



Recording Date/Time: 10/22/2025 at 08:36:48 AM

Instr #: 2025L12439

Book: 2025 Page: 12283

Pages: 13

Fee: \$80.00 S 20280012871

COBBLE CREEK OWNERS ASSOCIATION INC



Kelly Hall
Recorder of Deeds

(Space Above Reserved for Recorder of Deeds Certification)

Title of Document:

First Amendment to the Dedication and Restrictive Covenants

Date of Document:

10/21/2025

Grantor(s):

Cobble Creek LLC

Grantee(s):

To Whom it May Concern

Mailing Address:

PO Box 1257
Nixa MO 65714

Legal Description:

Cobble Creek G page 921, Cobble Creek First Addition G page 920, Cobble Creek Second Addition H page 332, Cobble Creek Third Addition H page 664,
(Any future developments - see exhibit A)

Reference Book and Page:

Book 379 page 7621

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document)

**FIRST AMENDMENT TO THE DEDICATION AND
RESTRICTIVE COVENANTS**

THIS FIRST AMENDMENT TO THE DEDICATION AND RESTRICTIVE COVENANTS is made as of the Effective Date (as defined below) by Cobble Creek Owners Association as Declarant, and as the holder of not less than sixty-seven percent (67%) of the votes of Members entitled to cast votes.

WITNESSETH:

WHEREAS, Cobble Creek LLC executed and caused to be recorded on July 12, 2004, in the Office of the Christian County Recorder of Deeds, the Dedication and Restrictive Covenants for Cobble Creek Second Addition, Cobble Creek Third Addition and Cobble Creek Fourth Additions to the City of Nixa, Christian County, Missouri (“Original Dedication”) in Book G at Page 920 official records of Christian County, Missouri.

WHEREAS, Section 18.5 of the Original Dedication addresses amendments and provides that the Original Dedication may be amended if approved by the owners of at least sixty-seven percent (67%) of the lots and produce an instrument in recordable form setting forth such amendments and containing a certificate by the President and Secretary of the Association, certifying as to the accuracy of the contents of such amendment and as to its due adoption in accordance with the Original Dedication that shall be recorded in the Office of the Recorder of Deeds in Christian County, Missouri. Any such instrument shall be effective to amend the Original Dedication without signature of any other parties.

NOW, THEREFORE, in consideration of the Original Dedication and amendments contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Cobble Creek Owners Association agrees to amend the Dedication and Restrictive Covenants as follows:

AMENDMENTS:

This Amendment to the Dedication and Restrictive Covenants (“Original Dedication”) that established a planned residential community known as Cobble Creek is executed on the date set forth below by the Cobble Creek Owners Association (“Association”) having received the necessary approvals of the homeowners and board members via an ongoing meeting from Saturday, September 27, 2025, through Monday, September 29, 2025, from 10:00 a.m. to 8:00 p.m. daily with a recess called from 8:00 p.m. to 10:00 a.m. There are 192 voting eligible households in the Cobble Creek Owners Association. 144 eligible households attended and voted. The vote results were 134 affirmative votes for the proposed amendments to the Original Dedication and 10 votes to reject the amendments to the Original Dedication, resulting in a 70% vote in favor of the amendments to the Original Dedication. The amendments to the Original Dedication are as follows:

1. **Amend Article I to add the following sections and definitions:**

Section 1.27 Single family detached home: House intended for one family to live in at a time. Per Nixa city ordinance, a quadplex, duplex, etc. would not comply as more than one family is intended to live within the structure

Section 1.28 Reasonable Use: as defined by the HOA on a case-by-case basis.

Section 1.29 Savage or Dangerous Animal: any animal that by its behavior or training constitutes an immediate or serious physical threat to human beings or other domestic animals or as otherwise defined by the HOA board.

2. **Amend Article III Section 3.1 A. to read as follows:**

Section 3.1 Owner's Easements of Enjoyment. Every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following rights:

- A. The right of the Association to suspend the right to use of the Common Area by an Owner (or his family or guests) for any period during which any assessment against this Lot remains unpaid, and for a period to be determined by the Board of Directors of the Association for an infraction of its published rules and regulations by an Owner or his family or guests. Owner shall be notified in writing of the violation by the board and shall have the right to appeal to the board within the time limits laid out in said letter.

