

Declaration of Restrictive Covenants

THIS DECLARATION OF RESTRICTIVE COVENANTS is made and entered into this ___ day of February, 2022, by Land Group US, LLC, a Missouri Limited Liability Company, **Grantor**, for the benefit of Grantor and its heirs, assigns, and transferees.

WHEREAS, Grantor is the owner of certain property consisting of five separate parcels described by legal description on the attached Exhibit “A” and as a plat on the attached Exhibit “B” (collectively the “Property”), both Exhibits being incorporated herein by reference;

NOW, THEREFORE, Grantor hereby declares that the Property shall hereinafter be bound by, held, sold, and conveyed subject to the following covenants and restrictions, which shall run with the Property and be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of any and all owners of all or any portion of the Property:

1) No individual parcel shall be subdivided into individual sub-parcels where any subdivided parcel is less than forty percent (40%) the size of the original parcel size, as described and set forth on the attached Exhibits A and B.

2) Any single-story home constructed on the Property must have a minimum finished living space of 1,200 square feet on the main floor. Any multi-storied home must have a main floor living space of 1,000 square feet. No duplexes, multi-plex, apartment buildings, or any other type of multi-family dwelling units are permitted on the Property.

3) No structures may be constructed within 75 feet of any road (excluding driveways). Except for fences, no structure may be constructed within 50 feet of any property line. Except for firewood piles, no personal property may be stored within 25 feet of any property line.

4) No owner of any portion of the Property shall store or allow derelict or salvage vehicles, garbage piles, hazardous material dump, landfills, or other commonly considered “junk” on any portion of the Property. Any inoperable vehicles shall be stored in an enclosed building or garage or in a location where it cannot be seen from any road.

5) No Confined Animal Feeding Operations (CAFOs) as defined by MO DNR Code 10 CSR 20-6 may be conducted on any portion of the Property.

6) No quarry, gravel, mining operations or leasing of gas or mineral rights for extraction is allowed on the Property.

7) Commercial enterprises that would require entertaining groups, venue renting, or hosting commercial or private-membership club events are not permitted on the Property.

8) Owners will collectively maintain private gravel roads described on the attached Exhibits. Owners shall convene the 1st Monday of March, or another mutually agreed upon date, to discuss needed maintenance and costs. Costs to be shared equally across the property owners, regardless of residency. Simple majority vote of owners shall be used for any decision not unanimously agreed upon. If the road is damaged due to construction traffic or other acts of solely one owner of a lot, the owner responsible for damage shall be responsible for the costs of repairs.

9) Any modification of these Restrictive Covenants must be approved unanimous consent of all owners of all lots, provided, however, that if an owner of any lot or parcel cannot be reasonably located through the records available at the Warren County recorder of deeds and assessor's office, amendment of these Restrictive Covenants may be made with the unanimous consent of all remaining owners.

10) Each of the covenants and restrictions contained herein shall be enforceable, in perpetuity, to the fullest extent permitted by Missouri law and shall run with the land. Any owner of any portion of the Property shall have the right to enforce these Restrictive Covenants.

IN WITNESS WHEREOF, GRANTOR, has caused this instrument to be executed this ___ day of February, 2022.

Land Group US, LLC
A Missouri Limited Liability Company

By: _____
Nicholas Ringling, *Managing Member*

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this ___ day of February, 2022, before me personally appeared Nicholas Ringling, to me known to be the person described in and who executed the foregoing instrument for an on behalf of Land Group US, LLC, as the authorized act and deed of said limited liability company, 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 in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

Exhibit "A"
Legal Descriptions:

Parcel 1 – 33.07 Acre Tract:

A tract of land being part of the East Half of the Southeast Quarter of Section 8, Township 45 North, Range 1 West, Warren County, Missouri and being described as follows:

Beginning at an old iron rod at the Northeast corner of the East Half of the Southeast Quarter; thence along the East line of Section 8, South 02°-05' West 1322.00 feet to an iron rod; thence North 42°-11' West 139.56 feet to an iron rod; thence North 74°-42' West 1254.68 feet to an iron rod; thence along the West line of the East Half of the Southeast Quarter, North 02°-02' East 932.61 feet to an old iron rod in a rock pile; thence along the North line of the East Half of the Southeast Quarter, South 88°-01' East 1319.45 feet to the place of beginning and containing 33.07 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2021 and January and February of 2022.

