

LINDA DARST
#6 OAK COURT

BRANSON MO 65616

BOOK PAGE
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REC FEE: 115.00
PAGES: 24
REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION
JODY C STAHL

RECORDER OF DEEDS CERTIFICATE

NON-STANDARD DOCUMENT

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non-standard fee pursuant to RSMo 59.310.3 and this certificate has
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JODY C STAHL
RECORDER
PO BOX 428

FORSYTH, MO 65653-0428
417-546-7234

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REASON DOCUMENT IS NON-STANDARD: MARGINS

Linda Darst
#6 Oak Court
Branson



DocId:8228973

Tx:4184914

Second Amendment to Lakewood Estates Condominium No. C Declaration of Condominium and Bylaws

Date: July 30, 2024

Grantors: DSM Investments LLC; Linda G. Darst, a single person; Carmen C. Plummer, a single person; Jerry Lee Campbell and Rosaletta Campbell, husband and wife; Richard Dean Weber and Kimberly Weber, husband and wife; Robert Beddoe and Stacey Beddoe, trustees of The Robert and Stacey Beddoe Family Trust Agreement dated March 28, 2018; John R. Murphy and Debra K. Murphy, husband and wife; Janet Louis Saxon, trustee of the Janet Louise Saxon Revocable Trust U/A dated October 24, 2012; Robert K. Dowler and Katherine S. Dowler, husband and wife; Gayle E. Seyl, trustee of the Gail E. Seyl Trust dated 11/18/2010; Buford D. V. Ness and Lana S. Ness, husband and wife; Patrick L. Gillespie, a single person; Bette L. Kennedy, trustee of the Kennedy Family Revocable Trust Agreement, dated August 13, 2013; Patricia Ann Olson, trustee of the Kenton C. Olson and Patricia Ann Olson Revocable Trust dated July 31, 2003; Elroy J. Nelson, Co-Trustee and Carla J. Nelson, Co-Trustee of the Nelson Family Revocable Inter Vivos Trust under Trust Agreement dated April 12, 2008; ; Michael L. Self and Elizabeth A. Self, Co-Trustees of the Michael L. Self and Elizabeth A. Self Revocable Living Trust; Linda Huels a single person, and Robert R. Huels, Jr., a married person; Thomas Harrison and Clara Ann Harrison, husband and wife; William Z. Johnson and Deborah L. Johnson, husband and wife; Salvatore Forte, a single person

Grantee: Oak Court at Lakewood Estates Association, a Missouri non-profit corporation, 700 Parnell Ave, Branson MO 65616 (the "Association")

Legal Description Units 1 through 26, Lakewood Estates Condominium No. C, Taney County, Missouri, according to the plat recorded in Book 14 Page 6, in the office of the Taney County Recorder ("Plat") and the Declaration of Condominium and Bylaws recorded in Book 242 at Page 994 in the office of the Taney County Recorder (the "Original Declaration").

Recitals:

1. Section 8.1 of the Original Declaration requires that liability for Common Expenses be allocated to each Unit according to its "percentage interest," as listed on Exhibit B (also identified as Schedule B) thereto, as either 3.616% or 3.948%.

2. Because the Common Expenses of the Association are not proportional to the area of Units, which is the apparent basis for the percentage interests of each Unit listed on Exhibit B, also the Owners of all the Units in Lakewood Estates Condominium

No. C, referred to here as "Oak Court" wish to change the percentage interest of each Unit in Oak Court to be equal, by replacing Exhibit B.

3. Section 14.2 of the Declaration provides that percentage interests listed on Exhibit B may be changed only with "the written assent of at least 75% of all the condominium owners and all the holders of obligations secured by deeds of trust against the condominium property."

4. Various other sections of the Original Declaration refer to each Unit's undivided interest or percentage interest, and the Owners intend that the equal percentage interest listed on the Amended Exhibit B, attached hereto, be applicable to all such instances.

Now, therefore, the Association, through the undersigned assent of the 100% of the Owners with the written assent of all mortgagees, declares as follows:

Section 1. Amendment of Exhibit B

Exhibit B (also called Schedule B) to the Original Declaration is hereby deleted and replaced with an Amended Schedule B, which is attached hereto.

Section 2. Intent of Owners

The Owners intend that the equal percentage for each Unit, or 3.846%, be applicable to all instances mentioned in the Declaration or Missouri statutes where the undivided interest or percentage interest allocated to each Unit is applicable.

This amendment has been approved by the undersigned members of the Association, who are owners of 75% of the 26 units in the Condominium.

Amended Schedule B

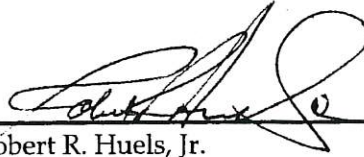
The percentage interest of each Unit in Oak Court is 1/26th, or 3.841% for all purposes.