3. **Amend Article IV Section 4.3 to read as follows:**

Section 4.3 Owner's Right to Vote. Each Owner shall be a member in the association and have the right to vote on any issues being voted on the Association. Acceptable forms of voting shall include, in person, digital, by mail or by proxy. If voting by proxy, the member shall designate the person who is voting for them in writing to the Board no less than 6 hours prior to the vote. When more than one Person owns an interest in any Lot, all such Persons shall be Members, but only one Membership shall be voted for each Lot. The method of voting a Membership owned by more than one Person shall be as such Persons shall decide among themselves.

4. **Amend Article V Section 5.3 Covenant for Maintenance and Assessments to read as follows below:**

Section 5.3 Annual Assessment. The Initial Annual Assessment for the first calendar year in which Annual Assessments commence shall be One Hundred Ninety-Two Dollars (\$192.00) per year per Lot, being Sixteen Dollars (\$16.00) per month per Lot.

(a) The Permitted Annual Assessment (but not necessarily the actual Annual Assessment) can be increased each calendar year, effective January 1 of such year, by an amount equal to ten percent (10%) of the previous year's Permitted Annual Assessment.

(b) Within fifteen (15) days prior to the beginning of each calendar year and after consideration of current maintenance and replacement and replacement costs and

reasonable reserve for contingencies of the Associations, the Board of Directors shall estimate and fix the actual Annual Assessment at an amount not in excess of the Maximum Permitted Annual Assessment as determined hereinabove. The Association shall then notify each Owner of the amount of the actual Annual Assessment which shall be due and payable in equal monthly installments on or before the first day of each calendar month beginning January 1 of such calendar year. In the event the amount of the actual Annual Assessment proves to be inadequate at the time during the course of a calendar year, or correspondingly, if the amount of the actual Annual Assessment is creating a surplus in excess of that necessary as a reserve for contingencies, the Board of Directors of the Association may increase or decrease the actual Annual Assessment. In either such event, the Association shall notify each Owner of the amount of the new actual Annual Assessment and each Owner shall be obligated to pay monthly installments for the remainder of the calendar year in which such increase in the actual Annual Assessment was made, in an amount adjusted to reflect the new rate of the actual Annual Assessment so established by the Board of Directors.

(c) If at any time the Board of Directors or the Association feels that the Maximum Permitted Annual Assessment is inadequate to fulfill the functions of the Association, it shall duly call a meeting of the Association for the purpose of increasing the Maximum Permitted annual Assessment. At such meeting, the Maximum Permitted Annual Assessment may be increased by vote of Members holding at least sixty percent (60%) of the total votes of those Members in attendance at a meeting duly called for that purpose.

(d) The failure of the Association to fix the actual Annual Assessment as provided herein for any year shall not be deemed a waiver or a release of any Owner from the obligation to pay the actual Annual Assessment. The actual Annual Assessment fixed for preceding calendar year shall continue until a new actual Annual Assessment is fixed, each Owner shall be obligated to pay monthly installments for the remainder of the calendar year for which the new actual Annual Assessment was fixed in an amount adjusted to reflect the rate of a new Actual Annual Assessment so established by the Association.

5. Amend Article V Section 5.4 Special Assessments to read as follows:

In addition to the Annual Assessments, the Board of Directors of the Association may levy in any year Special Assessments for the following purposes:

(a) Defraying the amount of any deficit created by an excess of expenditures of the Association over receipts for the previous year, provided further that any such assessment shall require the consent of Members holding at least sixty percent (60%) of the total votes of those Members present at a meeting duly called for this purpose.

(b) Paying for repairs and restoration and replacement and remedying violations pursuant to Section 6.4.

(c) Defraying, in whole or in part, the costs of any construction or reconstruction or unexpected repair or replacement of a capital improvement upon the Common Area; provided that any such assessment shall require the consent of Members holding at least sixty percent (60%) of the total votes of those Members present at a meeting duly called for this purpose.

(d) Paying any fines, penalties or monetary obligations assessed or imposed upon the Association by the United States of America, the State of Missouri or any political subdivision thereof.

