

526/835

First Amendment to

**First Amended and Restated Declaration of Protective Covenants
The Villages at Shawnee Bend**

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS SHAWNEE BEND DEVELOPMENT CO., L.L.C. (hereinafter referred to as "Grantor"), is the Developer of certain lands situated in the County of Camden, State of Missouri, and known as The Villages at Shawnee Bend (hereinafter referred to as the "Land" or "The Villages") and

WHEREAS, the initial plat of The Villages was Stonebridge Village Subdivision, recorded in the Office of the Recorder of Deeds of Camden County, Missouri on the 1st day of December, 1997, in Book 59, at pages 7A through 7E, and amended by plat filed on the 13th day of May, 1998, in Book 59, Pages 43A through 43D;

WHEREAS, the Grantor filed in connection therewith, a certain Declaration of Protective Covenants for The Villages at Shawnee Bend (hereafter referred to as "Indentures") executed on the 24th day of November, 1997, and recorded on the 1st day of December, 1997, in Book 451, at page 186 in the records of Camden county, Missouri, as stated aforesaid; and

WHEREAS, the Grantor filed in connection therewith a certain First Amended and Restated Declaration of Protective Covenants for The Villages at Shawnee Bend (hereafter referred to as "Restatement of Indentures"), executed on the 2nd day of February, 2001, and recorded on the 20th day of August, 1998, at Book 0454, Page 0985 in the Records of Camden County, Missouri; and

WHEREAS, subsequent plats have been recorded for Stonebridge Village Addition in the records of Camden County, Missouri, as stated aforesaid, on the 20th day of August, 1998, in Book 61, Pages 5A through 5B; for Woodhaven Village Subdivision, in the Records of Camden County, Missouri, as stated aforesaid, on the 20th day of August, 1998, in Book 61, Pages 6A through 6D; and for Woodhaven Village First Addition, in the Records of Camden County, Missouri, as stated aforesaid, on the 20th day of August, 1998, in Book 61, Pages 7A through 7B; for Forestridge Village subdivision, in the Records of Camden County, Missouri as stated aforesaid in Book 62, Pages 48A through 48F, and all of said plats have been made subject to the aforementioned Declaration of Protective Covenants for The Villages at Shawnee Bend; and

WHEREAS, by Section VIII (A) of said Restatement of Indentures, the Grantor may amend said Restatement of Indentures so long as said Grantor, its successors or assigns, own at least ten per cent (10%) of the land then subject to said Amendment of Indentures; and

WHEREAS, the Grantor owns at least ten per cent (10%) of the land subject to said Indentures; and

WHEREAS, by Section V of said Restatement of Indentures, "Construction Guidelines and Approval Procedures" attached to Restatement of Indentures and incorporated therein by reference became a part of the Terms and Conditions of the Restatement of Indentures; and

NOW THEREFORE, be it known that Grantor preserves the previous Amendments and Restatements of Indentures, and hereby further amends said Restatement of Indentures only as follows:

Section O of Article 1 of the Construction Guidelines and Approval Procedures is deleted in its entirety and the following is inserted in substitution therefore.

O. Signs:

1. General Prohibition:

Other than to the extent hereunder specifically permitted, no sign or any other form of advertisement shall be erected, attached to, posted, or displayed at, or upon any lot or improvement located with The Villages at Shawnee Bend. In the event any such sign or other form of advertisement is placed at or upon any property located with The Villages at Shawnee Bend, the Association shall have the right at any time, through its agents and employees, to remove such material and the cost of removal shall be assessed against the owner of the lot upon which such material is located, or the owner of the lot which is the subject of such material, whichever is applicable. This general prohibition shall include, but not be limited to the following:

1. No sign or any other form of advertisement will be placed on any lot or on public property or a private right-of-way located within The Villages at Shawnee Bend.
2. No twirlers, flags, ribbons, streamers, balloons or other paraphernalia shall be attached to any sign, vegetation or improvement located within The Villages at Shawnee Bend when used in conjunction with an attempt to advertise a lot or improved lot for sale or lease.

2. Specific Exceptions:

Notwithstanding the general prohibitions set forth above, the following signs are permitted:

1. The lot number sign provided by the Developer. The building permit shall be affixed to this sign below the lot number.

WD0526-0835

CAMDEN COUNTY
RECORDER OF DEEDS
DONNIE SMELLING

12/27/2001 12:30:41pm

REC. FEE: \$32.00

PAGES: 4

The Villages At Shawnee Bend
ATTN: Cathy Dec
P.O. Box 1329
Lake Ozark mo 65049

