

AMENDMENT TO COVENANTS & RESTRICTIONS AFFECTING
CROWN MEADOWS HOMEOWNERS ASSOCIATION PHASE I AND II,
A SUBDIVISION IN
GREENE COUNTY, MISSOURI

THIS AMENDMENT TO COVENANTS & RESTRICTIONS AFFECTING CROWN MEADOWS PHASE I AND II, A SUBDIVISION IN GREENE COUNTY, MISSOURI (the "Amendment") is made effective as of the 21st day of August, 2021.

WITNESSETH:

WHEREAS, on or about December 22, 2015, Crown Meadows Homeowner Association executed the Covenants & Restrictions Affecting Crown Meadows Phase I and II, A Subdivision in Greene County, Missouri and recorded in Book: 2015 at Page: 049246-15 in the Office of the Recorder of Deeds for Greene County, Missouri (the "Covenants") which encumber the plated Lots within Crown Meadows Phase I & II, a subdivision in Greene County, Missouri, more fully described on Exhibits "A" and "B" attached hereto (the "Lots") with certain restrictions, and

WHEREAS, prior to the date hereof, a majority of owners of record of the Lots agreed in writing that the Covenants be amended in the respects set forth more fully below for their respective mutual benefit, and have directed that the Crown Meadows Home Owners Association Phase I & II, a Missouri not for profit corporation (the "Association"), cause to be executed and recorded this Amendment in order to amend, change and alter the Covenants in the respects set forth more fully below.

NOW THEREFORE, in consideration of the foregoing recitals, be it known that the Covenants are hereby modified, amended and changed in the following respects, to-wit:

ARTICLE VIII USE AND BUILDING RESTRICTIONS, Section 2, which states "Single-Family residential used is hereby deleted from the Covenants and the following paragraphs are substituted therefor:

ARTICLE VIII USE AND BUILDING RESTRICTIONS, Section 2. Single-Family residential use.

All lots shall be used, improved and devoted exclusively as a one-family dwelling.

It is the intent of this section to protect, enhance and maintain the residential atmosphere which exists within the Community and to avoid occupancy of Residences for short periods of time or by an unreasonable number of individuals. No "timeshare" or transient use arrangements are permitted, whether by way of rental, lease or sale. (This includes uses related to companies such as AirBnB or VRBO.) No Owner is permitted to lease his or her Lot to a Person or company who would then sublet to others for transient or short term use. No less than the entire Residence shall be rented or leased except that an Owner who remains a full-time resident can have a roommate. The initial period of the rental or lease is not less than ninety (90) days. The Owner and the tenant or lessee shall be jointly and severally liable at all times for compliance by the tenant, lessee or other Occupants of the Lot with the Governing Documents during the tenant's or lessee's occupancy and use of the Lot. Greene County Zoning Ordinances shall apply and, in the event of overlap or conflict, the more restrictive shall be applied.

IN WITNESS WHEREOF, the Association, as the authorized agent for each and every record owner of the Lots, has set its hand, by and through its undersigned duly authorized representative.

CROWN MEADOWS HOMEOWNERS
ASSOCIATION, INC., a Missouri not for
profit corporation

By: Douglas Kellbaum
President

Douglas Kellbaum

Attest: Wendi Burr
Secretary

No Seal

STATE OF MISSOURI)
COUNTY OF Christian) ss.
~~GREENE~~

On this 30th day of August, 2021, before me, the undersigned Notary Public, personally appeared Douglas Kellbaum & Wendi Burr to me known to be the person who signed the foregoing instrument, and having been first duly sworn by me, did state that Douglas is the President of Crown Meadows Homeowners Association Phase I & II, Inc, a Missouri not for profit corporation, and acknowledged that _____ signed the foregoing instrument on behalf of said Association with due authority as its free act and deed for the purpose stated therein.

Sarah Renee Wadlington
Notary Public

My Commission Expires: 12/30/2023 Sarah Renee Wadlington

SARAH RENEE WADLINGTON
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Dec. 20, 2023
Commission #11283314



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Book:2021
Page:044012-21
3 pages

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Christine Dancy Spaulding
RECORDER OF DEEDS

hoverton

(Space above reserved for Recorder of Deeds certification)

Title of Document: Amendment to Covenants & Restrictions Affecting Crown Meadows Homeowners' Association Phase I & II

Date of Document: August 30, 2021

Grantor(s): Crown Meadows Homeowners' Association Phase I & II

Grantee(s): Crown Meadows Homeowner's Association
Phase I & II

Mailing Address(s): Mr. Douglas Kollbaum
3201 N Ohara Avenue
Springfield, MO 65803

Legal Description: Crown Meadows Phase I & II

Reference Book and Page(s):

2015 at page 049246-15

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