



Recorded in Boone County, Missouri

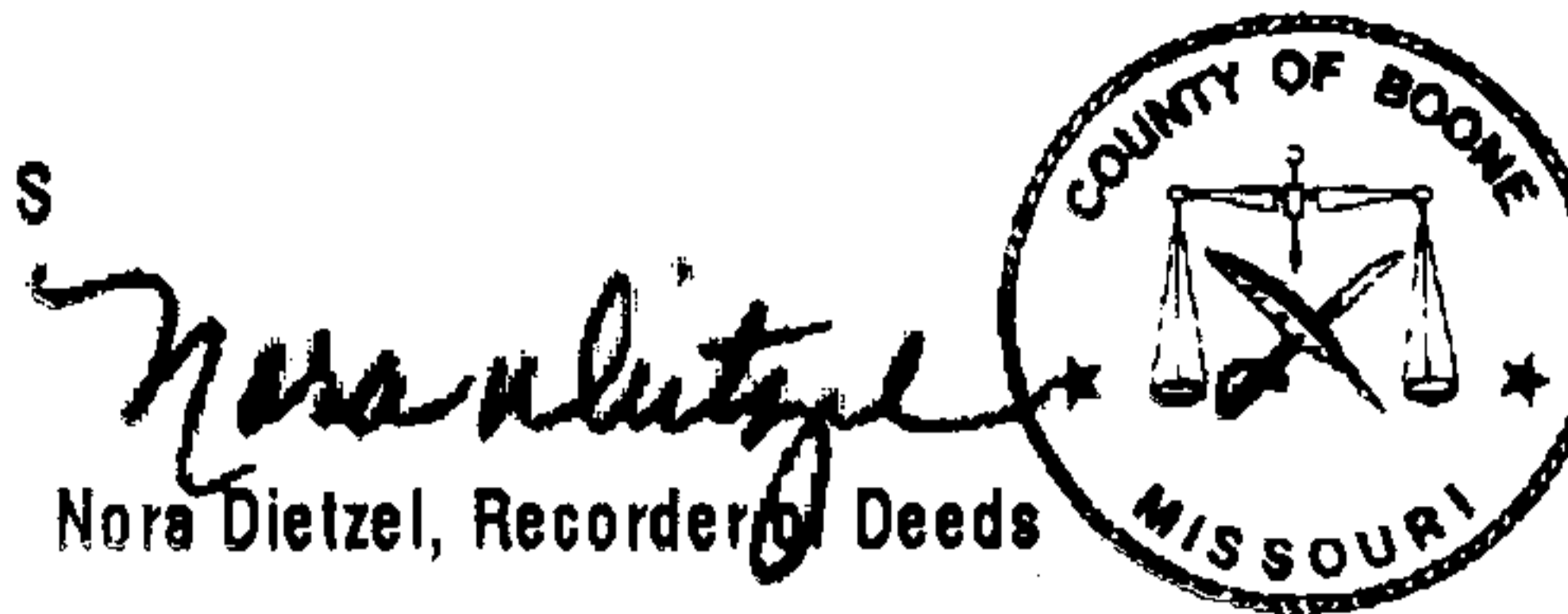
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TITLE: Second Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions

DATE: February 23, 2015

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.

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

This Second Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions (this "Second 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 Second 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, that certain Declaration of Covenants, Conditions, Reservations, and Restrictions dated April 21, 2014 was recorded in the records of Boone County, Missouri Recorder of Deeds at Book 4290, Page 140 as Instrument #: 2014006406 and was amended by that certain Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions dated May 28, 2014 recorded in the records of Boone County, Missouri, Recorder of Deeds at Book 4314, Page 196 as Instrument #: 2014010906 (collectively the "Declaration"); and

WHEREAS, the Owner desires that the Declaration be amended a second time pursuant to the terms of this Second Amendment.

NOW THEREFORE, the undersigned hereby declares 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 Second Amendment. This Second 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 VIII, USE RESTRICTIONS AND REQUIREMENTS, Section 2 is hereby deleted and in place thereof the following is hereby substituted, adopted, and made a part of the Declaration:

2. **Minimum Size of Residence**. No Residence shall be permitted on any Lot unless the finished living area of the ground floor contains not less than one thousand two hundred (1,200) square feet. The term finished living area as used herein shall be exclusive of and shall not include basement area, open porches, patios, decks and garages.

2. Subject only to the modifications and amendments made in this Second Amendment, the Declaration is hereby ratified. No amendments to the Declaration are intended

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.

or made other than as set forth in this Second Amendment. Capitalized terms used in this Second Amendment but not defined herein shall have the meanings given to those terms in the Declaration. This Second Amendment may be executed in multiple copies, each of which shall be deemed an "original" for all purposes.

Southside Trail Estates, LLC

By: Rob Hill
Rob Hill, Authorized Agent

State of Missouri)
) ss.
County of Boone)

On this 23 day of February, 2015, before me personally appeared Rob Hill, who upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is an authorized agent of **Southside Trail Estates, LLC**, a Missouri limited liability company, that he executed this Agreement on behalf of said limited liability company, as the free act and deed of said limited liability company, and pursuant to the authority vested in him to execute this Agreement by the members of said limited liability company, that the foregoing Agreement is binding in all respects upon said limited liability company, and that said limited liability company is duly empowered by its operating agreement to enter into this Agreement.

Mary Jo Edmiston
Mary Jo Edmiston, Notary Public
Commissioned in Boone County, MO

My commission expires 1-9-2016.

MARY JO EDMISTON
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires January 9, 2016
Commission #11498146