

Boone County, Missouri

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Instrument #: 2014010906 Book: 4314 Page: 196

Grantor: SOUTHSIDE TRAIL ESTATES LLC

Grantee: OWNERS OF LOTS

Instrument Type: AMEN

Recording Fee: \$33.00 S

No. of Pages: 4

*Bettie Johnson*

Bettie Johnson, Recorder of Deeds



**TITLE:**

**Amendment to Declaration of Covenants, Conditions,  
Reservations, and Restrictions**

**DATE:**

May 28, 2014

**GRANTOR:**

**Southside Trail Estates, LLC  
5796 S Route K  
Columbia, MO 65203**

**GRANTEES:**

**Owners of Lots within the real estate to which this  
Declaration applies  
S Route K  
Columbia, MO 65203**

**LEGAL DESCRIPTION:**

**THREE (3) TRACTS OF LAND LOCATED IN  
SECTION 1, TOWNSHIP 47 NORTH, RANGE 13  
WEST AND BEING ALL OF TRACTS 1, 2, AND 3 OF  
THE SURVEY RECORDED IN BOOK 3080, PAGE  
187, ALSO BEING ALL OF A TRACT OF LAND  
SHOWN BY THE SURVEY RECORDED IN BOOK  
2920, PAGE 90, COLUMBIA, BOONE COUNTY,  
MISSOURI AND CONTAINING, 35.84 ACRES.**

**AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS**

This Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions (this "Amendment") shall be effective as of the date it is recorded in the Records of Boone County, Missouri (the "Effective Date") and shall be binding on all signatories hereto and the persons who currently own or who purchase or take possession of any real estate subject to this Amendment as described herein.

**RECITALS**

**WHEREAS**, the undersigned grantor is the owner (the "Owner") of all the real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference;

**WHEREAS**, the Declaration of Covenants, Conditions, Reservations, and Restrictions (the "Declaration") dated April 21, 2014, was recorded in Book 4290, Page 140 of the Records of Boone County, Missouri on April 21, 2014; and

**WHEREAS**, the Owner desires that the Declaration be amended pursuant to the terms of this Amendment.

**NOW THEREFORE**, the undersigned hereby declare that all of the real estate described on Exhibit A hereto and all lots and streets contained within such real estate and any modifications to such lots and any improvements now or hereafter located thereon, shall be held, sold, and conveyed subject to the Declaration as amended by this Amendment. This Amendment shall run with the land, shall be binding on all parties having or acquiring any right, title, or interest in the Project or any part thereof, or any lot contained therein, or any improvements located thereon, and shall inure to the benefit of each Owner thereof. The undersigned declare as follows:

1. In Article II, STATEMENT OF INTENT PROVISIONS, Section 6 is hereby deleted and in place thereof the following is hereby substituted, adopted, and made a part of the Declaration:

The Developer shall limit the total impervious area of the Development, not inclusive of the Missouri Route K right-of-way, to fifteen percent (15%). This impervious area shall be determined by using the applicable definitions (e.g., "impervious surface" and "pervious pavement") in the Stormwater Management & Water Quality Manual of the City of Columbia in effect as of April 21, 2014. The project engineer shall keep a running total of the impervious area of the site that shall be submitted with each building permit for any Lot within the Development. Developer shall allocate the allowed impervious surface area among the lots within the subdivision as set forth in Exhibit A attached





**EXHIBIT A**

**Legal Description**

THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2, AND 3 OF THE SURVEY RECORDED IN BOOK 3080, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.