Signature pages follow.

23 Oak Ct



Linda Huels



Robert R. Huels, Jr.

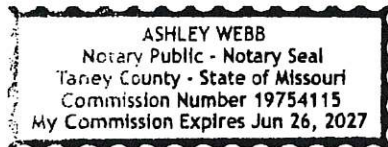
State of Missouri, County of Taney

Acknowledgment

On this 24 day of May 2024, before me personally appeared Linda Huels, and Robert R. Huels Jr., as tenants in common, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.



Notary Public



24 Oak Ct

Thomas Harrison
Thomas Harrison

Clara Ann Harrison
Clara Ann Harrison

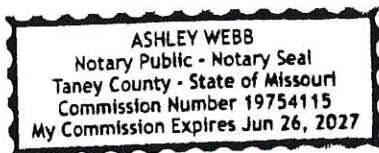
State of Missouri, County of Taney

Acknowledgment

On this 24 day of May 2024, before me personally appeared Thomas Harrison and Clara Ann Harrison, husband and wife, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.

Ashley Webb

Notary Public



25 Oak Ct

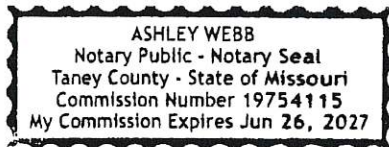
William Z. Johnson
William Z. Johnson

Deborah L. Johnson
Deborah L. Johnson

State of Missouri, County of Taney

Acknowledgment

On this 21 day of May 2024, before me personally appeared William Z. Johnson and Deborah L. Johnson, husband and wife, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be his free act and deed.



Ashley Webb
Notary Public

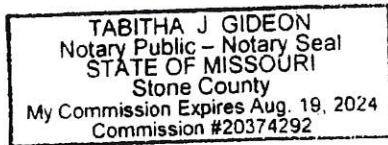
26 Oak Ct

Salvatore Forte
Salvatore Forte

State of Missouri, County of Taney

Acknowledgment

On this 10th day of May 2024, before me personally appeared Salvatore Forte, a single person, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.



Tabitha J. Gideon
Notary Public

4 Oak Ct

DSM Investments LLC

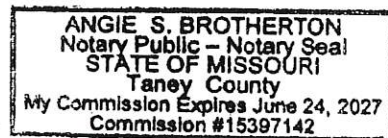
By Deborah W. Mundell
Deborah Mundell, Manager

State of Missouri, County of Taney

Acknowledgment

On this 10th day of June 2024, before me personally appeared Deborah Mundell, to me personally known, who being duly sworn, did say that she is the Manager of DSM Investments, LLC, and Missouri limited liability company (the "Company"), and that the foregoing instrument was signed in behalf of the Company by authority of its members, and she acknowledged the foregoing instrument to be the free act and deed of the Company.

Angie S. Brotherton
Notary Public



6 Oak Ct

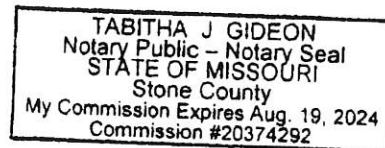
Linda G. Darst
Linda G. Darst

State of Missouri, County of Taney

Acknowledgment

On this 10th day of May, 2024, before me personally appeared Linda G. Darst, a single person, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.

Tabitha J. Gideon
Notary Public



Carmen Plummer by Charles David Plummer
Carmen C. Plummer by her attorney-in-fact Charles David Plummer

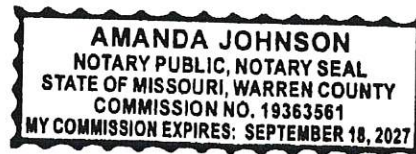
7 Oak Ct

State of Missouri, County of St. Charles

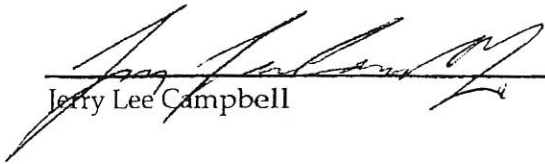
Acknowledgment

On this 10th day of July 2024, before me personally appeared Carmen C. Plummer, a single person, by her attorney-in-fact Charles David Plummer, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be her free act and deed, under a springing durable power of attorney dated October 1, 2008, with a certification of authorization, also dated October 1, 2008, authorizing Charles David Plummer to act as attorney-in-fact immediately, without a determination of disability or incapacity.

Amanda Johnson
Notary Public



8 Oak Ct



Jerry Lee Campbell


Rosaletta Campbell

State of Missouri, County of Taney

Acknowledgment

On this 4th day of June 2024, before me personally appeared Jerry Lee Campbell and Rosaletta Campbell, husband and wife, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.


