

Recorded in Callaway County, Missouri



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Christine Kleindienst
Recorder of Deeds

LOST CANYON LAKES D/B/A WILDWOOD LOT OWN...

**WILDWOOD LOT OWNERS ASSOCIATION
BYLAWS
ARTICLES OF INCORPORATION**

This **AMENDMENT TO THE Bylaw 8.3.4** is made on this 8th day of August, 2020 by Wildwood Lot Owners Association, a Non-for-Profit Corporation of the State of Missouri (the "Association"), Grantor / Grantee on its own behalf and on the behalf of all Lot Owners of Wildwood.

WITNESSED THAT:

7233 Wildwood Estates Dr.
Stedman, Mo 65077

WHEREAS, Lost Canyon Lakes, Inc., a Missouri Corporation, filed a Declaration of Bylaws on July 26, 1973 in Book 226 on Page 152 of the Recorder of Deeds in the Office of Callaway County, Missouri.

AND WHEREAS; said Declaration of Bylaws of Lost Canyon Lakes has been amended by various Amendments recorded in Book 248 on Page 538, and Book 258 on Page 194, and Book 260 on Page 606, and Book 272 on Page 314, and Book 297 on Page 392, and Book 310 on Page 91, and Book 326 on Page 167, and Book 337 on Page 490, and Book 344 on Page 839, and Book 358 on Page 917, and Book 383 on Page 946, an Book 391 on Page 637, Book 421 on Page 822, Book M451 on Page 851, Book M453 on Page 111 and Book M467 page 922.

AND THEREFORE: the Lost Canyon Lakes Lot Owners Association now known as Wildwood Lot Owners Association, acting pursuant to the written consents received and the authority granted to it pursuant to the Declaration of Covenants of Lost Canyon Lakes filed in Book 226 on Page 152 of the Recorder of Deeds of Callaway County (as duly amended from time to time) hereby declares that all of the Property described in Exhibit A is and henceforth can be owned and held subject to the following protective conditions Covenants, Restrictions, Reservations, By-Laws, Easements and Charges as they can be amended from time to time (hereinafter collectively the "Restrictions") all of which can run with the land and can be binding on all parties having or acquiring any right, title, or interest in or to any portion of the Property and does file and record the following Amendments to the Declaration of Covenants of Lost Canyon Lakes now known as Wildwood Lot Owners Association as subsequently amended, thereby superseding, replacing, and changing said Declaration of Bylaws:

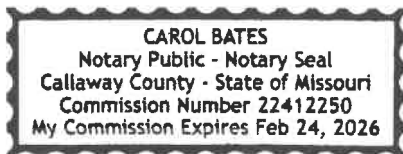
Per OCTOBER 2020 BALLOT

Bylaw 8.3.4.a now reads:

a. Except hereinafter provided, the aggregate amount of annual assessments against each lot commencing the calendar year of 2021 shall not exceed the sum of \$465.00 for each single lot owned and \$365.00 for each additional lot owned and deeded the same. 5% of the Annual Assessments will be earmarked for Capital Improvement and Major Repairs (CIMR) fund.

Bylaw 8.3.4.e is new and reads:

e. Any lot purchased after 1/1/2021 will be assessed the same primary rate, for each and all lots. Lot purchased prior to 1/1/2021 are grandfathered in accordance with 8.3.4.a.




Willard (Trei) Irwin, President of Board of Directors

STATE OF Missouri
County of Callaway

On this 14th day of October, 2021, before me personally appeared to me known to be the persons described in and who executed the same as free act and deed, as the Grantors, party or parties of the first part.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.



Notary Public

EXHIBIT A

BOOK AND PAGES FOR EACH PARK

<u>BEAVER PARK PLAT 1</u>	<u>BOOK 7</u>	<u>PAGE 11</u>
<u>BEAVER PARK PLAT 2</u>	<u>BOOK 7</u>	<u>PAGE 21</u>
<u>CROWS PARK PLAT 1</u>	<u>BOOK 7</u>	<u>PAGE 9</u>
<u>CROWS PARK PLAT 2</u>	<u>BOOK 7</u>	<u>PAGE 102</u>
<u>DEER PARK PLAT 1</u>	<u>BOOK 6</u>	<u>PAGE 90</u>
<u>DEER PARK PLAT 2</u>	<u>BOOK 7</u>	<u>PAGE 10</u>
<u>LOTS 241 THRU 258</u>		
<u>PHEASANT PARK</u>	<u>BOOK 7</u>	<u>PAGE 101</u>

ROBIN PARK

BOOK 6

PAGE 75

TURKEY PARK

BOOK 6

PAGE 74

CANYON VIEW PARK

BOOK 7

PAGE 30