, and Howard Chilcutt. As of the date of this Amended Indenture, the Board of Directors of the Association consist of the following members: Scott Vierling (Chairperson and President), Linda Operle (Secretary), and Tina McMillan (Treasurer).

(b) Upon execution and recording of this Amended Indenture, the existing Board of Directors shall commence the following term limits: Three (3) Year Term - Chairperson and President; Two (2) Year Term - Secretary; and One (1) Year Term - Treasurer.

(c) The Directors shall designate one (1) of its members to serve as Chairperson and President, one (1) member to serve as Secretary, and one (1) member to serve as Treasurer, until the time of the next following annual meeting.

(d) There shall be an annual meeting of the Association to be held during the Second Quarter (April through June) of each year during the term of this Amended Indenture, said meeting to be held at a convenient place in the County of St. Louis, and there may be special meetings of the Association as may be called by any one of the Directors, also to be held at a convenient place in the County of St. Louis. No less than fourteen (14) days' notice in writing, via electronic mail, U.S. Mail, and/or hand-delivery, to each member of the time and place of any annual or special meeting shall be given by the Directors or by the Director calling said meeting.

(e) The successor to an elected Director whose term has expired shall be elected at the special meeting called for that purpose. Directors whose terms have expired may run for re- election. At any annual or special meeting each Lot shall be entitled to one (1)

vote and any action or proposal to be approved shall require approval by a majority of votes cast at such meeting. Any vote may be cast in person or by proxy. Any designation of a proxy shall be on a form approved by the Directors and shall be filed with the Directors at least forty-eight (48) hours before any meeting at which such proxy will vote. Any member who has failed to pay any assessments due and payable or is not otherwise in good standing with the Association shall not be entitled to vote at any annual or special meeting provided for herein. The person or persons receiving the highest number of votes cast shall be deemed elected and shall, upon his, her or their acceptance in writing, at once and by force of this Amended Indenture imposed, succeed to, be vested with, and possess and enjoy as a joint tenant but not as a tenant in common, with the remaining Directors, all of the estate, rights, interests, privileges and powers granted by this Amended Indenture to the Directors. In the event that any Director elected hereunder shall die or become unable for any reason, to discharge the duties or avail himself or herself of or exercise the rights and powers herein granted or bestowed upon him, her or them as Directors under this Amended Indenture, then and thereupon, it shall be the duty of the remaining Directors to select a successor.

(f) If a Lot is jointly owned, only one person shall be entitled to vote for the Owners of that Lot and such person shall be known as the Voting Member." If a Lot is jointly owned and if one of the multiple Owners of that Lot is present at a meeting of the Association, he or she shall be entitled to cast the vote allocated to that lot. If more than one of the multiple owners are present, the vote allocated to that Lot may be cast only in accordance with the agreement of the majority in interest of the multiple Owners. Once the majority position has been established the Voting Member shall cast the vote. There is majority agreement if any one of the multiple Owners casts the vote allocated to that

Lot without a protest being made to the person presiding over the meeting by any of the other Owners of the Lot. A trust, if an Owner, shall act through its trustee. If there is more than one such trustee for a trust, then the beneficiaries of such trust shall designate in writing which trustee shall be entitled to vote. All designations of Voting Members shall be held by the Board of Directors.

(g) All Directors shall be Owners. If any Owner is a trust, then any trustee of such trust may be a Director. Directors must reside at the Lot that they own.

(h) No business may be transacted at any meeting (special or general) at which there is not a quorum, except as provided below. Except as otherwise provided herein, a quorum shall be deemed present at a meeting of the Association if the members in attendance at the beginning of the meeting represent at least ten percent (10%) of the votes of the willing Class Members eligible to vote at the time of the meeting, either in person or by proxy. If proper notice is given and a meeting called at which the proposed business cannot be conducted because of failure to achieve a quorum, then the Directors may either:

- (j) Give another notice of the meeting indicating the proposed business or purpose and if such meeting is held within thirty (30) days of the date of the first meeting at which there was no quorum, then there shall not be a quorum requirement to transact the proposed business at such second meeting; or
- (ii) Take a vote of the Association on any proposed business by written ballot of the members in lieu of a meeting.

