

LEISURE LAKE
PROPERTY RESTRICTIONS

1. No Building shall be erected or maintained on any lot in Leisure Lake or other than a private residence and a private garage for the sole use of the owner or occupant, except those lots designated as Commercial on the plat map.
2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
3. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as Commercial on the plat map.
4. No residential building shall be erected or maintained on any lot in Leisure Lake having a ground floor area of less than 550 square feet including porches.
5. No building shall be erected or maintained on any lot in Leisure Lake closer than 10 feet from lot line, nor closer than 5 feet back or side lot lines.
6. No outside toilet or privy shall be erected or maintained in Leisure Lake. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Grundy County and the State of Missouri.
7. No animals or birds, other than household pets, shall be kept on any lot in Leisure Lake.
8. Building exteriors must be of brick, frame or block construction; and wood exterior or block exterior must be painted.
9. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots.
It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
10. These conditions and restrictions shall be binding upon all owners of lots in Leisure Lake, their heirs, and assigns.

Leisure Land Development Inc.
By: Lowell H. Wilson, President

State of Missouri)
) ss.
County of Grundy)

On this 29th day of June, 1960, before me, appeared Lowell H. Wilson, to me personally

All of the SW 1/2, of Section 4, and the SE 1/2 of Section 5, and also all that part of the NW 1/4 of Section 8, described as commencing at the Northwest corner of said Quarter Section, thence East 79 rods, thence South 28 rods, thence Northwesterly to the Northeast corner of the cemetery thence West 9 rods, then North to the place of beginning, all in Township 61, Range 25.

And platted in the Recorders Office of the Recorder of Deeds within and for Grundy County, Missouri, as follows:

UNIT I (1)

Lots 1 to 375 both inclusive and Lot 42B, the playground and the Streets, all as indicated by the plat; and located on the North part of the Southwest Quarter of Section 4, Township 61, Range 25.

UNIT II (2)

Consisting of Lots 376 to 656 both inclusive and the streets as indicated on the plat; and located on the North part of the Southeast Quarter of Section 5, Township 61, Range 25, the out boundary of which is described as follows:

Commencing at a point 752.7 feet West of the Northeast corner of said Southeast Quarter, thence West 225 feet, thence South 220 feet, thence East 225 feet, thence North 220 feet and including Lots 529, 530, 531, and 532, and also commencing at a point on the Lake Shore Southeasterly from lot 532, being the Northeast corner of Lot 376, thence West to the Northwest corner of Lot 517, thence South 200 feet, thence West 335 feet, thence South 555 feet, thence West 500 feet, thence South 961.1 feet, thence Northeasterly to intersect Lot 574, thence Southeasterly to North corner Lots 569, thence Southwesterly 300 feet, thence Westerly 436 feet, thence South 315 feet, thence Southeasterly 129.60 feet to Lake Shore line, thence following the Lake Shore Easterly to the South corner of Lot 563, thence Northeasterly 634.75 feet, to intersection of Deborah Drive and Leisure Lake Drive, thence following Easterly and Southerly line of Leisure Lake Drive to Southwest corner of Lot 445, thence East 156.8 feet to Lake.

UNIT III (3)

Consisting of Lots 1 to 254 both inclusive, and the Streets all as indicated on and by plat, located in the Southeast corner of Southwest Quarter of Section 4, Township 61, Range 25.

Commencing at a point 1152.07 feet South of the center of said Section 4, thence West 139.7 feet, thence across Plaza Drive to a line running South 82 degrees 00 feet West 1120.0 feet, thence South across Catalina Drive and continuing South along the West line of Lots 1 and 2, and Part Lot 31, thence West across Leisure Lake Drive to the Northeast corner of Lot 115, thence West 200 feet plus 40 feet, across Leisure Lake Drive, thence South 82 degrees 00 feet West 320.0 feet, thence 91 feet around the Northerly line of Lot designated as "Park" to its Western point on the Lake Shore, thence around the Lake Shore Line to the Northern party of Lot 145, thence Southwesterly 30 feet, thence South 16 Degrees 135.7 feet to the Southwest corner of Lot 145, thence North 72 Degrees 35 feet East 50 feet, thence across the Leisure Lake Drive to the South line of said Section 4, thence East 1864.45 feet to the Southeast corner of Southwest Quarter of said Section 4, thence North 1495.61 feet to the place of beginning.

UNIT IV (4)

Consisting of Lots 1 to 191 both inclusive, and all streets as indicated on the plat, and located on the North part of Section 8, and the South part of Sections 4 and 5, in Township 61, Range 25.

Commencing at the common corner of Sections 4, 5, 8 and 9, in said Township and Range; East 753.4 feet, thence North 82.5 feet, thence Northwesterly to the Southeast corner of Lot 151, of said Unit IV, thence North 17 Degrees 25 feet West to the Lake Shore line, thence in a Northwesterly direction around the Lake Shore line to the Southeast corner of Lot 445, Unit II, thence Westerly 156.8 feet to Leisure Lake Drive which is included in the Plat of Unit II, thence following the Southerly-Easterly line of said Leisure Lake Drive to the North corner of Lot 1, thence Southwesterly 85.5 feet, thence West 66.5 feet, thence Southwesterly 482.65 feet to the "Little Lake" bordering Lot 13, thence Southeasterly 28.6 feet, thence Southwesterly 70.25 feet to the Section line, thence East 250 feet, thence Southeasterly 103.65 feet, thence East 300 feet, thence North 100 feet, thence East 1304.5 feet to place of beginning.