



Recording Date/Time: 06/03/2026 at 11:14:29 AM

Book: 5309 Page: 16

Instr #: 785326

Type: DECL

Pages: 3

Fee: \$30.00 \$ 20260007229



Mike Medsker
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

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

Date of Document: June 3, 2026

Grantor(s): Windmill Country Estates Home Owners Association

Grantor's Address: PO Box 137, Peculiar, MO 64078

Grantee: Windmill Country Estates Home Owners Association

Grantee's Address: PO Box 137, 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 Country 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 amendment to the Declaration of Covenants and Restrictions for Windmill Country Estates, Inc. has been approved by a vote of over two-thirds of the members of the Association:

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, and trash removal. Any and all improvements must be approved by the ARC Committee.

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

Ron Wheeler
Ron Wheeler, President WCE-HOA

STATE OF: Missouri

COUNTY OF: Cass

On this 3rd day of June 2026 before me, Jennifer Dillon
A Notary Public in and for said state, personally appeared Ron Wheeler,
known to me to be the person who executed the within Second 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.

Jennifer Dillon
Notary Public: Jennifer Dillon



My commission Expires: May 2, 2027