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(i) A quorum is present at a meeting of the Directors if a majority of the Directors are in attendance. All actions of the Directors shall be by majority vote. The Directors may take action by majority vote on written ballots or by unanimous consents in lieu of a meeting.

(j) The Directors may appoint an advisory board consisting of owners to serve on the Grievance and Approval Council, as defined in Section 1 above. The number of members of such advisory board shall be the number deemed appropriate by the Directors from time to time but shall not exceed five (5) members. The members of such advisory board shall serve at the will of the Directors. The advisory board shall be formed for the purpose of reporting to and/or advising the Directors concerning the status operation of the Properties. An advisory board may hold informal meetings of members if so desired by the advisory board, but such meetings are not required.

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7. **RESERVATION OF EXPENDITURES**

The Association reserves the right to receive and retain any money consideration which may be refunded or allowed on account of any sums previously expended, deposited placed in escrow, or subsequently provided by it for utility facilities or services, streets, subdivision fees or for any other purpose of any nature or description with respect to any subdivision or land which is now or may in the future be made subject hereto. The Association further reserves the right to receive and retain any monies, damage payments or condemnation award for any easement or other interest granted or condemned as to any street or Common Properties within the Properties.

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8. ARCHITECTURAL CONTROL

(a) From and after such time as a Lot becomes subject to assessment as provided herein, no building, fence, wall, driveway or other structure or improvement of any sort shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition or removal of all or any part thereof, or exterior change or alteration in any improvement thereon be made, nor shall any removal of any tree with a three inch or greater caliper or any change in grade or slope of any Lot be made, until all plans and specifications showing the degree, nature, kind, shape, size, square footage, height, elevation, materials, colors, location of the same entrances and driveways, and configuration of all improvements upon said Lot shall have been submitted to and approved by the Directors. All decisions rendered by the Directors shall be deemed final. It is the intent of this Amended Indenture that the restrictions of this Section shall not apply for Declarant until such time as the Lot is subject to assessment as provided herein. With respect to architectural approvals, the Directors, at their option, may appoint an architectural approval committee comprised of not less than three nor more than five Owners to review all proposed construction and submit recommendations of approval or disapproval of same to the Directors. All requests for approval submitted to the Board of Directors shall be deemed automatically approved if no response is given within sixty (60) days of making submissions.

(b) A Lot Owner may not change the appearance of the improvements within or upon the Common Properties.

(c) All additions, alterations and improvements to the Lots and Common Properties shall not, except pursuant to prior approval of the Board of Directors, cause any increase in the premiums of any insurance policies carried by the Association or by the Owners of any Lots other than those affected by such change.

9. **DIRECTORS' DUTIES AND POWERS**

The Directors shall have the following rights, powers, duties, and obligations:

- (a) To acquire and hold the Common Properties and to transfer or sell the Common Properties In accordance with the provisions provided for herein including Sections 2(a)(v), 4 and 11(h), to exercise control over the Common Properties, continuously maintain improve and operate same with landscaping, shrubbery, decorations, buildings, recreational facilities and structures of any kind or description, and any and all other types of facilities in the interest of the health, welfare, safety, recreation, entertainment, education and for the general use of the Owners of the Properties, to grant such easements and rights-of-way over the Common Properties to such utility companies or public agencies or others as they shall deem necessary or appropriate in accordance with the provisions of Section 2(a)(v), to make rules and regulations, not inconsistent with the law and this Amended Indenture, for the use and operation thereof and in every and all respects govern the operation, functioning and usage of the Common Properties.
- (b) To maintain, repair and replace any improvements on Lots which have been neglected and to charge the Owner thereof with the reasonable expense incurred, which shall be a lien against the Lot owned by such Owner and improvements thereon pursuant to Section 5(e) hereof.
- (c) To exercise such control over the easements, streets, drives, trail systems, walkways and rights-of-way (except for such as have been or may hereafter be dedicated to public bodies or agencies) as is necessary to maintain, repair, supervise and insure the proper use of said easements, streets, drives, trail systems, walkways and rights-of-way by the necessary public utilities and others, including the right (to themselves and to others to whom they

