

STATEMENT OF COVENANTS TO RUN WITH LAND

Revised (4/1/26)

The undersigned, Leisure Lake Association Inc., authorized to do business in Missouri, which is the fee simple owner of certain real property situated in units I, II, III, IV in Sections 4, 5, 8 and 9 in Township 61, Range 25, Grundy County, Missouri a part of which real property is now platted as "LEISURE LAKE ASSOCIATION SUB-DIVISION", of Grundy County, Missouri and plats of which may subsequently be recorded from time to time in the office of Recorder of Deeds for Grundy County, Missouri, hereby makes the following Declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting said sub-division may be put, hereby specifying that said Declaration shall constitute covenants to run with the land as shall be shown and disclosed on the respective plats as filed, as provided by law, and shall be binding on all platted properties (except as to those areas which may be specifically exempted from the application hereof by appropriate notation of any such plat) and shall be binding on all persons claiming under the undersigned and for the benefit of and limitation upon all future lot owners in said sub-division. The declaration of restriction is designated for the purpose of keeping said sub-division desirable, uniform and in suitable esthetic practical and architectural design and use as herein specified.

COVENANTS AND RESTRICTIONS

These Covenants and Restrictions are regulations filed with Grundy County, in the state of Missouri and shall be part of each deed of this subdivision upon voluntary acceptance.

In the following Covenants and Restrictions wherever the term "ASSOCIATION" shall appear it shall be deemed and construed to mean and include "Leisure Lake Association", its successors and assigns; and whenever the Term "PURCHASER" or "OWNERS" shall appear or be used herein, it shall be deemed and construed to mean and include all "Purchasers and/or Owners" of record of real estate within LEISURE LAKE ASSOCIATION SUB-DIVISION and their respective heirs, legal representatives, administrators, executors and assigns; and whenever singular or masculine pronouns are used herein, they shall be construed to mean and include plural and feminine or neuter gender pronouns, as the situation shall be.

The ASSOCIATION may, from time to time, assign to Leisure Lake Association one or more of all of the rights, privileges, duties and obligations it holds pursuant to and under the terms of the following Covenants and Restrictions, and upon assignment thereof, said Leisure lake Association shall thereupon be authorized, empowered and obligated to exercise such rights, privileges, duties and obligations as are respectively herein vested in ASSOCIATION.

WHEREAS, according to its terms, the Previous Declaration may be changed, amended or revoked in whole or in part by a single vote of at least eight (8) of eleven (11) elected Directors representing Leisure Lake Association; and

WHEREAS this Declaration was presented by the Directors of Leisure Lake Association to the record owners of lots within the Sub-division at three (3) consecutive, regularly scheduled meetings of Directors, for review, encouraging comment from those in attendance and posted on the official Leisure Lake Association website for the same period; and

WHEREAS this Declaration received the approval of at least eight (8) of eleven (11) Directors at three (3) consecutive regularly scheduled meetings of Directors of Leisure Lake Association. Such approvals, and copies of such approvals, being maintained at the primary business office of the Association.

NOW, THEREFORE, BE IT KNOWN, the following restrictive covenants and conditions shall be applicable to and binding upon the lots or parcels of land shown on plats of Leisure Lake Association recorded upon voluntary acceptance by PURCHASER or to be recorded in the Recorder's Office of Grundy County, Missouri, except that the ASSOCIATION may from time to time set aside certain unplatted areas for special usage or future development, which areas may contain special restrictions and/or covenants.

UTILITIES COVENANT

The PURCHASER understands that at the present time sewage disposal is by means of individual disposal units. Sewage disposal units or systems which are installed within the Sub-division must be approved by the applicable governmental agencies or bodies, including, but not necessarily limited to, Missouri's Department of Natural Resources or its successor and such other authorities as deemed necessary and appropriate by the Association. Once such systems are established or installed, they shall be kept in good and satisfactory operating conditions and shall be subject to periodic inspection as directed by the Association and/or the aforementioned authorities.