Notary Public



9 Oak Ct

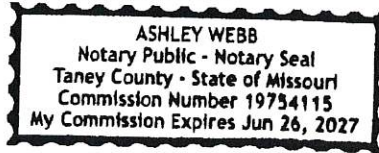
Richard Dean Weber
Richard Dean Weber

Kimberly Weber
Kimberly Weber

State of Missouri, County of Taney

Acknowledgment

On this 19 day of June 2024, before me personally appeared Richard Dean Weber and Kimberly Weber, husband and wife, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.



Ashley Webb
Notary Public

10 Oak Ct

The Robert and Stacey Beddoe Family Trust under Trust Agreement dated March 28, 2018

Robert Beddoe
Robert Beddoe, Trustee

Stacey Beddoe
Stacey Beddoe, Trustee

Florida Santa Rosa
State of ~~Missouri~~, County of ~~Taney~~

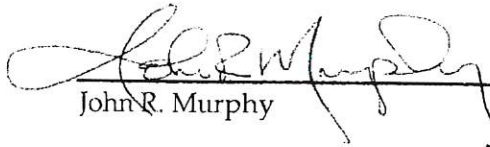
Acknowledgment

On this 5th day of February 2024, before me personally appeared Robert Beddoe and Stacey Beddoe, each as Trustee of The Robert and Stacey Beddoe Family Trust under Trust Agreement dated March 28, 2018, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed, made in their fiduciary capacity.

Matthew J. Wilson
Notary Public



11 Oak Ct

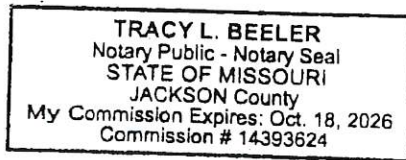

John R. Murphy

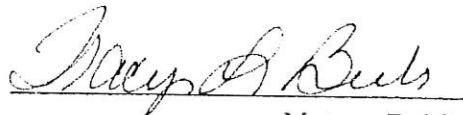

Debra K. Murphy

State of Missouri, County of ~~Taney~~ ^{Jackson}

Acknowledgment

On this 7 day of June 2024, before me personally
appeared John R. Murphy and Debra K. Murphy, husband and wife, to me personally
known, who being duly sworn, acknowledged the foregoing instrument to be their free
act and deed.




Notary Public

12 Oak Ct

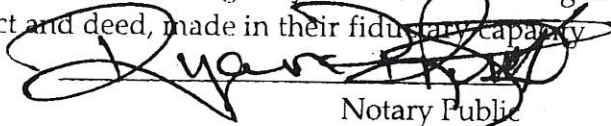
Janet Louise Saxon Revocable Trust U/A dated October 24, 2012

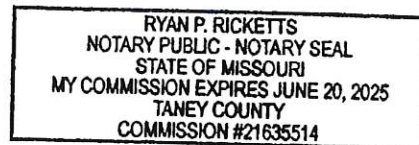
Janet Louise Saxon, Trustee
Janet Louise Saxon, Trustee

State of Missouri, County of Taney

Acknowledgment

On this 21st day of June 2024, before me personally appeared **Janet Louise Saxon, Trustee of the Janet Louise Saxon Revocable Trust U/A dated October 24, 2012**, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed, made in their fiduciary capacity.


Notary Public



13 Oak Ct

Robert K. Dowler by Katherine S. Dowler
Robert K. Dowler by Katherine S. Dowler,
his Attorney-in-Fact

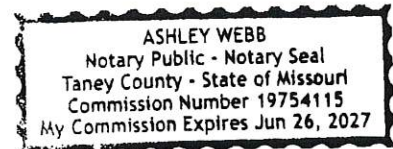
Katherine S. Dowler
Katherine S. Dowler

State of Missouri,
County of Taney

On this 18 day of June 2024, before me personally appeared Katherine S. Dowler, as Attorney in Fact for Robert K. Dowler, known to me to be the person who executed the within instrument in behalf of said principal, in her fiduciary capacity, and acknowledged to me that she executed the same for the purposes therein stated, and did state that the said Robert K. Dowler is still living and has not revoked said power off attorney.

In witness whereof, I hereunto set my hand and official seal.

Ashley Webb
Notary Public:

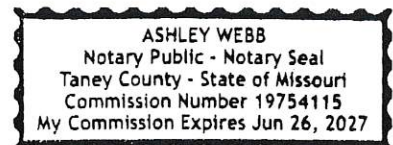


State of Missouri
County of Taney

On this 18 day of June 2024, before me personally appeared Katherine S. Dowler, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be her free act and deed.

In witness whereof, I hereunto set my hand and official seal.

