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Christine Kleindienst
Recorder of Deeds

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

WILDWOOD LOT OWNERS ASSOCIATION

Declaration of Covenants

This AMENDMENT TO THE Declaration of Covenants 4.1.2.b and the Definition of Terms is made on this 2nd day of November, 2019 by Wildwood Lot Owners Association, a Non-for-Profit Corporation of the State of Missouri (the "Association"), Grantor/on its own behalf and on the behalf of all Lot Owners of Wildwood.

WITNESSED THAT:

Grantee
7233 Wildwood Estates Dr.
Stedman, MO 65077

WHEREAS, Lost Canyon Lakes, Inc., a Missouri Corporation, filed a Declaration of Covenants 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 Covenants 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 Covenants:

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>
LOTS 241 THRU 258		
<u>PHEASANT PARK</u>	<u>BOOK 7</u>	<u>PAGE 101</u>
<u>ROBIN PARK</u>	<u>BOOK 6</u>	<u>PAGE 75</u>
<u>TURKEY PARK</u>	<u>BOOK 6</u>	<u>PAGE 74</u>
<u>CANYON VIEW PARK</u>	<u>BOOK 7</u>	<u>PAGE 30</u>

Per OCTOBER 2019 WLOA BALLOT

Covenant 4.1.2 b now reads:

b) Freestanding Buildings: Maximum size of a freestanding building on a single lot shall not exceed 960 square feet. A freestanding building built across two contiguous lots owned and deeded the same may not exceed 1400 square feet.

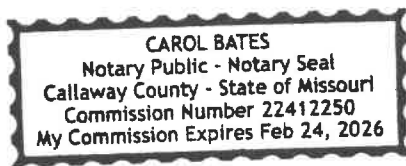
Definition of Terms Covenants now reads:

r. "Member in Good Standing" means a member who has all Annual and Special Assessments, loans, fines and fees for services paid current and as agreed.

s. "Member Eligible to Vote" means a Member in Good Standing and is the designated voter if there is more than one (1) Owner of a Lot, as provided for in the Bylaws 2.1.4 and 8.3.4d

u. "Owner" means the holder of all or any part of the legal title to any Lot or any person purchasing a Lot under a contract for deed or its equivalent.

gg. Voting Power: The total number of all votes that are eligible to be cast in a given election or vote.





Willard (Trei) Irwin, President of Board of Directors

STATE OF Missouri
County of Callaway

On this 14th day of October, 2022, 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