MEMBERSHIP COVENANT

The PURCHASER, in consideration of these agreements and covenants by other Purchasers and Lot Owners, covenants and agrees to maintain his membership in good standing as long as he owns the above described premises and agrees to abide by the By-Laws of Leisure Lake Association and further agrees to pay to said Association an annual charge (\$250.00 for each first lot and \$96.00 for each additional lot rate as of membership year 2026) owned by PURCHASER, payable on or before the thirty-first day of December of the year following the date of this Contract, and a like sum on the thirty-first day of December of each succeeding year so long as he shall own property in the Leisure Lake Subdivision. Annual payments are a reasonable, necessary, and proportionate charge for the maintenance, upkeep and operation of various areas, roads and facilities owned by the Leisure Lake Association, regardless of whether or not the privilege of using such areas or facilities is exercised. The above charge may be increased once per year by Board approval, providing the increase does not exceed the previous calendar year Consumer Price Index published inflation rate plus 1%. Any annual increase greater than this amount must be approved by a majority vote of the owners of the lots as provided herein. Special purpose Assessments must also be approved by a majority vote of the Owners and have a stated beginning and end date. This covenant concerning said real estate and the enjoyment, use and benefit thereof, shall be deemed to run with the land and the non-payment of the annual charges shall after, the respective due dates, may become a lien thereon in favor of said Leisure Lake Association and shall be enforceable by said Association. All unpaid assessments shall bear interest at the rate of 10% per annum after their due date. Membership of the Association may, from time to time, amend its By-Laws, provided that no amendment shall be permitted which expressly: (i) contravenes the terms and conditions of this Declaration. In all instances when any of the Association's Articles, By-Laws, Rules, or Regulations conflict with this Declaration., then this Declaration shall be controlled. PURCHASER further covenants to be bound by the By-Laws, Rules and Regulations of the ASSOCIATION with the understanding that the ASSOCIATION shall enforce the By-Laws, Rules and Regulations equally on all owners. Notice to any owner shall be sufficient if placed in the U.S. Mail, postage prepaid and addressed to an owner at his address as maintained at the office of the Association or an address found in the Grundy County (MO) Recorder of Deeds office or Collector's office. Notice shall be deemed delivered on the fifth business day after mailing.

RESTRICTIONS

1. **RIGHTS OF MEMBERS** Use of the lake is limited to members, in good standing, of the Leisure Lake Association, and such use shall be in compliance with the rules and regulations of said Association. The association shall have the use of the lake for its corporate purposes.
2. **PRIVATE RESIDENT** No building shall be erected or maintained on any lot within the Leisure Lake Association subdivision other than a private residence, or a private garage, for the sole use of the owner or occupant except those lots designated commercial on the plat map. All new construction must conform to the most recent International Residential Building code. Sanitary systems and field lines must be installed, photographed and inspected by the appropriate regulatory authority prior covering with soil and building construction of any dwelling or installation of mobile or modular homes begins.
3. **LIMITATIONS OF LOT** Not more than one single family dwelling house may be erected or constructed on any one lot. No building shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exterior other than bricks shall be permitted without permission.
4. **REQUIRED SQUARE FEET (RESIDENTIAL)** No residential building shall be erected or maintained on any lot within the Leisure Lake Association subdivision having a ground floor area less than five hundred seventy-six (576) square feet, excluding porches. All building plans shall be submitted to the Building Committee for approval before construction is started. Trailers or mobile homes shall be brought in by approval of Building Committee only.
5. **MOBILE AND MODULAR HOMES** Mobil and modular homes must pass living space requirements and be inspected by the Building Committee for approval. **Building Committee approval must be obtained before the unit is moved to the lot.** All mobile homes must be skirted and tied down.
 - Foundations shall meet manufacturer requirements for newer homes. On older homes, piers under "I" beam(s) shall not be over ten feet (10') apart on mobile homes twelve feet (12') or less in width: Not over 8 feet (8') apart on those over twelve feet (12") in width.
 - Footings for piers shall be below frost line, thirty inches (30") minimum and must be at least down to original ground on a pier flared footing of 24" x 24" x 8" thick. A cement block pier shall be eight inches by sixteen inches (8" x 16") or more in size laid holes up. Piers not over forty inches (40") high may be stacked cement blocks laid holes up. If over forty inches (40") in height, they must be doubled stacked blocks (16" x 16") laid in mortar, cross laid, holes up..
 - Overhang from the last pier to the end of the unit shall not exceed two (2) feet.
 - Shims shall be used as required for final leveling.
6. **BUILDING REQUIREMENTS** All residents must have a minimum of five hundred seventy-six (576) square feet of living space (excluding decks), with eight by sixteen (8" x16') footings to be at least thirty (30) inches below grade and on solid ground. Piers with flared footings (24"x 24"x 8" thick) not over (5') on center and made of concrete or commercial blocks laid holes up. Framing and construction must meet the current International Building Code published at the time of construction. A Leisure Lake Association building permit is required to be submitted and approved by the Association before construction begins.
7. **LOT LINES** No building shall be erected or maintained on any lot in Leisure Lake closer than ten (10) feet from front lot line (road side), nor closer than five (5) feet from back or side of lot lines, except lake front lots where boat houses and docks shall be permitted at water edge with approval of Building Committee. No owner shall be allowed to use barbed wire in any place on their property.
8. **SUBDIVIDING OF LOTS** Subdividing of lots is not permitted.

