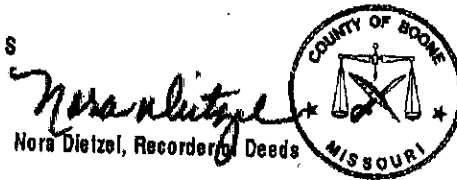


Boone County, Missouri  
Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 06/24/2015 at 01:52:01 PM  
Instrument #: 2015012984 Book: 4460 Page: 13

Instrument Type: AMEN  
Recording Fee: \$36.00 S  
No. of Pages: 5



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

**DATE:** June 24, 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.

Nora Dietzel, Recorder of Deeds

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

This Third Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions (this "Third 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 Third Amendment as described herein.

**RECITALS**

**WHEREAS**, the undersigned grantor is the Developer as defined in that certain Declaration of Covenants, Conditions, Reservations, and Restrictions dated April 21, 2014, recorded in the records of Boone County, Missouri Recorder of Deeds at Book 4290, Page 140 as Instrument #: 2014006406, as 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 and that certain Second Amendment to Declaration of Covenants, Conditions, Reservations, and Restrictions dated February 23, 2015 recorded in the records of Boone County, Missouri, Recorder of Deeds at Book 4404, Page 100 as Instrument #: 2015003185 (collectively the "Declaration"); and

**WHEREAS**, the Developer desires to cause a unilateral amendment to the Declaration as required by Article II for the purpose of memorializing a re-allocation of the impervious surface area among the lots within the subdivision as set forth on Exhibit A to the Declaration of Covenants, Conditions, Reservations, and Restrictions dated April 21, 2014, recorded in the records of Boone County, Missouri Recorder of Deeds at Book 4290, Page 140 as Instrument #: 2014006406.

**NOW THEREFORE**, the undersigned hereby declares that all of the real estate described on the cover page to this Third Amendment 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. This Third Amendment shall run with the land, shall be binding on all parties having or acquiring any right, title, or interest in the aforementioned real estate 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. Exhibit A to the Declaration of Covenants, Conditions, Reservations, and Restrictions dated April 21, 2014, recorded in the records of Boone County, Missouri Recorder of Deeds at Book 4290, Page 140 as Instrument #: 2014006406 is hereby deleted and in place thereof, Exhibit A attached hereto and incorporated herein by this reference is hereby substituted, adopted, and made a part of the Declaration.

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

Nora Dietzel, Recorder of Deeds

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BOONE COUNTY MO JUN 24 2015

or made other than as set forth in this Third Amendment. Capitalized terms used in this Third Amendment but not defined herein shall have the meanings given to those terms in the Declaration.

**Southside Trail Estates, LLC**

By: Rob Hill  
Rob Hill, Authorized Agent

State of Missouri     )  
                                  ) ss.  
County of Boone     )

On this 24<sup>th</sup> day of June, 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 Third Amendment 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 Third Amendment by the members of said limited liability company.

**ANNA MEYER**  
Notary Public - Notary Seal  
State of Missouri - County of Boone  
My Commission Expires April 23, 2018  
Commission #14608640

Anna Meyer  
Anna Meyer, Notary Public  
Commissioned in Boone County, MO

My commission expires April 23, 2018.