may grant permission) to construct, operate and maintain on, under and over said easements, streets, drives, trail systems, walkways, and rights-of-ways, street lights, sewers, pipes, poles, wires and other facilities and public utilities for service to the Lots within the lands subject hereof, and to establish traffic regulations for the use of such streets, drives and walkways to operate and maintain a system of street lights and pay electric utility payments on the system at such time as the system is completed and delivered to the Directors, and to operate and maintain any storm water control easement and facilities, including lakes and other retention areas, serving any portion of the Properties, which have not been accepted for maintenance by any appropriate public body, agency or utility company.

(d) To plant, care for, maintain, spray, trim, protect and replace trees, shrubbery, and vegetation within any rights-of-way, to decorate the entranceway to the subdivision by appropriate landscaping or by a subdivision sign or in such other manner as the Directors shall deem appropriate.

(e) To dedicate the private streets, drives, walkways, or rights-of-way, or any portion or portions thereof, when such dedications would be accepted by an appropriate public agency.

(f) To clear rubbish and debris and remove grass and weeds from and trim, cutback, remove, replace and maintain trees, shrubbery and flowers upon any neglected property, and to charge the owners thereof with the reasonable expense so incurred, which shall be a lien against such parcel of neglected property. The Directors, or their agents or employees, shall not be deemed guilty or liable for any manner of trespass for any such abatement, removal or planting.

(g) At the discretion of the Directors, to provide for the collection of trash, rubbish and garbage and otherwise to provide such services as shall be in the interest of the health,

safety and welfare of the Owners and residents, and to enter into and assume contracts for such purposes covering such periods of time as they may consider advisable; provided, however, that neither Declarant, nor the Association, nor their respective officers, directors, successors, assigns, agents, employees, affiliates or licensees shall provide or maintain or be responsible for providing or maintaining, in any way, security for all or any portion of the Properties, and for any owners, or owners principals, shareholders, partners, agents, family members, invitees or guests. Furthermore, each and every owner, its principal(s), shareholder(s), partners, agents, family members, invitees and guests, hereby release and hold harmless the Declarant (including any successor builder or developer) and the Association, and their respective officers, directors, successors, assigns, agents, employees, affiliates or licensees from and against any and all claims, demands and liabilities for any damage to real or personal property or injury or death resulting in any way, due to the existence or level of security provided with respect to the Properties.

(h) In exercising the rights, powers and privileges granted to them, and in discharging the duties imposed upon them by the provisions of this Amended Indenture, from time to time to enter into contracts, employ agents and other employees as they deem necessary or advisable, employ, counsel to advise the Directors or to institute and prosecute such suits as they deem necessary or advisable, and to defend suits brought against them individually or collectively in their capacity as Directors.

(i) To receive, hold, convey, dispose of, and administer in trust for any purpose mentioned in this Amended Indenture any gift, grant, conveyance or donation of money or real or personal property.

(j) With regard to all property, real, personal, or mixed, owned or held by them as Directors, the full and unqualified right, power, and authority to:

- (i) Make all contracts and incur all liabilities necessary, related, or incidental to the exercise of the Directors' powers and duties hereunder, including the construction of improvements.
- (ii) Purchase insurance against all risks, casualties and liabilities of every nature and description.
- (iii) Borrow money, including making a permanent, temporary or construction loan, make and execute promissory notes or incur liabilities and obligations with respect thereto and to grant a lease or leasehold security interest in Common Properties to secure such obligations such that the secured party could charge admissions for the use of said Common Properties to Owners or a wider public until the loan with respect thereto was repaid.
- (iv) Sell, convey, trade, exchange, use, handle, manage, control, operate, hold, and deal in and with, in all respects, limited only as provided in this Amended Indenture or by law.