9. **STORAGE BUILDING** Any permanent building erected or maintained on any lot within the Leisure Lake Association subdivision not adjacent to the owner's residence for the use of the owner for storage only of tools, boat or vehicles, etc. must have no less than two hundred eighty-eight (288) square feet and with sufficient footing and support to be made into a residence if so desired with additional square feet if sold in the future.
10. **COMMERCIAL USE OF BUILDINGS** No part of said premises shall be used for commercial or manufacturing purposes except those lots designated as commercial on the subdivision plat. However, this does not preclude the use of such residential property in pursuit of hobbies. For our purposes a hobby is defined as an activity which does not require sanction or license from the state of Missouri.
11. **TOILETS OR PRIVIES/SANITARY SYSTEM TESTING** Absolutely no outside toilets or privies shall be erected or maintained at Leisure Lake. All Sanitary plumbing shall conform to the requirements of the health department of Grundy County and the state of Missouri. No waste shall be permitted to enter Leisure Lake or Little Leisure Lake and all sanitary arrangements must be inspected and approved by local and/or state health officers. The Building Committee shall investigate any building restrictions such as health, etc., and require immediate compliance. The board shall have the prerogative of requiring a dye test for any and all sanitary systems suspected of discharging waste matter into the lake or ditches. The Lake shall be tested yearly for Escherichia or e-coli, to make sure it is safe for swimming.
12. **SEPTIC SYSTEM** All septic system/holding tank installations, upgrades, repairs and inspections require a Leisure Lake sanitary system permit before work begins. They must be installed or inspected, approved and photographed before covering laterals, distribution box, and septic tank and connected to the building according to Title 10 CSR 20-7.015 of the Missouri Clean Water Commission; a National Pollution Discharge Elimination System (NPDES) permit shall be secured to comply with 10 CSR 20-6.010 of the Missouri Clean Water Commission. Photographs of the system must be placed in the lot file, in the Leisure Lake Association office. Septic tanks constructed of metal are not legal in the state of Missouri.
13. **SUMMER DWELLINGS** Motor homes, trailers, campers, tents, etc., that are not on foundations/tied-down and skirted, which have a bathroom, and are not hooked to a working sanitary septic system, are considered summer dwellings only and are to be removed by October 31st of each year. They cannot return to the property before March 1st of the following year. Property owners who are a permanent resident of Leisure Lake, and have a camper for their personal recreational purposes (camping outside of the Leisure Lake subdivision) are exempt from this removal requirement.
14. **EASEMENTS ASSOCIATION**, for itself and licensees, reserves a perpetual easement within 10 feet of the roadway, 5 feet of the rear 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, 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 rights of ingress and egress from across said premises to employees of said utilities. Said easements 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 provision of easements if wires and cables carried by such pole lines pass over some portion of the said lots not within the five-foot-wide strip as long as such lines do not hinder the construction of buildings on any lots in subdivision. The owners of lots within the subdivision shall have no cause of action against ASSOCIATION, or its licensee either at law or in equity by reason of any damage caused said lots in the installation, operation or maintenance of above mention utilities except in cases of gross negligence.

