

EXPLANATION OF RESTRICTIONS

We, the undersigned, owners of the property known and described as:

All that part of the following described property which lies above contour elevation 662 feet:

Part of the Southeast quarter of the Northwest quarter and part of the Southwest quarter of Section 36, Township 40 North, Range 16 West, described as follows: From the Southwest corner of said Section 36 run North, 5.0 chains, to the point of beginning; thence East 3.0 chains thence North 10.0 chains; thence East 15.0 chains more or less, to the East line of the Southwest quarter of the Southwest quarter; thence North along said East line, 5.0 chains, more or less, to the southeast corner of the Northeast quarter of the Southwest quarter; thence East 12.22 chains; thence North 17 degrees 00 minutes West, 2.0 chains; thence North 24 degrees 45 minutes West, 1.515 chains to bed of branch; thence meander up branch as follows: North 32 degrees 00 minutes West, 4.745 chains; thence North 47 degrees 30 minutes West, 1.98 chains; thence North 36 degrees 30 minutes West, 1.405 chains; thence North 04 degrees 00 minutes East 1.43 chains; thence North 11 degrees 45 minutes West, 2.455 chains; thence North 42 degrees 45 minutes West, 2.43 chains; thence North 14 degrees 45 minutes West, 2.77 chains; thence, leaving branch, run North 3.85 chains to public road; thence South 77 degrees 30 minutes West, 3.56 chains to the Northwest corner of said Northeast quarter of the Southwest quarter; thence South, along the West line of the Northeast quarter of the Southwest quarter of said Section 36, 400.0 feet; thence in a southwesterly direction, 1668.9 feet, more or less, to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 36; thence South along the West line of said Section 36, 990.0 feet, more or less, to the point of beginning.

Also that part of the Southeast quarter of the Southeast quarter of Section 35, Township 40 North, Range 16 West described as follows:

Beginning at the Southeast corner of said Section 35, thence North 73 degrees 44 minutes West 42 . . . feet more or less to the head of a small cove of the Lake of the Ozarks; thence in a Northwesterly direction down the center of the small cove to the Northwest corner of said Southeast quarter of the Southeast quarter which is located in the approximate center of a large cove of the Lake of the Ozarks; thence run East along the North line of said Southeast quarter of the Southeast quarter to the Northwest corner of the said Southeast quarter of the Southeast quarter; thence south along the East line of said Section 35 to the point of beginning.

Also known as "Hyde Park Estates" and as particularly appears on the plat thereof on file in the office of Recorder of Deeds of said county (hereinafter referred to as "recorders") do hereby create, impose and place on the several lots and tracts in the subdivision set out in said plat before mentioned, the following restrictions, reservations, and conditions:

BOOK 154 PAGE 710

1. For the purpose of maintaining fair and adequate property values in said subdivision and of continuing said subdivision as a desirable residential area, and in consideration of our interest as Dedicators of said real estate, we do hereby make the following declaration of restrictions to be imposed upon the ownership, use, or occupancy of each and all of the lots and tracts within the area encompassed in the above and foregoing description of land and for the terms hereinafter set out.

2. These restrictions constitute a mutual covenant running with the land and all successive future owners shall have the same right to invoke and enforce its provisions as the original signers hereto. This declaration and restrictive covenant shall take effect and be in full force when executed by the present Dedicators signatory hereto and may then be placed of record; and shall continue in force for a period of fifty (50) years from the date of said filing.

The restrictions which are a part of this declaration for the purposes and under the conditions as hereinabove set out are as follows:

The undersigned owners of the tract of land described in the surveyor's certificate on file in the office of Recorder of Deeds at Comdenton, Missouri, has caused said tract to be surveyed and subdivided in the manner shown on this plat and said subdivision is hereafter to be known as "HYDE PARK ESTATES,"

The roads shown on this plat are 40 feet wide and are hereby dedicated to public use in this subdivision, and any future subdivisions which may be created by the Dedicators, for the purpose of ingress and egress. Installation of utilities and easements as shown are hereby so dedicated.