(k) In the event it shall become necessary for any public agency to acquire all or any part of the Common Properties for any public purpose, the Directors are hereby authorized to negotiate with such public agency for such acquisition and to execute such instruments as may be necessary for conveyance to any such public agency subject to the provisions of Section 2(a)(v). Should acquisitions by eminent domain become necessary only the Directors need be made parties, and subject to the reservation by Declarant, as provided in Section 7 hereof, any monies, damage payments or condemnation award shall be held by the Directors for the benefit of the owners of the Lots subject hereto.

(l) The Directors shall deposit the funds coming into their hands, as Directors, in a state or national bank protected by the Federal Deposit Insurance Corporation or credit union protected by the National Credit Union Administration.

(m) All rights, powers, duties, privileges and acts of every nature and description conferred upon the Directors by the terms of this Amended Indenture may be executed and exercised by a majority of the Directors, unless otherwise provided herein. The Directors shall not be personally liable for their acts in the performance of their duties, except for dishonesty or acts

criminal in nature, and the Association shall indemnify and hold the Directors harmless from all such acts to the extent permitted by law.

(n) Notwithstanding any other condition herein, the Directors shall make suitable provision for compliance with all subdivision and other ordinances, rules and regulations of St. Louis County, and any other governmental entity of which the Properties may become a part. Specifically, and not by way of limitation, the Directors shall make provision for the maintenance and operation of all streetlights, roadways, storm water facilities and easements not otherwise accepted by a public agency or utility.

(o) At the discretion of the Directors, the Directors may enter into licensing agreements with commercial entities for the management and operation of any portion of the Common Properties, including, without limitation any recreational facilities and/or any related concessions, for the benefit of the owners and residents of the Properties.

(p) The Directors, upon proper approval from appropriate governmental authorities, shall have the power to erect ornamental entrance monuments to the Properties such monuments to be located on the street comers and/or median within the Street right-of-way and adjacent easements as may be shown on any recorded subdivision plat of the Properties. The Directors shall have the duty to maintain and repair those monuments, together with all related equipment, utility facilities and landscaping located on the aforementioned corners, median and/or easements. If required to do so in writing by St. Louis County or appropriate governmental entities, the Directors shall within thirty (30) days of receipt of the aforementioned request, remove the entry monuments from the aforementioned street comers and/or median.

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10. **USE RESTRICTIONS**

(a) The following restrictions shall apply to all portions of the Properties, and

Declarant, for and on its behalf and on behalf of each and every subsequent owner of any Lot therein, their grantees, lessees, successors and assigns, covenants that:

- (i) No building or structure shall be used for a purpose other than that for which the building or structure was originally designed, without the approval of the Directors. No residence, other than one Single Family Dwelling, may be constructed on each Lot.
- (ii) No commercial activity of any kind shall be conducted on any Lot, but nothing herein shall prohibit the conduct of a home occupation in strict accordance with the provisions of the applicable zoning ordinances.
- (iii) No noxious or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood.
- (iv) Each Owner shall maintain and keep his/her Lot in good order and repair, including but not limited to; mailboxes, fences, trees, gutters, yard waste, weed/leaf control and proper disposal of pet waste.
- (v) No animals, reptiles, birds, horses, rabbits, fowl, poultry, cattle, or livestock of any kind shall be brought onto or kept on any portion of the Properties, except that dogs, cats, or other household pets (except house pets with vicious propensities) and aquariums may be kept or maintained on any Lot. Keeping of any pet which by reason of its noisiness or other factor is a nuisance or annoyance to the neighborhood is prohibited.
- (vi) No signs, advertisements, billboards, or advertising structures of any kind may be erected, maintained or displayed on any Lot; provided, however, that nothing herein shall prohibit Owners from placing no more than two (2) temporary signs not to exceed 2 feet x 4 feet in dimension.
- (vii)
 - A. No structure of a temporary character, trailer, basement, tent, shacks, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence temporarily or permanently.
 - B. No outbuildings, detached garages, sheds, barns, shacks, or structures whether of temporary character or no other than the residences constructed on lots shall be constructed or maintained on any Lot in any portion of the Properties without the prior written approval of the Directors.