15. **APPEARANCE OF LOTS** Building types must be of brick, frame, post construction or block (any other types by approval of Building Committee only). All exteriors except brick and masonry must be painted. All driveways must have a working culvert. All new driveways must have a working culvert of no less than twelve (12) inches unless approved by the Lake and Property Maintenance and Improvement Committee.
16. **MAINTENANCE** As to the appearance and use of each lot, no more than one inoperable or unlicensed vehicle, including, but not limited to, mowers, golf carts, boats, four-wheelers, ATVs, and farm equipment, shall be visible from the street. Parts and components, for equipment must be disposed of or kept out of site; for example, within a privacy enclosure (fence) or inside a building. Brush, trash, or general rubbish, scrap building supplies, old furniture and appliances are to be disposed of properly in a timely manner of 90 days or less.
17. **DESTROYED DWELLINGS** In the event a dwelling, dock, or structure (campers, trailers, motorhomes), boats, vehicles, etc., is fully or partially destroyed by fire or any other cause, the owner shall have up to ninety (90) days to repair or demolish the dwelling, dock, or structure (campers, trailers, motor homes) boats, vehicles, etc. If after ninety (90) days the owner has failed to repair or demolish the dwelling, dock or structure (campers, trailers, motor homes), boats, vehicles, etc., the Board of Directors may take any steps it deems reasonable to repair or demolish the dwelling, dock or structure (campers, trailers, motor homes), boats, vehicles, etc. and bill the cost to the owner.
18. **PEACE DISTURBUANCE AND LOUD NOISES** No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood and ASSOCIATION shall determine what constitutes noxious or offensive activity and said determination, shall be complete and final.
19. **ANIMALS AND PETS** No animals or birds, other than household pets, as defined in the by-laws by species and quantity, shall be kept on any lot at Leisure Lake, and they shall be confined or controlled so as not to interfere with property of other members. Dogs should be on a leash or confined to your property by a fence.
20. **DOCKS** No boat docks, floats of other structures extending into the lake(s) shall be constructed or placed into or on said lake(s) without prior written approval of ASSOCIATION. The construction of fishing docks and boat houses are subject to inspection by the building committee and shall be secured to a fixed location along the property owners' lot, but not within the 5-foot (5') easement of the side lot lines. The use of welded aluminum pontoons, high buoyancy Styrofoam or plastic floats manufactured specifically for docks are the only approved flotation systems. The use of white Styrofoam, plastic or metal barrels is prohibited. All permanent and temporary electricity connections at/on docks, must be connected through a UL listed GFCI circuit breaker or GFCI outlet.
21. **BUYING AND SELLING PROPERTY** Persons buying or selling property must notify the Secretary and/or Treasurer or a member of the Board of Directors of the Association, so records may be updated.
22. **Building Committee**
 - The President recommends for Board approval three (3) association members in good standing to act as the Building Committee. One member of the Committee shall be designated as Chairman and Building Inspector. If possible the Chairman shall be a local resident.
 - All plans and specifications for new buildings, mobile or modular homes, additions, alterations and changes which alter the basic structure of existing dwelling shall require the approval of the Building Committee prior to the start of any operation.

