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BOOK PAGE

2008L23219

05/28/2008 12:01:41PM

REC FEE: 58.00

NON-STD FEE:

PAGES: 5

REAL ESTATE DOCUMENT  
TANEY COUNTY, MISSOURI  
RECORDERS CERTIFICATION

ROBERT A. DIXON



Missouri Partners  
800 St Hwy 248  
Bldg 3  
Branson, MO 64606

# RECORDER OF DEEDS CERTIFICATE

## NON-STANDARD DOCUMENT

**This document has been recorded and you have been charged the \$25.00 non-standard fee pursuant to RSMO 59.310.3 and this certificate has been added to your document in compliance with the laws of the State of Missouri.**

ROBERT A DIXON  
RECORDER OF DEEDS  
P O BOX 428  
FORSYTH, MO 65653  
417-546-7234

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT  
DO NOT REMOVE THIS PAGE

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR EMORY CREEK RANCH PHASE 6**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EMORY CREEK RANCH is made this 28<sup>th</sup> day of May, 2008, by Emory Creek Ranch, LLC, a Missouri limited liability company (hereinafter "Developer").

**W - I - T - N - E - S - S - E - T - H:**

WHEREAS, Developer is the owner of approximately 332.21 acres of real property in Taney County, Missouri (hereinafter "Additional Property"), more particularly described as follows:

A TRACT OF LAND SITUATED IN THE SE1/4 OF THE SE1/4 OF SECTION 25 AND THE E1/2 OF THE NE1/4 OF SECTION 36, ALL IN TOWNSHIP 24 NORTH, RANGE 22 WEST AND THE FRACTIONAL SW1/4 OF SECTION 30, PART OF SECTION 31 AND THE W1/2 OF THE SW1/4 OF SECTION 32, ALL IN TOWNSHIP 24 NORTH, RANGE 21 WEST, ALL BEING IN TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING WAGON TIRE MARKING THE NORTHWEST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31; THENCE N 88°28'14" E, ALONG THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 1328.36 FEET, TO AN EXISTING 5/8" IRON PIN MARKING THE NE1/4 OF THE NE1/4 OF SECTION 31; THENCE S 43°27'09" W, A DISTANCE OF 35.34 FEET, FOR A NEW POINT OF BEGINNING; THENCE S 01°33'56" E, A DISTANCE OF 1320.49 FEET; THENCE S 01°29'49" E, A DISTANCE OF 464.64 FEET; THENCE S 01°29'49" E, A DISTANCE OF 464.64 FEET; THENCE S 78°19'28" W, A DISTANCE OF 414.20 FEET; THENCE S 27°21'49" E, A DISTANCE OF 739.51 FEET; THENCE S 20°53'03" E, A DISTANCE OF 1448.70 FEET; THENCE S 75°40'38" W, A DISTANCE OF 150.60 FEET; THENCE WESTERLY ALONG A 27.2837 DEGREE CURVE TO THE RIGHT 88.15 FEET (SAID CURVE HAVING A RADIUS 210.00 FEET); THENCE N 80°16'18" W, A DISTANCE OF 110.67 FEET; THENCE WESTERLY ALONG A 29.6332 DEGREE CURVE TO THE LEFT 37.49 FEET (SAID CURVE HAVING A RADIUS OF 193.35 FEET), TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A 45.8366 DEGREE REVERSE CURVE TO THE RIGHT 34.97 FEET (SAID CURVE HAVING A RADIUS OF 125.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG 229.1831 DEGREE REVERSE CURVE TO THE LEFT 25.46 FEET (SAID CURVE HAVING A RADIUS OF 25.00 FEET), TO A POINT OF