(viii) No above ground swimming pools shall be allowed, constructed or placed upon any Lot, in any portion of the Properties. No Inground swimming pools shall be allowed, constructed, or placed upon any Lot, in any portion of the Properties, without the prior written approval of the Directors.

(ix) Fencing

A. No fences or screening of any kind shall be erected or maintained on any Lot without the prior written approval of the Directors as to location, material and height, and the decision of the Directors to approve or reject a fence shall be conclusive. Nothing herein contained shall:

(i) prevent placement of fences by the Association on the Common Ground or

(ii) affect or limit the rights of Declarant to erect privacy fences pursuant to Section 2 hereof. The Board may require an application to be submitted setting forth the proposed location, material, and height of all such fences.

B. The Directors' review of all fences for approval shall assure that such fences adhere to the following standards and requirements unless applicant can demonstrate to the satisfaction of the Directors that strict adherence to such standards and requirements would (a) create an undue hardship on applicant; and (b) approval would be in the best interests of the subdivision.

(i) Maximum height of 72' (6 feet) for full perimeter fencing.

(ii) Fencing shall only enclose the rear yards of any residence. Rear yard fencing shall be full perimeter and no fencing shall be erected or maintained on any Lot between the rear of the residence constructed upon such Lot and the street upon which such Lot fronts. Fencing must start at the rear comers of the residence constructed. Fencing must be within four inches (4") of the Lot lines and Lot comers. With respect to comer lots, fencing along the side of the rear yard facing the street shall not be placed any nearer to said street than four inches (4") of the building line limit established by the subdivision plat. Lots may have exceptions at the sole discretion of the Directors.

- (iii) All fencing will be either/or:
 - (a) Wrought iron or aluminum simulated wrought iron.
 - (b) Wood or vinyl picket style.
- (iv) All fencing to be made only of the following materials:
 - (a) Wrought iron or aluminum simulated wrought iron.
 - (b) Cedar or wolmanized (treated) wood or vinyl. Cedar or wolmanized (treated wood) board fencing may have any picket width up to a maximum of six inches (6") in width.
- (v) All picket fences to be installed with the good side facing out with the minimum open space between pickets being three inches (3") regardless of the picket width.
- (vi) The Directors, at their discretion, may, but shall not be obligated to, require that all Lots be professionally surveyed to ensure proper fence locations prior to installation thereof.
- (vii) All wood fences are to remain in their natural state, that is, they cannot be painted a color.
- (viii) No privacy fencing.
- (ix) All posts shall be anchored in a base of concrete at least one (1) foot six (6) inches into the soil.
- (x) No Lot shall have an exterior solar collector system, wind generator system, or any similar type of system or appliance without the prior written approval of the Directors pursuant to Section 8 hereof.
- (xi) No Lot shall have an exterior: free-standing signal receiving dish, antenna, mast, or similar appliance without the prior written approval of the Directors.

