

Boone County, Missouri



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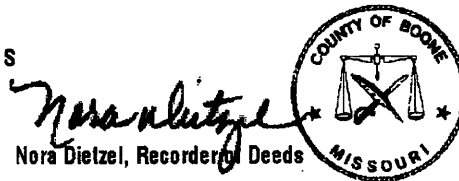
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SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS OF SETTLER'S RIDGE, A SUBDIVISION OF BOONE COUNTY, MISSOURI

Grantor: T-Vine Development Corp. ("Developer") [address: T-Vine Development Corp., Attn: Kersten Carlson, President, c/o C & C Construction, Inc., 204 Peach Way, Columbia, MO 65203]

Grantee: Members of the Public Settler's Ridge Homes Association of Boone County [address: Settler's Ridge Homes Association of Boone County, Attn: President, 204 Peach Way, Columbia, MO 65203]

Legal

Description: Lots 109A, 109B, 110A, 110B, 111A, 111B, 112A and 112B of Settler's Ridge Plat 1-A, as shown by plat recorded in Plat 44 at Page 8 of the Real Estate Records of Boone County, Missouri, and Lot Adjustment Survey of Lots 109A-112B Settlers Ridge Plat 1-A recorded in Book 4678 at Page 145 of the Real Estate Records of Boone County, Missouri, and Lots 109C, 109D, 110C, 110D, 111C, 111D, 112C and 112D as shown by such Lot Adjustment Survey recorded in Book 4678 at Page 145 of the Real Estate Records of Boone County, Missouri

Date: March 23, 2017

Reference: Declaration of Covenants recorded in Book 2679 at Page 156 of the Real Estate Records of Boone County, Missouri

Annexation Declaration recorded in Book 3640 at Page 46 of the Real Estate Records of Boone County, Missouri

Nora Dietzel, Recorder of Deeds

~~UNOFFICIAL DOCUMENT~~
SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS OF SETTLER'S RIDGE, A SUBDIVISION OF BOONE COUNTY, MISSOURI

THIS SECOND AMENDMENT to the Declaration of Covenants, Easements and Restrictions of Settler's Ridge, a Subdivision of Boone County, Missouri ("this Amendment"), is made, executed and entered into this 23rd day of March, 2017, by T-Vine Development Corp., a corporation of the State of Missouri [mailing address: 204 Peach Way, Columbia, MO 65203], which such corporation may hereinafter be referred to as "the Developer", in view of the following facts, matters and circumstances:

BACKGROUND RECITALS
["Recitals"]

This Amendment is executed and entered into by the Developer in view of the following facts, matters and circumstances.

The Developer was the owner of a parcel of real estate ("the Original Parcel") platted as Lots 118 through 169, both inclusive, of Settler's Ridge Plat 1, as shown by plat recorded in Plat Book 39 at Page 16 of the Real Estate Records of Boone County, Missouri. The Developer committed the Original Parcel, and the Lots, buildings and improvements located and to be located therein, to certain covenants, easements and restrictions, by executing and recording in the Real Estate Records of Boone County, Missouri a "Declaration of Covenants, Easements and Restrictions of Settler's Ridge, a Subdivision of Boone County, Missouri", which has been recorded in Book 2679 at Page 156 of the Real Estate Records of Boone County, Missouri. Thereafter, pursuant to the Developer's reserved rights, as provided for by such Declaration of Covenants, Easements and Restrictions of Settler's Ridge, the Developer annexed to the Development, and subjected to the covenants, easements and restrictions provided for by such Declaration an additional parcel of land, such additional parcel being included within the "Annexation Parcel" as described in such Declaration, such Additional Parcel ("the Additional Parcel") being platted by the Developer into Lots 101A, 101B, 102A, 102B, 103A, 103B, 104A, 104B, 105A, 105B, 106A, 106B, 107A, 107B, 108A, 108B, 109A, 109B, 110A, 110B, 111A, 111B, 112A, 112B, 113A, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117A and 117B of Settler's Ridge Plat 1-A, as shown by the plat of Settler's Ridge Plat 1-A in Plat Book 44 at Page 8 of the Real Estate Records of Boone County, Missouri.

The Original Parcel and the Additional Parcel now constitute "the Parcel", which is subject to the Declaration of Covenants, Easements and Restrictions of Settler's Ridge described above, the Additional Parcel being annexed to the Development subject to such Declaration of Covenants, Easements and Restrictions, by a document which, among other things, provided for "Annexation of Real Estate Subject to Condominium Declaration . . ." Such document, which may be referred to herein as "the First Amendment," has been recorded in Book 3640 at Page 46 of the Real Estate Records of Boone County, Missouri.