(e) Special Assessments shall be due and payable as determined by the Associations.

6. **Amend Article V Section 5.10 Payment of Assessments by Developer to read as follows:**

Section 5.10 Payment of Assessments by Developer. Developer shall be responsible for payment of the monthly installments of the Assessment with respect to those Lots owned by the Developer if and only if the Developer has constructed a residence upon that Lot and has been issued a Certificate of Occupancy by the City of Nixa. Unsold, improved Lots are accorded an Annual Assessment of \$50 each. Unimproved Lots owned by Developer are exempt from the Annual Assessment. For the purposes of this Section 5.10 an improved Lot shall be deemed to a Lot with use of and access to all subdivision improvements and utilities provided and constructed by the Developer of the City of Nixa.

7. **Amend Article VI Section 6.4 Willful or Negligent Acts to read as follows:**

Section 6.4 Willful or Negligent Acts. In the event that the need for maintenance repair is caused through the willful or negligent act of any Owner, his family, tenants, a guest or invitee, such as a damaged walkway, etc. the Association shall add the cost of such maintenance or repairs, as a Special Assessment, to the normal assessment of such Lot Owner. In addition, any emergency repairs made in accordance with the terms hereof shall be added as a Special Assessment to the normal assessment of such Owner.

8. **Amend Article VI Section 6.11 Right of Entry to read as follows:**

The Manager or any one or more qualified Persons designated by the Manager or by the board of the Association, shall have the right and authority to enter upon any common area, other Improvement or any Lot, developed or undeveloped, In the presence of the Owner therefor where reasonably possible, for the purpose of (i) making emergency repairs therein (ii) performing necessary maintenance or repairs to portions of the common Area, (iii) abating any nuisance, or any dangerous, unauthorized, prohibited or unlawful activity being conducted or maintained therein (iv) protecting the property rights and welfare of the other Owners or (v) for any other purpose reasonably related to the performance by the Manager of his responsibilities under the terms of this Dedication as the same may from time to time be amended or modified by the Association. Such right or entry shall be exercised in such manner as to avoid any unreasonable or unnecessary Interference with the possession, use and/or enjoyment of the Owner or occupant of such individual lot and shall be preceded by reasonable notice to the Owner thereof whenever the circumstances permit. Any damage to a Lot, developed or undeveloped, or improvements contained thereon resulting from negligence of the Manager during the exercise of such right of entry shall be repaired by the Association at the Association's expense.

9. **Amend Article VII Permitted Uses and Restrictions Section 7.4 Pets to read as follows:**

Section 7.4 Pets. No animal or bird, other than household pets, shall be maintained on any Lot and then only if they are kept solely as domestic pets and not for commercial purposes. Roosters are NOT permitted per city and state ordinances. Anyone found to be having a Rooster as domestic pet will be referred to local law enforcement. No animal or bird shall be allowed to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animals shall be kept. No structure for the care, housing, or confinement of any animal or bird shall be permitted whose height exceeds 40 inches. No more than two (2) household pets may be kept per Lot without the prior written consent of the Association unless such pets are kept indoors. Upon the written request of any Owner the Board of Directors of the Association shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this paragraph, a particular animal or bird is a household pet, or savage or dangerous or obnoxious or offensive on account of noise, odor or unsanitary conditions. No pets may be permitted to run loose upon the Common Area, and any Owner who causes any animal to be brought or kept upon any Lot shall indemnify and hold harmless the Association for any loss, damage, or liability which the Association may sustain as a result of the presence of such animals, whether or not the Association has given its permission therefore. No animal or bird shall be maintained on any portion of the Common Area except with the express written consent of the Board of Directors of the Associations.