- (xii) No Lot shall be re-subdivided, nor shall a fractional part of any Lot be sold without the consent of the Directors. This revision shall not, however, require the consent of the Directors for the sale of an entire Lot as shown on a final recorded subdivision plat.
- (xiii) Personal property, including, without limitation, boats, trailers, trucks with a gross vehicle weight in excess of one (1) ton, motorcycles, all-terrain vehicles (ATV), personal watercraft (PWC), campers and recreational vehicles, shall not be placed or stored permanently or temporarily on the unpaved portion of any Lot.
- (xiv) No trash, garbage, rubbish, refuse, debris, trash cans or trash receptacles of any type shall be stored in the open on any Lot, but shall be kept secured within the improvements located on each Lot; provided that after sunset on the day immediately prior to the day designated for trash pick-up, trash, garbage, rubbish, refuse, and debris secured within appropriate trash cans or receptacles may be placed at the Street curbing for pick-up; provided further that trash cans or receptacles shall be removed and secured within the improvements for each Lot prior to sundown of the same day.
- (xv) All water and other sewer systems servicing the Property (other than lawn sprinkler systems servicing any single Lot or a sprinkler system servicing the Common Properties) shall be constructed by the Declarant or any subsequent builder or developer. No Owner or occupant of any Lot in the Property shall construct any water or other sewer system on the Property, other than a lawn sprinkler system servicing a single Lot.
- (xvi) No motor vehicle or equipment shall be repaired or otherwise serviced in front of or adjacent to any residence on the Property. All long-term motor vehicle repair should be conducted in Owners garage. No abandoned cars, motorcycles, jeeps, trucks, or other motor vehicles of any kind whatsoever that are unable to move under their own power and no mobile homes, campers, buses, all-terrain vehicles (ATV), personal watercraft (PWC), boats or boat trailers may be stored or suffered to remain upon any of the Common Properties or the Lots other than in an enclosed garage. Commercial vehicles used in Owners business or employment must be parked in Owners driveway, not on the street.
- (xvii) No activity shall be conducted or permitted on the Common Properties which would create a nuisance, disturbance or excessive noise or commotion. The Association shall have the right to prohibit, restrict and prevent such gatherings or assemblies of individuals on the Common Properties under such reasonable rules and regulations as the Association, in its sole discretion, may from time to time determine.

- (xviii) No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Lot or portion of the Property. No above ground gas or propane storage tanks in excess of forty (40) pounds shall be permitted upon or in any Lot or portion of the Property.
- (xix) No above-ground structure, other than required streetlights, may be erected within a cul-de-sac, divided street entry island or median strip without the written approval of the St. Louis County Department of Highways and Traffic.
- (xx) No fences, walls, trees, hedges, or shrubs shall be erected or maintained in such manner so as to obstruct sight lines for vehicular traffic.
- (xxi) The Board may require a reasonable deposit in connection with the proposed erection of any building or structure in the Property approved in accordance with this Amended Indenture, in order to provide that upon completion of the project, all debris shall be removed from the site and from adjacent Lots and parcels, and that any and all damages to subdivision improvements shall be repaired.
- (xxii) No Properties shall be held for lease, no group homes, Airbnb, bed and breakfast, or other use involving short term or long-term lease.

(b) Violation(s) of the aforementioned use restrictions and/or violation(s) of any provisions of this Amended Indenture may result in the imposition of the following penalties, as determined by a majority of the Directors and approved by a majority vote of willing Class Members at a special meeting:

- (a) Any Lot Owner who fails to timely pay Association dues and/or assessments shall be required to pay, in addition to the interest, fees, and costs set forth in Section 5 above, a \$100.00 per month penalty for each month the dues remain delinquent.
- (b) Any Lot Owner who violates the terms, conditions or restrictions of this Amended Indenture shall be required to pay a \$250.00 penalty per violation plus an additional \$100.00 per month until the violation is corrected.
- (c) Delinquent Lot Owners will also be responsible for all costs associated with any and all legal fees required.

