DEED OF RESTRICTIONS OF

1785

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FOSTER FARM

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The undersigned, Harold L. Turnbull and Elsie W. Turnbull, his wife and Richard L. Crouch and Sharon L. Crouch, his wife, being the owners of a tract or parcel of land located in Lincoln County, Missouri, which parcel of land is recorded at Book 286, Page 650, Recorder of Section Deeds, Lincoln County, Missouri, do by these presents prescribe for and impose upon the parcel of land described and upon all division or redivisions of said parcel of land, the following covenants, restriction or dedications:

1. All roads are reserved as private roadways and further are dedicated and granted to the use and benefit of the owners of the parcels of land contained in said tract, their heirs and assigns forever. The purchasers of the individual lots shall be responsible for their pro-rated share of the road maintenance based upon the ratio of their acreage to the total tract of the 120 acres. The said owners of the parcels of land may, after the original dedicators as shown above have sold or otherwise transferred their interest in all lands contained in this tract, form an Association for the maintenance of said roadways and levy an assessment against each parcel of land for the payment of same.

2. No structures of a temporary or permanent character consisting of a trailer, mobile home, tent, shack, garage, barn or other outbuildi shall be used on any tract at any time as a residence. Basement home may be used as a permanent dwelling if it has a gabled or pitched asbestos shingle roof. A double-wide trailer or modular type home may be used as a permanent dwelling if on a continuous concrete foundat and permanently installed. Also, it must have an asbestos shingle roof

3. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage and such trash, garbage or other wast shall not be kept except in sanitary containers. All motor vehicles remainin on any lot or roadway longer than 15 days not in proper operating condition shall be hauled away at the owner's expense. All incinerator or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition. No junk cars for dismantling purposes shall be permitted and no area shall be used for general car

repair or rebuilding.

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4. Hogs or swine may be kept on the premises for household use only.

5. Each dwelling shall be connected to a jet aeration sewage treatment system.

6. These restrictive covenants shall run with the land and continue for a period of ten years, and shall continue perpetually thereafter unless abrogated or modified by majority vote of the tract owners, which vote shall be established by the recording of a deed so declaring, executed by a majority of the tract owners.

Dated this 30th day of May , 1984.

No J. Tum

STATE OF MISSOURI)) SS COUNTY OF LINCOLN)

On this <u>30th</u> day of <u>May</u>, 1984, before me personally appeared <u>Harold L. Turnbull & Elsie W. Turnbull, his wife and Richard L. Crouch and Sharon L.Cro his v to me known to be the persons described in and who executed the foregoing instrument and acknowledged that <u>they</u> executed the same as <u>their</u> free act and deed.</u>

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the <u>City</u> and State aforesaid, the day and year first above written.

Ralph L. Codse on expires: May 28, 1987 OFHISS

STATE OF MISSOURI County of Lincoin FILED FOR RECORD

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JUN 1 1964 Chock 3 Salinum ELBA TUCKER, Recorder 5.00

State of Missouri 89 County of Lincoln. I. the undersigned Recorder of Deeds for said C State do hereby certify that the foregoing in ing was, filed for record in my office on the A.D., 19 24 at 9 o'clock minutes M. and is truly recorded in Book 7321 my hand and official seal on the day and year af Records By Deputy