

724  
874

NO 0724-0874



DORNE SHELLING  
CAMDEN COUNTY  
RECORDER OF DEEDS

2012 JUL 17 P 3:29 PM

PGS. 3 of 30

DEPUTY D. Polston

**Fourth 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 1<sup>st</sup> day of December, 1997, in Book 59, at pages 7A through 7E, and amended by plat filed on the 13<sup>th</sup> 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 executed on the 24<sup>th</sup> day of November, 1997, and recorded on the 1<sup>st</sup> 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 of Shawnee Bend, executed on the 20<sup>th</sup> day of August, 1998, and recorded on the 20<sup>th</sup> day of August, 1998, at Book 0454, Page 0985 in the Records of Camden County, Missouri; and

WHEREAS, the Grantor filed in connection therewith a certain First Amendment to First Amended and Restated Declaration of Protective Covenants for the Villages of Shawnee Bend, executed on the 19<sup>th</sup> day of December, 2001 and recorded on the 27<sup>th</sup> day of December, 2001, at Book 0526, Page 0835 in the Records of Camden County, Missouri; and

WHEREAS, the Grantor filed in connection therewith a certain Second Amendment to First Amended and Restated Declaration of Protective Covenants, for the Villages of Shawnee Bend as, executed on the 11<sup>th</sup> day of February, 2003 and recorded on the 18<sup>th</sup> day of March, 2003, at Book 0554, Page 0189 in the Records of Camden County, Missouri; and

WHEREAS, the Grantor filed a connection therewith a certain Third Amendment to the First Amended and Restated Declaration of Protective Covenants, for the Villages of Shawnee

Pohl + Pohl, P.C.

Bend (the original Indenture and all amendments hereinabove identified being hereinafter referred to as the "Restatement of Indentures"), executed on the 19<sup>th</sup> day of April, 2006 and recorded on the 20<sup>th</sup> day of April, 2006, at Book 622, Page 803 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 20<sup>th</sup> day of August, 1998, in Book 61, Pages 5A through 5B; and for Woodhaven Village Subdivision, in the Records of Camden County, Missouri, as stated aforesaid, on the 20<sup>th</sup> 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 20<sup>th</sup> 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 percent (10%) of the land then subject to said Amendment of Indentures; and

WHEREAS, the Grantor owns at least ten percent (10%) of the land subject to said 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 as of this 11<sup>th</sup> day of July, 2012 as follows:

Article V, Section A entitled "USES" is amended by adding paragraph 3 which shall read as follows:

The Owner of a Lot for a single family home or other dwelling unit shall have the right to lease the same subject to the following conditions:

- (a) All leases shall be in writing;
- (b) The lease shall be specifically made subject to this Declaration of Protective Covenants for the Villages at Shawnee Bend as from time to time amended (hereinafter referred to as "Indentures") and any failure of a tenant to comply with the Indentures shall be at fault under the lease;
- (c) The Owner of a Lot shall be liable for any violation of these Indentures or related documents committed by such Owner's tenant;

