

Recorded in Cass County, Missouri



Recording Date/Time: 10/03/2019 at 03:15:39 PM

Book: 4412 Page: 108

Instr #: 882832

Type: REST

Pages: 4

Fee: \$33.00 S 20190012874



Mike Medsker
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

Title of Document: Amendment to Declaration of Covenants and Restrictions for Windmill Country Estates, Inc.

Date of Document: October 3, 2019

Grantor(s): Windmill Country Estates Home Owners Association

Grantor's Address: 11309 Hamilton Dr
Peculiar, MO 64078

Grantee: Windmill Country Estates Home Owners Association

Grantee's Address: 11309 Hamilton Dr
Peculiar, MO 64078

Reference Book and Page: 2758-553

Legal Description: Windmill Country Estates: Lots 1-120, Walking Trails, Lake and Common Areas.

The Declaration of Covenants and Restrictions for Windmill Country Estates, Inc. were assigned to the Windmill Country Estates Home Owners Association(WCE-HOA) on 8/24/2010 by Ted Hayes, the original Grantor for these covenants and restrictions. That document(titled: Assignment of Declaration and Covenants and Restrictions for Windmill County Estates, Inc.) was filed by the Cass County Recorder of Deeds and can be found in File Number 460776 or BK 03375 PG 0392. The document states that the Developer assigned to the WCE-HOA the title of Association as defined in the Declaration and all of the rights and obligations of the Association set forth in the Declaration.

The following amendments to the Declaration of Covenants and Restrictions for Windmill Country Estates, Inc. apply:

Article 1, Section 1.1 (page 1). Age-Qualified: Any person fifty-five (55) years of age or older who owns and occupies a dwelling unit.

Article 1, Section 1.11 (page 3). Dwelling Unit: Any of the detached residences for a single family in Windmill Country Estates.

Article 1, Section 1.13 (page 3). Lot: A portion of the property whether improved or unimproved(other than common area) with may be independently owned and conveyed and which is intended to be developed, used and occupied with a detached residence for a single family home.

Article II, Section 2.1, the second paragraph of subparagraph "i" in bold print (page 5). The Association shall also provide snow removal, grass cutting, weeding and feeding, trash removal, exterior painting of wood trim (does not include stucco painting). Any and all improvements must be approved by the ARC Committee.

Article II, Section 2.3, paragraph 3 (page 6). The monthly charge of \$120 will be maintained until the Board of Directors recommends a change that is subsequently approved by a simple majority of the members in good standing.

Article III, Section 3.2 (page 7). Land Use: There will be no rental property in Windmill Country Estates. Any residence erected or maintained on any of said lots shall be designed for single family residential purposes only and occupancy by a single family.

Article III, Section 3.7 (page 8). Delete.

Article III, Section 3.8 (page 8). Delete.

Article III, Section 3.9 (page 9). Delete.

Article IV, Section 4.3 (page 9). Conditions: No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any property or the improvements located thereon on the date such property was conveyed shall be made or done without the prior approval of the ARC, except as otherwise expressly provided in this Declaration. No building, fence, wall, residence or other structure shall be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the ARC. No awnings of any kind will be allowed. No fence will be allowed on the lots that back up to the lake.

Article IV, Section 4.16 (page 11). Yard Signs or Flags on Homeowner's Property. No political signs are allowed in a Homeowner's yard, window or attached to the home. Yard flags are allowed if kept in good repair. The Flag of the United States may be displayed in accordance with the Flag Code (United States Code Title 4 Chapter 1- The Flag, parts 5 & 6). Please use discretion for any other flag you wish to display. Remember we are United States Citizens.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year above written.

Terence E. O'Brien

Terence E. O'Brien, Covenants Chairman, WCE-HOA

STATE OF Missouri

COUNTY OF Cass

On this October 3rd, 2019 before me, Valerie Loe,
a Notary Public in and for said state, personally appeared Terence E.
O'Brien, known to me to be the person who executed the within
Amendment to Declaration of Covenants and Restrictions for Windmill
Country Estates Home Owners Association, and acknowledged to me that
he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last
above written.

Valerie Loe

Notary Public Valerie Loe

My commission Expires 2-13-21