Parcel 2 – 40.06 Acre Tract:

A tract of land being part of the West Half of the Southwest Quarter of Section 9, Township 45 North, Range 1 West, Warren County, Missouri and being described as follows:

Beginning at an old iron rod at the Northwest corner of the West Half of the Southwest Quarter; thence along the North line of the West Half of the Southwest Quarter, South 88°-57' East 1318.33 feet to an old iron rod; thence along the East line of the West Half of the Southwest Quarter, South 01°-55' West 1322.00 feet to an iron rod; thence North 88°-57' West 1322.12 feet to an iron rod; thence North 02°-05' East 1322.00 feet to the place of beginning and containing 40.06 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2021 and January of 2022.

Parcel 3 – 37.79 Acre Tract:

A tract of land being part of the West Half of the Southwest Quarter of Section 9, Township 45 North, Range 1 West, Warren County, Missouri and being described as follows:

Beginning at an old stone in a rock pile at the Southeast corner of the West Half of the Southwest Quarter; thence along the South line of Section 9, North 88°-57' West 919.19 feet; thence along the centerline of a 50 foot wide road and utility easement, North 40°-35' West 297.77 feet; thence North 24°-15' West 49.84 feet; thence North 03°-52' West 141.96 feet; thence North 28°-38' West 39.88 feet; thence North 52°-42' West 137.87 feet; thence North 64°-43' West 38.17 feet; thence along the West line of the West Half of the Southwest Quarter, North 02°-05' East 789.20 feet to an iron rod; thence South 88°-57' East 1322.12 feet to an iron rod; thence along the East line of the West Half of the Southwest Quarter, South 01°-55' West 1330.04 feet to the place of beginning and containing 37.79 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2021 and January of 2022.

Parcel 4 – 22.25 Acre Tract:

A tract of land being part of the East Half of the Southeast Quarter of Section 8, Township 45 North, Range 1 West, Warren County, Missouri and being described as follows:

Commencing at an old iron rod at the Northeast corner of the East Half of the Southeast Quarter; thence along the East line of Section 8, South 02°-05' West 1322.00 feet to an iron rod at the place of beginning of the said tract of land; thence South 02°-05' West 789.20 feet; thence along the centerline of a 50 foot wide road and utility easement, North 64°-43' West 40.17 feet; thence North 69°-20' West 287.07 feet; thence leaving the said centerline, North 61°-58' West 1122.65 feet to an iron rod; thence along the West line of the East Half of the Southeast Quarter, North 02°-02' East 577.50 feet to an iron rod; thence South 74°-42' East 1254.68 feet to an iron rod; thence South 42°-11' East 139.56 feet to the place of beginning and containing 22.25 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2021 and January and February of 2022.

Parcel 5 – 27.94 Acre Tract

A tract of land being part of the East Half of the Southeast Quarter of Section 8 and part of the West Half of the Southwest Quarter of Section 9, Township 45 North, Range 1 West, Warren County, Missouri and being described as follows:

Beginning at an old iron rod in a rock pile at the Southeast corner of Section 8; thence along the South line of Section 8, North $89^{\circ}-01'$ West 1317.87 feet to an old iron rod in a rock pile; thence along the West line of the East Half of the Southeast Quarter, North $02^{\circ}-02'$ East 1164.81 feet to an iron rod; thence South $61^{\circ}-58'$ East 1122.65 feet; thence along the centerline of a 50 foot wide road and utility easement, South $69^{\circ}-20'$ East 287.07 feet; thence South $64^{\circ}-43'$ East 78.34 feet; thence South $52^{\circ}-42'$ East 137.87 feet; thence South $28^{\circ}-38'$ East 39.88 feet; thence South $03^{\circ}-52'$ East 141.96 feet; thence South $24^{\circ}-15'$ East 49.84 feet; thence South $40^{\circ}-35'$ East 297.77 feet; thence along the South line of Section 9, North $88^{\circ}-57'$ West 406.75 feet to the place of beginning and containing 27.94 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2021 and January of 2022.

Exhibit "B"
Plat Map

SECTIONS 8 & 9
TOWNSHIP 45 NORTH
RANGE 1 WEST
WARREN COUNTY, MO.