GENERAL PROVISIONS

(a) Directors, or the owner of any Lot subject to this Amended Indenture, shall have the right to enforce, by ally proceeding at law or in equity, all of the covenants, conditions, restrictions and provisions hereof, either to restrain or enjoin a violation or threatened violation or to recover damages. Failure or forbearance by the Directors or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any legal action filed by the Directors against an owner or if the Directors retain legal counsel without filing a legal action in order to enforce any covenant or restriction herein contained or adopted pursuant to Director rules or regulations of any action to recover damages on account of breach of any such covenant, restriction, rule or regulation, the Owner shall be personally liable for and pay the Directors' reasonable attorneys' fees and costs incurred with or without legal action. If the attorneys' fees and costs are not paid by the Owner within thirty (30) days after the Directors have given written notice thereof to the Owner by certified mail, return receipt requested, then the fees and costs shall thereafter bear interest at the rate provided in Section 5(g) hereof and the Directors may execute and acknowledge an Instrument reciting the debt and causing the instrument to be recorded in the Office of the Recorder of Deeds of St. Louis County, Missouri, thereupon the debt shall become a continuing lien on the Lot and the improvements thereon which shall bind the Owner, his or her heirs, successors and assigns. The lien shall be enforceable and governed by Section 5 of this Amended Indenture.

(b) Subject to the requirements of Section 4, this Amended Indenture and any Par

thereof may be altered or amended, by not less than two-thirds (2/3) of the willing Owners in good standing and eligible to vote; and such written and signed alteration or amendment, recorded with the Office of the Recorder of Deeds for St. Louis County, Missouri, shall become a part of the provisions and restrictions of this Amended Indenture. No such amendment, modification or change shall reduce or modify the obligation or right granted to or imposed upon the Directors with respect to maintenance obligations and the power to levy assessments therefor or to eliminate the requirement that there be Directors unless some person is substituted for the Directors with the responsibility and duties of such Directors. My amendments so adopted prior to the completion of the development shall be reviewed and approved by the St. Louis County Director of Planning or similar person of any municipality of which the subdivision may hereafter become a part.

- (c) Any notice required to be sent to any member or Owner under the provisions of this Amended Indenture shall be deemed to have been properly sent when via electronic mail, hand-delivered or mailed, postage prepaid, to the address shown on the real estate tax assessment records of St. Louis County or any appropriate municipality for each Owner.
- (d) Invalidation of any one of these covenants or restrictions by judgment, decree or order shall in no way affect any other provision hereof, each of which shall remain in full force and effect.
- (e) In the event it shall become necessary for any public agency to acquire all or any part of the property herein conveyed to the Directors, for any public purpose, the Directors, during the period of this Amended Indenture as well as the times fixed for

the appointment or election of Directors, are hereby authorized to negotiate with such public agency for such acquisition and to execute instruments necessary for that purpose. Should acquisition by eminent domain become necessary, only the Directors need be made parties, and in any event, the proceeds received shall be held by the Directors the benefit of those entitled to the use of the common property, roads or easements.


(f) Any exercise or enforcement by Declarant of its rights or Powers as authorized or set forth in this Amended Indenture, including but not limited to its rights with respect to amending the terms and provisions hereof, shall not in any way be deemed to cause a forfeiture, elimination, release, reduction, modification or transfer of Declarant's rights, powers and remedies as set forth herein except as specifically provided otherwise.

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IN WITNESS WHEREOF, the undersigned have executed this Amended Indenture the day and year first above written.

THE ASSOCIATION:

CONSENT OF THE DIRECTORS OF SOUTHRIDGE PINES HOMEOWNERS' ASSOCIATION, a Missouri not-for-profit corporation

Director 1: 
Title: President Scott Vierling

Director 2:

Title:

Director 3:

Title:

STATE OF MISSOURI)
)SS.
COUNTY OF ST. LOUIS)

On this 19 day of January, 2024, before me personally appeared

Scott Vierling, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Director of Southridge Pines Homeowners Association.

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 above written.

Notary Public



My Commission Expires:

8/25/25



IN WITNESS WHEREOF, the undersigned have executed this Amended Indenture the day and year first above written.

THE ASSOCIATION:

CONSENT OF THE DIRECTORS OF SOUTHRIDGE PINES HOMEOWNERS' ASSOCIATION, a Missouri not-for-profit corporation

Director 1:

Title:

Director 2:

Linda Operle Linda Operle

Title: Trustee

Director 3:

Title:

STATE OF MISSOURI)
)SS.
COUNTY OF ST. LOUIS)

On this 26 day of Feb., 2024, before me personally appeared

Linda Operle, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Director of Southridge Pines Homeowners Association.