# Boone County, Missouri Unofficial Document

BOONE COUNTY MO JUN 24 2015

## EXHIBIT A Percent Impervious Calculations for Parkside Estates Plat 1

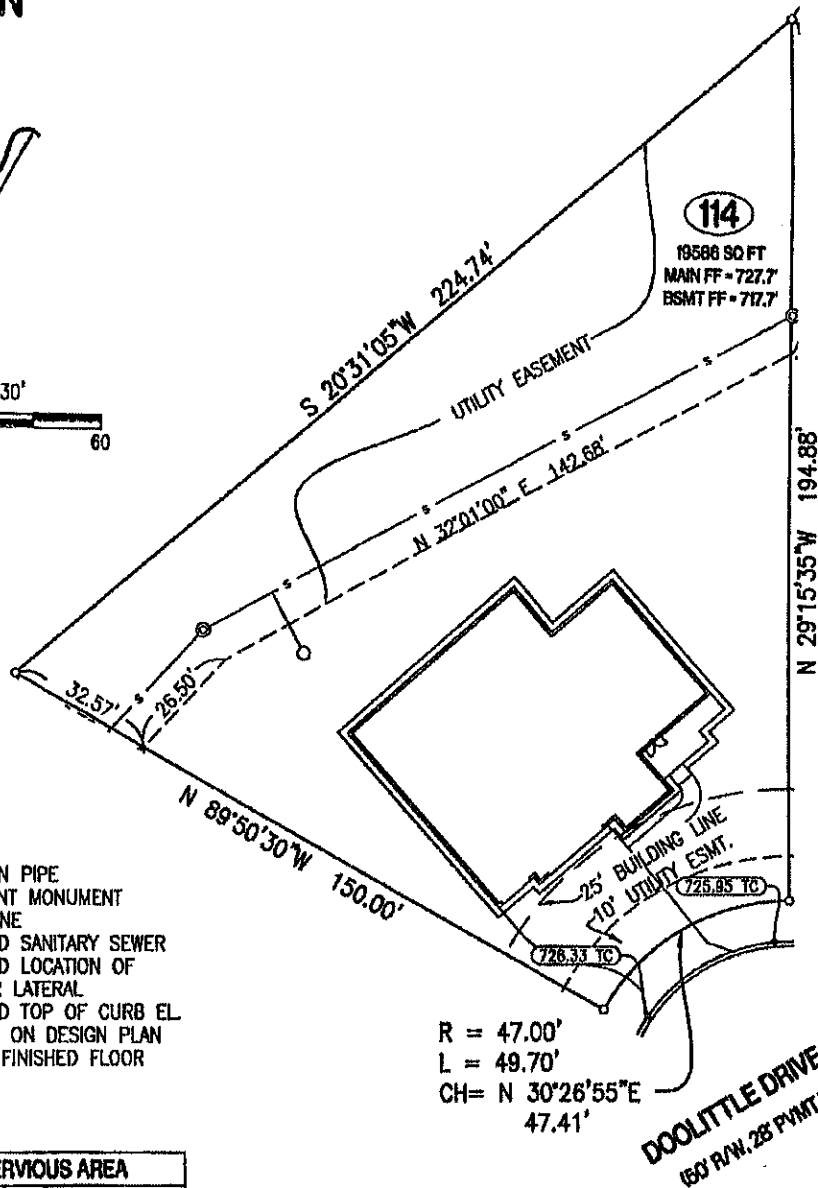
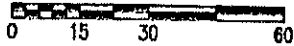
LOT	INITIAL IMPERVIOUS AREA ALLOTMENT (SQFT)	PROPOSED IMPERVIOUS AREA (SQFT)	NOTES
101	2,400	1,998	
102	2,400		
103	2,400		
104	2,400		
105	2,400		
106	3,115		
107	3,115		
108	3,115		
109	3,115		
110	3,115		
111	3,115		
112	3,115		
113	3,115		
114	3,115	3,517	402 sq transferred from lot 101. Both owned by Pale Jones Const.
115	3,115		
116	3,115		
117	3,115		
118	3,115		
119	3,115		
120	3,115		
121	3,115		
122	3,115		
123	3,115		
124	3,115		
125	3,115		
126	3,115		
127	3,115		
128	3,115		
129	3,115		
130	3,115		
131	3,115		
132	2,400		
133	2,400		
134	2,400		
135	2,400		
136	2,400		
137	2,400		
138	2,400		
139	2,400		
140	2,400		
141	2,400		
142	2,400		
143	2,400		
144	2,400		
145	2,400		
146	2,400		
147	2,400		
148	2,400		
149	15,730		
FUTURE PLAY	0		
<b>TOTAL</b>	<b>152,520</b>	<b>5,515</b>	

TOTAL LOT IMPERVIOUS AREA (TO DATE) (SF): 5,515  
 IMPERVIOUS AREA OF PUBLIC STREETS (SF): 75,647  
 TOTAL IMPERVIOUS AREA TO DATE (SF) 81,162  
 TOTAL AREA OF SITE (SF): 1,521,111  
 TOTAL PERCENT IMPERVIOUS AREA ON SITE (TO DATE): 5.34%

**PLOT PLAN  
LOT 114**



SCALE: 1"=30'



**LEGEND:**

- 1/2" IRON PIPE
- ⊙ PERMANENT MONUMENT
- (R) RADIAL LINE
- S- PROPOSED SANITARY SEWER
- PROPOSED LOCATION OF SEWER LATERAL
- (XXX.XX TC) PROPOSED TOP OF CURB EL. BASED ON DESIGN PLAN
- FF = XXXX MINIMUM FINISHED FLOOR

R = 47.00'  
L = 49.70'  
CH = N 30°26'55"E  
47.41'

LOT 114 IMPERVIOUS AREA	
BUILDING FOOTPRINT	3,340 SF
DRIVEWAY	
APPROACH IN R/W	177 SF
TOTAL	3,517 SF

**DESCRIPTION:**

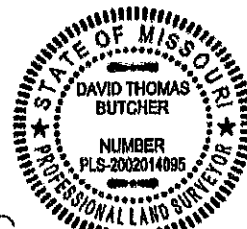
LOT 114 OF PARKSIDE ESTATES, PLAT NO. 1, RECORDED IN PLAT BOOK 48, PAGE 30, LOCATED IN COLUMBIA, BOONE COUNTY, MISSOURI.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECTION. I FURTHER STATE THAT THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA, MISSOURI.

**PREPARED BY:**

**CROCKETT**  
ENGINEERING CONSULTANTS  
www.crockettengineering.com



*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
6-1-15  
DATE