10. **Amend Article VII Permitted Uses and Restrictions Section 7.6 Trailers, Boats, RVs and Motor Homes to read as follows:**

Section 7.6 Trailers, Boats, RV's and Motor Home Vehicles. No mobile home, trailer or any kind, truck camper, permanent tent or similar structure, boat or inoperable motor vehicle of any type or motor home or similar recreational vehicle shall be kept, placed, maintained, constructed, reconstructed or repaired or pored upon any Lot or street or private driveway for more than 72 hours or as storage, unless it is stored completely within the garage and out of sight to the public. No recreational vehicle shall be permitted to be stored on any Lot, developed or undeveloped, any private driveway or on the street, unless it is stored completely within the garage and out of sight to the public. All other motorized vehicles shall be maintained and operated in proper condition so as not to constitute a nuisance by virtue of noise, excessive exhaust emissions or otherwise.

11. **Amend Article VII Permitted Uses and Restrictions of Section 7.9 Trash Containers and Collection to read as follows:**

Section 7.9 Trash Containers and Collection. No garbage or trash shall be placed or kept on a Lot subject to these covenants except in covered containers of a type, size and style which are approved by the Architectural Control Committee. Trash Containers shall not be stored more than 24 inches from the side of a home, except to make the same available for collection and, then, only for a period of up to 24 hours beginning the night before trash collection and ending the night of trash collection.

12. Amend Article VII Permitted Uses and Restrictions Section 7.12 Right of Way to read as follows:

Section 7.12 Right of Way. During reasonable hours, Developer, any member of the Architectural Control Committee, or any member of the Board of Directors or the Manager of any representative of any of them, shall have the right to enter upon and inspect any Lot, or Common Area for the purpose of ascertaining whether or not the provisions of these resolutions have been or are being complied with, and such persons shall not be deemed guilty of trespass by reason of such entry. Any person with such right shall request a site visit to address potential HOA complaints, and violations prior to exercising their right to enter upon and inspect the property.

13. Amend Article VII Permitted Uses and Restrictions Section 7.17 Signs to read as follows:

Section 7.17 Signs. No more than two signs (movable or affixed), including, but not limited to, commercial, political, "for sale" and similar signs, shall be displayed which are greater in size more than 24 by 36 inches.

14. Amend Article VII Permitted Uses and Restrictions Section 7.21 Other to read as follows:

Section 7.21 Other Structures. Any owner that wishes to erect outbuildings, supplementary and appurtenant structures and attachments to the residential structure shall submit an application that includes all plans to the architectural committee for approval prior to the construction of such building. Outbuildings, supplementary and appurtenant structures and attachments to the residential structure must have a shingled roof to match the primary residence. Outbuildings, supplementary and appurtenant structures and attachments to the residential structure shall not be made of plastic, tin, steel, or other metal material. Outbuildings, supplementary and appurtenant structures and attachments to the residential structure shall be single story with a maximum height of 12 feet to the peak and shall not exceed 12x12 foot dimension at the base. All structures must meet city ordinance codes, and no one may inhabit the structure. Mailboxes shall be masonry and shall be of the form 2 Y2 bricks square and approximately 36 inches high. Lot owners in Cobble Creek First Additions (See Exhibit A2 to identify these lots) who have outbuildings placed or built on or before the date hereof and who are requesting to become members of the Cobble Creek Owner's Associations, are exempt from this Section 7.21.

15. Amend Article VII Permitted Uses and Restrictions Section 7.24 Construction Period to read as follows:

Section 7.24 Construction Period. The work of constructing any structure on a Lot shall be completed within twelve (12) months from the commencement thereof, provided that the Architectural Control Committee may grant extensions of time in which to complete construction when completion has been delayed by reason of strike, casualty loss, national emergency, Acts of God, or other matters beyond the control of the Owner.

16. Amend Article XI Environmental Control Section 11.1 Construction of Improvements to read as follows:

Section 11.1 Construction of Improvements. Since the maintenance of environmental and architectural harmony and unity is essential for the preservation and enhancement of the value of the Lots and the harmonious functioning of the community affected hereby, no Improvements may be erected on any Lot without the prior approval of the Architectural Control Committee (as such term is hereinafter defined) appointed by the Board of Directors of the Association. The term "Improvements" shall include but shall not be limited to the erection of any structure (including but not limited to additions to or alterations of any house) such as not detached buildings, storage buildings, tool sheds and greenhouses; the erection of any chain-length fence; the grading, scraping, excavation or other rearranging of the surface of any Lot, the construction of any driveway, alleyway, walkway, entryway, patio or similar items; the alterations or replacing of any exterior surface.