- *Compliance inspections by the Building Inspector or his designee shall be required for footings, foundations, plumbing, electrical and final acceptance.*
 - *Any and all deviation from approved plans and specifications as shown in Article IX shall be reported to the Board immediately for appropriate action.*
23. *These restrictions and covenants run with the land, and shall bind the PURCHASERS, their heirs, executors, administrators, personal representatives and assigns, and if any of them shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall be lawful for any person(s) or corporation(s) owning any such lots in the sub-division to prosecute any proceedings at law or in equity against those violating or attempting to violate any such covenants or restrictions and either to prevent him, them or it from doing so or to recover damages for such violation.*
- 24 *All of the restrictions, conditions, covenants and agreements contained herein shall continue, except that they may be changed, altered, amended or revoked by a submission in writing from any Leisure Lake Association record property owner, presented to the Board of Directors (Board) at any time or at a regularly scheduled Leisure Lake Association (LLA) Board meeting, to be added at the next month's LLA Board meeting agenda for discussion.*

A copy of the proposed amendment is to be presented to each Director and posted on the bulletin board at the mail boxes as well as on the official LLA website, in writing a minimum of five (5) days in advance of each scheduled LLA meeting in which it will be an agenda item for discussion and vote. A proxy vote of Directors is allowed, but it must be emailed or submitted in writing, to the LLA office, stating what amendment they are voting for or against and it must be submitted no later than noon the day before the stated Board meeting. A Director must be in attendance for a minimum of 1 Directors meeting (Zoom is allowed) and cast an in person vote on any proposed amendment.

Proposed amendment language must receive a favorable vote from a minimum of eight (8) Directors at three (3) consecutive, regularly scheduled LLA Board meetings, with no changes or modifications, before it becomes a proposition for the LLA property owners to ballot vote for ratification. Any/all changes to the proposed wording during the amendment period of 3 consecutive regularly scheduled, LLA Board meetings, will then require the amendment process to start over.

LLA property owners may petition to override the vote of the Directors during the covenant amendment process, by acquiring 10% of LLA property owner's signatures (one signature per household), and present it at a regularly scheduled Board meeting, under the agenda item identifying Covenant Revisions.

If the covenant amendment votes are favorable by 8 LLA Directors over the specified (3) consecutive scheduled LLA Board meetings with no changes, then the proposed covenant amendment change will be added to the official election ballot for LLA Directors, mailed in June of each year, as a proposition, referencing the restrictions of the current covenant, to be voted for adoption by the property owners. A copy of the proposed amendment will be included with the mailing (on a sheet separate from the ballot) for all LLA property owners to review. Only the votes received on the official ballot before the opening of the scheduled LLA annual meeting of members in August, may be counted. A minimum of 20% of the ballots sent, must be returned from the LLA property owners with 50% plus 1 or more of those ballots having a vote of yes, for the proposed amendment to be adopted. In the event 20% of the ballots sent are not returned, the proposed amendment will be adopted regardless of the votes on the ballots.

Upon adoption, the covenant amendment will be recorded in the LLA files, on the official LLA website and at the Grundy County, Missouri Courthouse, by the secretary within 30 days of ratification.

25. Should Leisure Lake Association, Inc. cease to exist, all covenants and restrictions will be null and void.

This declaratory statement of uses, limitations, restrictions and covenants to run with the land is hereby so declared and executed this _____ day of _____, 2026.

Corporate Seal

LEISURE LAKE ASSOCIATION

ATTEST:

Lora Kent, Secretary

By: Lynn McCarter, President

STATE OF MISSOURI)

) SS.

COUNTY OF GRUNDY)

On this _____ day of August, 2026, before me appeared Lynn McCarter, to me personally known, who, being by me duly sworn, did say that he is the President of Leisure Lake Association, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation by authority of its Board of Directors and said Lynn McCarter acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in Trenton, Missouri, the day and year first above written.

My commission expires:

Notary Public

(Seal)