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The original Declaration, as herein above described, meaning that Declaration of Covenants recorded in Book 2679 at Page 156 of the Real Estate Records of Boone County, Missouri, as modified, amended and supplemented by the First Amendment, that document recorded in Book 3640 at Page 46 of the Real Estate Records of Boone County, Missouri, is hereinafter referred to as "the Declaration," with both such documents being read together, collectively.

Certain Lots shown by the Plat of Settler's Ridge Plat 1-A, as such Plat is described above, including Lots 109A, 109B, 110A, 110B, 111A, 111B, 112A and 112B, as shown by the Plat of Settler's Ridge Plat 1-A described above, became Lots of the Development, as provided for by the Declaration. Pursuant to the provisions of the Declaration, and specifically pursuant to the provisions of Section 6 of Article I of the Declaration, and Article IV of the Declaration, the Developer reserved, as to any Lots owned by the Developer, and without the consent of any persons whomsoever, to change the lot lines of the Lots, subdivide Lots into additional Lots, and combine Lots as to reduce the number of Lots, and otherwise amend or change lot lines.

The Developer, pursuant to the Developer's said reserved rights, powers and authorities, and in order to meet some practical and legal requirement, has caused an adjustment of the lot lines for each of Lots 109A, 109B, 110A, 110B, 111A, 111B, 112A and 112B of Settler's Ridge Plat 1-A to be adjusted/changed, by way of a "Lot Line Adjustment Survey of Lots 109A-112B Settlers Ridge Plat 1-A," recorded in Book 4678 at Page 145 of the Real Estate Records of Boone County, Missouri. Such "Lot Line Adjustment Survey" may be referred to herein as the "Amendment to the Plat." Such Amendment to the plat changed such Lots 109A, 109B, 110A, 110B, 111A, 111B, 112A and 112B to Lots 109C, 109D, 110C, 110D, 111C, 111D, 112C and 112D.

The Plats for the Parcel, the Plats for Settler's Ridge Plat 1 and Settler's Ridge Plat 1-A described above, are collectively referred to herein as "the Plat."

The Developer desires to amend the Declaration and the Plat, in order to now identify the said amended Lots 109C, 109D, 110C, 110D, 111C, 111D, 112C and 112D of Settler's Ridge Plat 1-A as shown by the Amendment to the Plat to be "Lots" of the Development as provided for by the Declaration.

NOW, THEREFORE, in view of the foregoing Recitals, the Developer hereby states, warrants, promises, covenants and agrees as follows:

FIRST. Declaration and Plats as Hereby Shall Continue in Effect. The Declaration, and the Plats of Settler's Ridge Plat 1, as shown by Plat of Settler's Ridge Plat 1 recorded in Plat Book 49 at Page 16 of the Real Estate Records of Boone County, Missouri, and Settler's Ridge Plat 1-A, as shown by Plat recorded in Plat Book 44 at Page 8 of the Real Estate Records of Boone County, Missouri (collectively, "the Plat"), shall, as hereby amended, and as amended by the Amendment to the Plat continue in full force and effect. All provisions of the Declaration and of the Plat not amended by this Amendment and the Amendment to the Plat shall continue in full force and effect as written.

SECOND. Adjustment of Lot Lines and Descriptions of Lots. The lot lines for Lots 109A, 109B, 110A, 110B, 111A, 111B, 112A and 112B of Settler's Ridge Plat 1-A shall be and they are hereby amended as shown and provided for by the Amendment to the Plat described above, meaning the Lot Line Adjustment Survey recorded in Book 4678 at Page 145 of the Real Estate Records of Boone County, Missouri. The amended Lots and new Lots (as provided for by the Amendment to the Plat), meaning Lots 109C, 109D, 110C, 110D, 111C, 111D, 112C and 112D, as shown by the Amendment to the Plat (meaning by such Lot Line Adjustment Survey) shall henceforth each be a "Lot" of the Development. Such "C" Lots shall be "Lots" and not Common Area.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed in its name and on its behalf by its duly authorized president on the day and year hereinabove first set forth.

T-VINE DEVELOPMENT CORP.

By: [Signature]
Kersten K. Carlson, its President

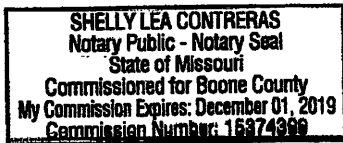
ATTEST:

[Signature]
Rhonda D. Carlson, its secretary

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

On this 23rd day of March, 2017, before me appeared Kersten K. Carlson, to me personally known, who, being by me duly sworn did say that he is the President of T-Vine Development Corp., a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Kersten K. Carlson acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and notarial seal at my office in Columbia, Missouri on the day and year hereinabove first written.



[Signature]
Shelly Lea Contreras, Notary Public
Boone County, State of Missouri
My commission expires: 12-1-19