17. Amend Article XIV Lease of Lots Section 14.1 Owner's Right to Lease Lots to read as follows:

Section 14.1 Owner's Right to Lease Lots. Each Owner shall have the right to lease the dwelling upon his Lot provided the dwelling has been the owner's primary residence for a period of not less than 24 months and that such lease be evidenced by an agreement in writing (a conformed copy of which shall be forwarded to the Association) which shall specifically state that such lease is subject to all terms and conditions of the Dedication, Bylaws and Articles of Incorporation, and that failure of the lessee to comply with the terms of such documents shall be a default under the lease. No Owner shall lease the dwelling upon his Lot for transient or hotel purposes or in any event for an initial period of less than thirty (30) days.

18. Amend Article XVII Liability of Board of Directors and Officers Section 17.3 Procedures to read as follows:

Section 17.3 Procedures. The Board of Directors shall not impose a fine, suspend voting, or infringing upon any other rights of an Owner for violations of the terms of the Dedication, the Articles of incorporation and the Bylaws of the Association, or the rules and regulations of the Association unless and until the following procedure is followed: (a) Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying: (i) the alleged violation (ii) the action required to abate the violation; and (iii) a time period, not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is continuing one, or a statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not continuing.

Within twelve (12) months after such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same violation is subsequently committed by the same Owner, the Board of Directors shall serve the violator

with written notice of a hearing to be held by the Board of Directors in session. The notice shall contain: (i) the nature of the alleged violation; (ii) the time and place of the hearing, which time shall be not less than then (10) days from the giving of the notice; (iii) an invitation to attended the hearing and produce any statement, evidence, and witnesses on his or her behalf, and (iv) the proposed sanction to be imposed.

The hearing shall be held in executive session pursuant to this notice affording the Owner a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice, and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer or director who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer or director who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any imposed.

The rights of the Board of Directors under this Section 17.3 are subject to the condition that no sanction imposed by the Board of Directors for any violation may include alteration or demolition of any item of construction unless judicial proceedings have been instituted pursuant to such violation.

19. Amend Article XVII Liability of Board of Directors and Officers and add Section 17.6 Conflicts of interest to read as follows:

Any board Member with a connection or financial interest in a bid presented for any HOA project must disclose their connection to the company placing the bid. The Board of Directors for the HOA must vote on such bids, and the selection process should be conducted fairly and all reasons for the selection of a certain bid must be recorded in the meetings minutes. Failure to disclose any connection or financial interest will result in the bid being removed from the selection process, if the bid has already been selected the Board can immediately terminate the company for the HOA project and/or the board member being removed from the Board of Directors.

20. Amend Article XVII Liability of Board of Directors and Officers and add Section 17.7 to read as follows:

Each Board Member shall serve a term of 2 years. The President and Vice President shall be voted on in odd years and the 2nd Vice President, Secretary, Treasurer shall be voted on in even years.

21. Remove Article XVIII General Provisions Section 18.3 Right to Assign.

22. Amend Article XVIII General Provisions Section 18.5 Procedures to read as follows:

Section 18.5 Amendment.

(a) Amendment or modification hereof shall be effective only if approved by the Owners of at least sixty percent (60%) of the Lots, further provided, however that prior to the first annual meeting of the Association (as prescribed in the Bylaws) Developer may, by written instrument execute solely by the Developer, make minor corrections, modifications and additions to this Dedication, the Bylaws, any and all Plats, provided such minor corrections, modifications or additions do not adversely affect the rights of any Owner to the enjoyment of the Common Area, do not increase obligations of any Owner hereunder and do not adversely affect the value of any Lots. Developer shall notify the Board of Directors of the Association of its intention to make any such minor corrections, modifications or additions. Any such modification shall be filed or recorded in the Office of Recorder of Deeds of Christian County, Missouri promptly when executed.