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 above written.

Notary Public



My Commission Expires:

8/25/25



IN WITNESS WHEREOF, the undersigned have executed this Amended Indenture the day and year first above written.

THE ASSOCIATION:

CONSENT OF THE DIRECTORS OF SOUTHRIDGE
PINES HOMEOWNERS' ASSOCIATION, a Missouri not-
for-profit corporation

Director 1:

Title:

Director 2:

Title:

Director 3:

_____ 

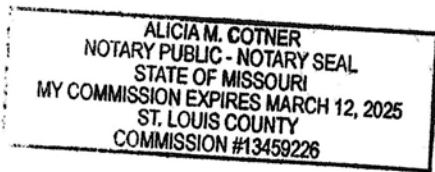
Title: Trustee Tina McMillan

STATE OF MISSOURI)
)SS.
COUNTY OF ST. LOUIS)

On this 21st day of February, 2024, before me personally appeared

Tina McMillan, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed as Director of Southridge Pines Homeowners Association.

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 above written.



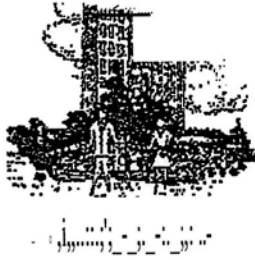
Notary Public
Alicia M Cotner

My Commission Expires:

03/12/2025

LEGAL DESCRIPTION

EXHIBIT A



THE STERLING COMPANY

ENGINEERS, ARCHITECTS & PLANNERS
COMPLETE PROFESSIONAL SERVICES

3480 HOLLENBERG DRIVE • BRIDGETON (ST. LOUIS COUNTY) MO. 83044 • (314)7 3 9 0 - 4 4 0

LEGAL DESCRIPTION

Project	Southridge Pines
LOCATION	Total Site including former Blue Meadow
DESCRIPTION	Lane (Released Q.C.D. 9896/1396)

PAGE 1 of 1
DATE 11/15/93
BY: D.R.C.

A tract of land being partly in Sections 3 and 4 of Township 43 North, Range 6 East, and partly in Section 33 of Township 44 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as;

Beginning at the Southeast corner of Section 33, being also the southwest corner of "TIMBER HILLS" (Plat Book 241, Pages 70 & 71), thence Easterly along the North line of Section 3 and the South line of "TIMBER HILLS" South 89°17'09" East 107.30 feet to a point in the Northwest line of Interstate Route 55; thence Southwesterly along said Northwest line of Interstate 55 South 43°48'42" West 219.09 feet to the Easternmost corner of "KENSINGTON COURT" (Plat Book 277, Page 4); thence Northwesterly along the Northeast line of "KENSINGTON COURT" North 33°11'24" West 192.75 feet to a point in the South line of Section 33, thence Westerly along said South line North 89°17'09" West 966.12 feet to a point on the East line of the Burlington Northern Railroad, 100 feet wide; thence Northerly along said East line along a curve to the right which radius point bears North 70°57'08" East 1388.68 feet from the last mentioned point an arc distance of 1658.99 feet to a point of tangency; and North 49°24'03" East 442.01 feet to a point in the South line of Interstate Route 270; thence Easterly along said South line South 73°18'17" East 320.47 feet and South 60°12'26" East 61.72 feet to a point being 10 feet perpendicular distance West of the East line of Section 33; thence Southerly parallel to the East line of Section 33 South 00°03'00" East 339.92 feet; thence South 89 15'30" East 10.00 feet to a point in the East line of Section 33; thence Southerly along said East line of Section 33 and along the West line of the aforesaid "TIMBER HILLS" South 00°03'00" East 1346.39 feet to the point of beginning and containing 41.0426 Acres more or less.

1996091506 |