No building shall be placed within 10 feet of the "depth" property lines, nor within 30 feet of the contour elevation 662 feet of the Lake of the Ozarks. No more than one family dwelling with one additional building for garage and one additional building for stationary boat house shall be erected on any one lot, which said building or buildings shall be placed upon a permanent foundation with exterior to be of frame, brick, stucco, or asphalt shingles or wooden shingles or other exterior finish which may be approved by the Dedicators herein in writing, but specifically prohibiting imitation siding, and if the building is of concrete or block construction, the same must be covered with one of the approved finishes. All first buildings erected in this subdivision will not have less than 750 square feet of ground floor space, excluding porches and carports. All garage and boat house buildings erected on lots in this subdivision will not have less than 220 square feet of ground level floor space. The exterior of all buildings must be completed within one year after construction begins.

There shall be no outside toilets of any kind and septic tanks shall be constructed with outlets and outfalls of a type and size approved by the Missouri State Board of Health. All buildings shall be equipped with standard plumbing throughout.

The land shall be kept free and clear of brush and trash at all times.

No commercial use, either directly or indirectly, shall be made of the property whatsoever except by written consent of the Dedicators herein, filed and recorded as articles affecting real estate.

No trailers or campers will be permitted on any lot or lots in this subdivision (including tents), except by written permission of Dedicators.

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Animals shall be restricted to cats and dogs or other such animals or fowl that the owner desires to confine to his dwelling.

No building erected on any lot shall be rented or leased except with prior written approval of Dedicators.

A levy of \$30.00 per year per lot shall be assessed and collected for maintenance of roads and well facilities until all lots are sold. At which time, Lot Owner's Association shall take over above maintenance. Levy of \$6.00 per year shall start as of date of deed. Remaining levy of \$24.00 per year shall start as of date of connection to water main.

The installation of utilities and easement are for use of the lot owners. The well or wells are hereby dedicated to the lot owners and or the Lot Owners Association.

CLYDE STANFIELD DEVELOPMENT CO.
"DEDICATORS" OF WYDE PARK ESTATES.

Clyde E. Stanfield
Clyde E. Stanfield
Pearl T. Stanfield
Pearl T. Stanfield

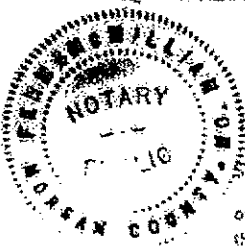
BOOK 154 PAGE 710

State of Missouri
County of Camden

On this 16th day of October, 1968, before me personally appeared Clyde E. Stanfield and Pearl T. Stanfield, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof I have hereunto set my hand and affixed my seal the day and year first above written.

My commission expires June 4, 1970



William A. Hanlon
Notary Public

STATE OF MISSOURI, COUNTY OF CAMDEN, SS.
I, VINCE J. HANLON, Clerk of the Circuit Court and Ex-Officio Recorder of said County, do hereby certify that the foregoing instrument of writing was on the 16 day of October, A. D. 1968, at 2 o'clock PM, duly filed for record in said County, and indexed in the Records of said office in Book 154, at page 710.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at Camden, Missouri, this 16 day of Oct, A. D. 1968.
Vince J. Hanlon
Recorder

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AMENDMENT TO
DECLARATION OF RESTRICTIONS

We, the undersigned, owners of the property known and described as "Elys Park Estates", and as particularly appears on the plat thereof on file in book 154, page 710, dated January 16, 1940, in the Office of Recorder of Deeds of said county, (hereinafter referred to as, "Declarators"), do hereby create, impose and place on the several lots and pieces in the subdivision set out in said plat before mentioned, the following, "Amendment to Declaration of Restrictions", and specifically referring to paragraph six on page two of said Declaration of Restrictions. Paragraph begins as follows:

"No building shall be placed within 10 feet of the "depth" property lines", etc. Entire paragraph six on page two shall be deleted and void, and the following paragraph shall hereinafter be inserted and amended in replacement thereof:

No building, with the exception of garage or stationary boat house, shall be placed within 10 feet of the "depth" property lines, nor within 10 feet of the platour elevation 662 feet of any of the corners, except by special written permission of "Declarators". No more than one family dwelling with one additional building for garage and one additional building for stationary boat house shall be erected on any one lot. Said building or buildings shall be placed upon a permanent foundation with exterior to be of brick, stone, or asphalt shingles or wooden shingles or other exterior finish which may be approved by "Declarators" herein in writing, but specifically prohibiting imitation siding, and if the building is of concrete or block construction, the same may be covered with one of the approved "clashes". All signs without arched

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200

in this subdivision will not have less than 750 square feet of ground floor space, excluding porches and carports. All garage and stationary boat houses erected on lots in this subdivision will not have less than 220 square feet of ground level floor space. The exterior of all buildings must be completed within one year after construction begins.

CLYDE STARFIELD DEVELOPMENT CO.
"DELEGATORS" OF HYDE PARK ESTATES.

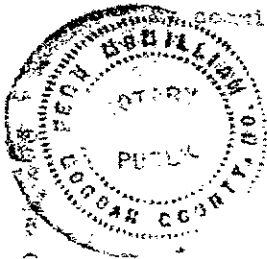
Clyde E. Starfield
CLYDE E. STARFIELD
Pearl E. Starfield
PEARL E. STARFIELD

State of Missouri)
County of Camden)

On this 13th day of Nov., 1968, before me personally appeared Clyde E. Starfield and Pearl E. Starfield, Husband and wife, to me known or be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal the day and year first above written.

My commission expires June 4 1970



Cecil E. Williams
Notary Public

STATE OF MISSOURI, COUNTY OF CAMDEN, SS.
I, VINCE J. HANLEN, Clerk of the Circuit Court and Ex-Officio Recorder of said County, do hereby certify that the within instrument of writing was on the 12 day of Dec. A. D. 1968 at 4 o'clock PM minutes PM duly filed for record and is now recorded in the Record of that office in Book 155 at page 200.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at Camden, Mo., this 17th day of Dec. A. D. 1968
Ricky Landubeca Deputy
Vince Hanlen Recorder 175 pd.

CLYDE STARFIELD TO.
REM. EST. DEV.
M.A.L.T.O. Rt. 1. Box 468-B. Cam. Mo.

AMENDMENT OF RESTRICTIONS
HYDE PARK ESTATES SUBDIVISION

Book 162 Page 939

We, Clyde W. Dodson and Delma M. Dodson, husband and wife, owners of the subdivision Hyde Park Estates, according to the plat thereof recorded in Plat Book 12 at page 23 in the Office of the Recorder of Deeds for Camden County, Missouri, do hereby amend the restrictions to read as follows:

Trailers or Mobile Homes, not less than 10 x 50 in size, will be permitted on lots 36 thru 50 inclusive in said Hyde Park Estates Subdivision.

IN WITNESS WHEREOF, we have hereunto signed and sealed the foregoing this 27th day of March, 1971.

Clyde W. Dodson
Clyde W. Dodson

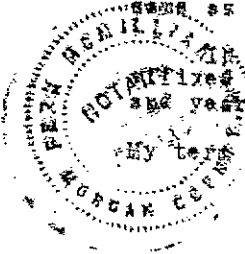
Delma M. Dodson
Delma M. Dodson

State of Missouri) SS.
County of Morgan)

On this 27th day of March, 1971, before me personally appeared CLYDE W. DODSON and DELMA M. DODSON, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Morgan County, the day and year first above written.

My term expires: June 4, 1974



James M. McMillan
Notary Public

State of Missouri, County of Camden, SS.
I, Bill D. Deery, Clerk of the Circuit Court of
the County of Camden, do hereby certify that on
the 30 day of March, A. D. 1971, at
10 o'clock P. M. in the City filed for record and
to me appearing at the record of that office in Book 162
Page 939

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal at Camden, MO., this 30 day of
March, A. D., 1971

Bill D. Deery
Clerk
Deery
Deputy

Clyde W. Dodson
Summer Beach, Mo