REVERSE CURVATURE; THENCE WESTERLY A 45.8366 DEGREE REVERSE CURVE TO THE RIGHT 44.07 FEET (SAID CURVE HAVING A RADIUS OF 125.00 FEET); THENCE S 66°29'14" W, A DISTANCE OF 109.51 FEET; THENCE SOUTHWESTERLY ALONG A 6.3332 DEGREE CURVE TO THE LEFT 386.49 FEET (SAID CURVE HAVING A RADIUS OF 904.69 FEET); THENCE S 42°00'37" W, A DISTANCE OF 34.04 FEET; THENCE SOUTHWESTERLY ALONG A 27.2837 DEGREE CURVE TO THE RIGHT 158.97 FEET (SAID CURVE HAVING A RADIUS OF 210.00 FEET); THENCE S 85°23'02" W, A DISTANCE OF 141.68 FEET; THENCE N 04°36'58" W, A DISTANCE OF 50.00 FEET; THENCE N 35°26'38" W, A DISTANCE OF 1168.40 FEET; THENCE S 88°03'21" W, A DISTANCE OF 138.46 FEET; THENCE N 52°17'23" W, A DISTANCE OF 3152.58 FEET; THENCE S 88°08'11" W, A DISTANCE OF 57.69 FEET, TO A POINT ON THE EAST LINE OF EMORY CREEK RANCH PHASE I; THENCE N 16°28'15" W, ALONG SAID EAST LINE, A DISTANCE OF 1099.93 FEET; THENCE N 24°45'44" W, ALONG SAID EAST LINE, A DISTANCE OF 1007.33 FEET; THENCE N 68°41'31" E, LEAVING SAID EAST LINE, A DISTANCE OF 887.63 FEET; THENCE S 80°16'41" E, A DISTANCE OF 56.14 FEET; THENCE S 17°19'16" E, A DISTANCE OF 147.91 FEET; THENCE SOUTHERLY ALONG A 25.4648 DEGREE CURVE TO THE RIGHT 113.96 FEET (SAID CURVE HAVING A RADIUS OF 225.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A 28.3390 DEGREE REVERSE CURVE TO THE LEFT 84.59 FEET (SAID CURVE HAVING A RADIUS OF 202.18 FEET); THENCE S 12°16'33" E, A DISTANCE OF 36.73 FEET; THENCE SOUTHERLY ALONG A 7.1904 DEGREE CURVE TO THE LEFT 143.01 FEET (SAID CURVE HAVING A RADIUS OF 796.84 FEET); THENCE S 22°33'31" E, A DISTANCE OF 62.43 FEET; THENCE N 77°14'05" E, A DISTANCE OF 827.34 FEET; THENCE S 42°31'45" E, A DISTANCE OF 627.39 FEET; THENCE S 56°02'08" E, A DISTANCE OF 1218.14 FEET; THENCE N 00°28'24" E, A DISTANCE OF 1405.19 FEET; THENCE N 58°29'47" E, A DISTANCE OF 65.37 FEET; THENCE N 88°28'14" E, A DISTANCE OF 1458.54 FEET, TO THE NEW POINT OF BEGINNING. CONTAINING 332.21 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

WHEREAS, Developer has, under a Declaration of Covenants, Conditions and Restrictions for Emory Creek Ranch Phase I, recorded in Book 497, at Pages 2349 through 2376 (the "Original Declaration"), subjected the property described therein to the covenants, condition and restrictions contained therein, and has the right under Section 2.3 (b) thereof to subject additional lands to such Declaration; and

WHEREAS, Developer wishes to subject the Additional Property, known as Emory Creek Ranch Phase 6, to the Original Declaration so that the lots therein shall be restricted by the Original Declaration, except as specifically provided herein, and the owners of the lots therein, as Grantees, shall be entitled to the privileges, including membership in the Emory Creek Ranch Property Owners' Association, associated with ownership in Emory Creek Ranch Subdivision, and any Common Areas, as shown on the plat of Emory Creek Ranch Phase 6, should become Common Areas of Emory Creek Ranch Subdivision, owned and maintained by the Association; and

WHEREAS, Developer has caused to be recorded the final plat of Emory Creek Ranch Phase 6 in Book \_\_\_\_\_ at Page(s) \_\_\_\_\_, in the office of the Taney County Recorder (referred to herein as "Emory Creek Ranch Phase 6").

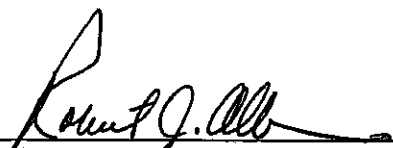
NOW, THEREFORE, the Developer, in compliance with Section 2.3 (b) of the Original Declaration, hereby declares and provides that the Additional Property and the plat known as Emory Creek Ranch Phase 6, is hereby subject to the Original Declaration as fully as though it had been included in the Original Declaration at its execution, except as follows:

1. The provisions of Section 3.5 of the Original Declaration shall apply only if Developer elects to construct a sewer system within Phase 6. In that event, the Owner of each Lot shall be required at Owner's expense to connect to such sewer system. Until such time as a sewer system is installed and Owner desires to construct a residence on his Lot, each Owner shall be responsible for the construction and installation of a septic system. The Owner shall obtain all required permits and shall comply with Taney County Regional Sewer District regulations and requirements and any other applicable governmental rules and regulations.

2. The provisions of Section 5.16 of the Original Declaration shall fully apply except that the minimum square feet of heated and cooled living space shall be 1,800 square feet.

**Emory Creek Ranch, LLC**

By: Missouri Partners, Inc., its Managing Member

  
\_\_\_\_\_  
Robert J. Allen, President

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF TANEY     )

On this 28<sup>th</sup> day of May, 2008, before me personally appeared Robert J. Allen, to me personally known, who being duly sworn, did say that Missouri Partners, Inc. is the Manager of Emory Creek Ranch, LLC; that he is the President of Missouri Partners, Inc.; that the seal affixed to this instrument is the seal of said Company and Corporation; and that the said instrument was signed and sealed by said Corporation in behalf of said Company by authority of its Board of Directors and the said Robert J. Allen acknowledged said instrument to be the free act and deed of said Company and Corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in said county and state, the day and year first above written.



LISA D. ALLEN  
My Commission Expires  
April 24, 2011  
Stone County  
Commission #07041030

*Lisa D. Allen*  
\_\_\_\_\_  
Notary Public County of *Taney Stone*  
My commission expires: *04-24-11*