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DOAN'S SHELLING CAMBEN COUNTY RECORDER OF DEEDS

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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 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 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 of Shawnee Bend, executed on the 20th day of August, 1998, and recorded on the 20th 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 19th day of December, 2001 and recorded on the 27th 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 11th day of February, 2003 and recorded on the 18th 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

POLL + POLL, P.C.

Bend (the original Indenture and all amendments hereinabove identified being hereinafter referred to as the "Restatement of Indentures"), executed on the 19th day of April, 2006 and recorded on the 20th 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 20th 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 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 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 $\frac{1}{2}$ day of $\frac{1}{2}$ 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;

(d) All leases shall be for a minimum term of no less thirty-one consecutive days. The short term rental or granting of a license to use a single family residence or other dwelling unit for any period of time of less than thirty-one consecutive days is prohibited.

IN WITNESS WHEREOF, the undersigned has caused this Fourth Amendment to First Amended and Restated Declaration of Protective Covenants to be executed as of the day and year first above referenced.

SHAWNEE BEND DEVELOPMENT CO., L.L.C.

STATE OF MISSOURI

COUNTY OF CAMDEN

On this // day of u, 2012, before me did appear Thomas H. Biggs to me personally known, who being by me duly sworn did say that he is the Authorized Agent of Shawnee Bend Development Co., L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said company by authority of its Members and said Thomas H. Biggs acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county and state referenced above the day and year last above written.

Motary Public

My commission expires:

3/18/16

state of Missouri Miller County

JAY MICHAEL PRINC Notary Public, Notary