(b) The approval of at least sixty percent (60%) of all Owners, shall be required to add or amend any material provisions of the constituent documents of the Project which establish, provide for, govern or regulate any of the following:

Voting;

Assessments, Assessment liens or subordination of such liens;

Reserves for maintenance, repair and replacement of the Common Area Insurance;

Rights to use the Common Area;

Responsibility for maintenance and repair of the several portion of the Project Expansion or construction of the Project or the addition, annexation

Reallocation of the interest in the Common Area or rights to its use;

Boundaries of any Lot or of the Common; Restoration or repair of the Project following hazard damage;

(c) The procedure for proposing amendments hereto shall be as follows: an instrument in recordable form setting forth such amendment and containing a certificate by the President and Secretary of the Association, certifying as to the accuracy of the contents of such amendment and as to its due adoption in accordance herewith, shall be prepared and filed of record in Office of Recorder of Deeds of Christian County Missouri, and such instrument shall be effective to amend this Dedication without the signature of any other parties.

23. Amend Article XVIII General Provisions, Section 18.9 Penalties to read as follows:

Section 18.9 Penalties. Notwithstanding any provisions in this Section to the contrary, the following conditions shall apply to HOA Violations:

1st Offense: Written notice with appeal, remedy or file plan to remedy within 10 days;

- 2nd Offense: Fine @ 10% of HOA dues; no amenities;
- 3rd Offense: Fine @ 20% of HOA dues; no amenities;
- 4th Offense + subsequent offenses: Fine at 25% of dues; no amenities.

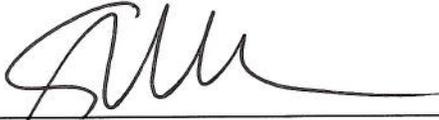
Every month any violation occurs shall constitute a separate offense. Whenever any act is prohibited, by an amendment thereof, or by any rule or regulation adopted thereunder, such prohibition shall extend to and include the causing, securing, aiding or abetting of another person to do said act. Whenever any act is prohibited by this Code and attempt to do the act is likewise prohibited.

CERTIFICATE OF PRESIDENT AND SECRETARY of
COBBLE CREEK OWNERS ASSOCIATION

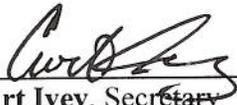
We, the undersigned, **President** and **Secretary** of the **Cobble Creek Owners Association** (the "Association"), hereby certify as follows:

1. That the attached document entitled "**First Amendment to the Dedication and Restrictive Covenants**" (the "Amendment") is a true, correct, and complete copy of the amendment as adopted by the requisite vote of the Members of the Association in accordance with the provisions of the **Original Dedication and Restrictive Covenants of Cobble Creek Owners Association**, as recorded in the Office of the Recorder of Deeds of Christian County, Missouri.
2. That said Amendment was duly adopted in accordance with and pursuant to the authority granted in the Original Dedication and Restrictive Covenants and the Bylaws of the Association.
3. That the officers of the Association have been duly authorized to execute and record this Certificate, together with the Amendment, in the Office of the Recorder of Deeds of Christian County, Missouri, so that the same may become binding upon all property subject to said Covenants.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Association this 21 day of October, **2025**.



Wendy Watson, President
Cobble Creek Owners Association

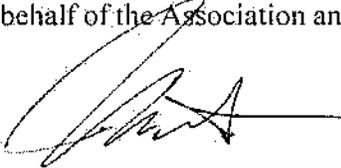


Curt Ivey, Secretary
Cobble Creek Owners Association

State of Missouri)
County of ^{Greene} Christian) ss.
)

N. HURST
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: Nov. 7, 2028
24673193

On this 21st day of October, 2025, before me, the undersigned Notary Public, personally appeared **Wendy Watson**, President of the Cobble Creek Owners Association, who acknowledged that he/she executed the foregoing instrument on behalf of the Association and by its authority, for the purposes therein contained.



Notary Public

My Commission Expires: Nov. 7th, 2028

State of Missouri)
County of Christian) ss.
)

N. HURST
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: Nov. 7, 2028
24673193

On this 21st day of October, 2025, before me, the undersigned Notary Public, personally appeared **Curt Ivey**, Secretary of the Cobble Creek Owners Association, who acknowledged that he/she executed the foregoing instrument on behalf of the Association and by its authority, for the purposes therein contained.



Notary Public

My Commission Expires: Nov 7th, 2028