Ashley Webb
Notary Public



14 Oak Ct

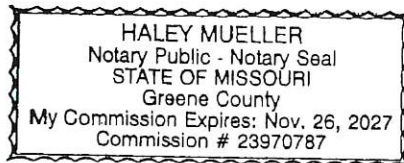
Gail E. Seyl Trust dated 11/18/2010

Gail E. Seyl, Trustee
Gail E. Seyl, Trustee

State of Missouri, County of Taney

Acknowledgment

On this 14 day of June 2024, before me personally appeared Gail E. Seyl, Trustee of the Gail E. Seyl Trust dated 11/18/2010, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be her free act and deed, made in her fiduciary capacity.



Haley Mueller
Notary Public

15 Oak Ct

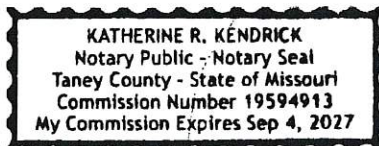
Buford D. V. Ness
Buford D. V. Ness

Lana S. Ness
Lana S. Ness

State of Missouri, County of Taney

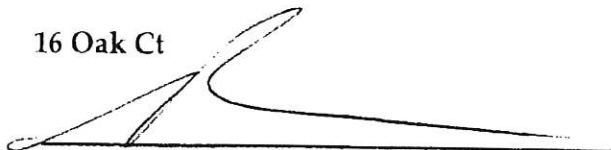
Acknowledgment

On this 7th day of June 2024, before me personally appeared Buford D.V. Ness and Lana S. Ness, husband and wife, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.



Katherine R. Kendrick
Notary Public

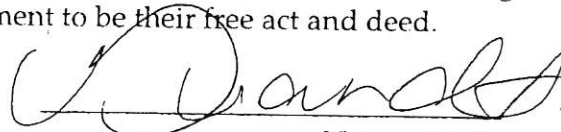
16 Oak Ct


Patrick L. Gillespie

State of Missouri, County of Taney

Acknowledgment

On this 16th day of July 2024, before me personally appeared Patrick L. Gillespie, a single person, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.


Notary Public



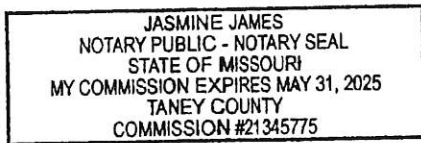
17 Oak Ct

Mary Theresa Murphy Regina R. Atkison
Mary Theresa Murphy Regina R. Atkison

State of Missouri, County of Taney

Acknowledgment

On this 22 day of May 2024, before me personally appeared Mary Theresa Murphy and Regina R. Atkison, each a single person, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed.



[Signature]
Notary Public

18 Oak Ct

Kennedy Family Revocable Trust Agreement, dated August 13, 2013

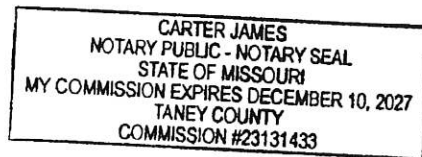
Bette L. Kennedy
Bette L. Kennedy, Trustee

State of Missouri, County of Taney

Acknowledgment

On this 20th day of May 2024, before me personally appeared Bette L. Kennedy, as **Trustee of the Kennedy Family Revocable Trust Agreement, dated August 13, 2013**, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed, made in their fiduciary capacity.

Carter James
Notary Public



20 Oak Ct

Nelson Family Revocable Inter Vivos Trust under Trust Agreement dated April 12, 2008

Deceased
Elroy J. Nelson, Co-Trustee

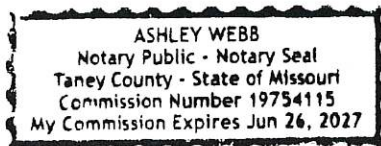
Carla J. Nelson
Carla J. Nelson, Co-Trustee

State of Missouri, County of Taney

Acknowledgment

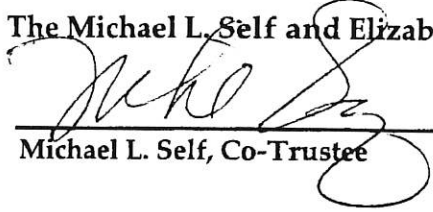
On this 19 day of June 2024, before me personally appeared Elroy J. Nelson and Carla J. Nelson, each as Co-Trustee of the Nelson Family Revocable Inter Vivos Trust under Trust Agreement dated April 12, 2008, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed, made in their fiduciary capacity.

Ashley Webb
Notary Public



22 Oak Ct

The Michael L. Self and Elizabeth A. Self Revocable Living Trust


Michael L. Self, Co-Trustee


Elizabeth A. Self, Co-Trustee

State of Missouri, County of Taney

Acknowledgment

On this 31 day of May 2024, before me personally appeared Michael L. Self and Elizabeth A. Self, as Co-Trustees of The Michael L. Self and Elizabeth A. Self Revocable Living Trust, to me personally known, who being duly sworn, acknowledged the foregoing instrument to be their free act and deed, made in their fiduciary capacity.


Notary Public

