



Golden Acres Subdivision

DECLARATION OF RESTRICTIONS

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Owners of all lots in GOLDEN ACRES, a subdivision in Benton County, Missouri, as shown on plat of said subdivision recorded in the office of the Recorder of Deeds for Benton County, Missouri, do hereby create, impose, and place on each lot in said subdivision, and in all future plattings of lots in said subdivision, except those designated for commercial use; except all of Block 15; all of lots 1 and 2, Block 14; and all of lots 19 and 20, Block 13.

1. No building shall be erected or maintained on any lot other than a private residence and a private garage for the sole use of the owner or occupant. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
2. No part of said premises, except those specifically designed for commercial use, shall be used for commercial or manufacturing purposes.
3. No building shall be erected or maintained on any lot closer than 20 feet from the front lot line, nor closer than 5 feet from the back or side lot lines. The front line of all lots will face toward the street.
4. No residential building shall be erected or maintained on any lot having a heated and cooled space of less than 850 square feet. Building exteriors must be of brick, wood, rock, or manufactured siding. All exteriors, except brick or rock, must be painted, varnished, or stained.

5. No single or double-wide trailers are permitted. A pre-manufactured home must be new to the current year when placed on a lot, have no less than 1300 square feet of main floor living space, and be placed on a full basement.
6. While no figure is set for the actual cost of buildings to be built thereon, the intention being that said premises shall be used exclusively as a lodge site, it is understood and agreed that no building or structure shall be placed thereon that does not conform in a general way to the type of buildings surrounding and built on the other and adjacent lots in the same subdivision. No unsightly buildings, fences, or walls shall be built or placed thereon, which would be derogatory to the adjacent lots. Any residence built thereon shall contain proper facilities for use of running water, proper and sanitary toilet and lavatory, with proper connections for disposition of sewage into a septic tank or other modern sewage system. No outside toilets, latrines, or outhouses are permitted. No barns, poultry, or livestock shall be permitted thereon. Ornamental structures such as gazebos or pergolas, and sheds (for storage use only) are permitted thereon, and must be kept in good repair.
7. No quarrying, excavating, or drilling is permitted except such as is necessary for the construction of residences and the incidents thereto, and except drilling of water wells thereon.
8. No rubbish or litter shall be permitted upon said premises. All trash will be disposed of properly and dumping on vacant lots is not permitted.
9. The placing of one (1), 12 inch by 24 inch "For Sale" sign shall be permitted. All other signs are prohibited.
10. The Owner of any lot or lots in GOLDEN ACRES shall have the use of all roads, streets, drives, and walkways (for pedestrian use only), along with the Owners of all other lots of the subdivision; but the Owner retains title and ownership of all such facilities and the exclusive use thereof, except as is hereby granted to grantee, their heirs, successors, and assigns of any said lot. The Owner of the walkway reserves a 50 foot strip to the waterfront lying between the walkway easements on the first-tier lots and the water line. The center line of said 50 foot

strip is the center line of each walkway easement. This strip may be used, with the permission of the grantor, by a lot Owner not having a waterfront lot, for mooring or docking their boats.

11. During the construction of a permanent residence, a motor home or travel trailer may be used as a temporary residence for no longer than 12 months as long as construction of the permanent residence is on-going. A chemical toilet unit that meets approval of State Division of Health may be used on a temporary basis.
12. These conditions and restrictions shall be binding upon all Owners of lots in GOLDEN ACRES, their heirs, successors, and assigns. If, at a future date, the Highway Commission places a bridge across the lake and acquires right-of-way across GOLDEN ACRES, then, and then only, will these restrictions on lots or part of lots lying 125 feet along and adjacent to the east and west boundary of the right-of-way be completely released from lots affected and thereby allowing those lots to be used for commercial property, notwithstanding any restrictions heretofore imposed on said lots.
13. The conditions and restrictions set forth in these restrictions shall be binding from this date. The Owners of seventy-five per cent (75%) of all the lots in GOLDEN ACRES may terminate such restrictions in whole or in part or may, at any time hereafter, by an instrument duly signed and recorded by them in the Office of the Recorder of Deeds for Benton County, Missouri, impose new additional restrictions or remove, modify, or change existing restrictions which shall thereafter govern any or all of the lots in said subdivision.
14. Each Owner of property shall contribute to the "Golden Acres Road Maintenance Fund" the amount agreed upon by the Owners of seventy-five percent (75%) of the lots in GOLDEN ACRES.

May 29, 2002

Enclosed, please find the first page of the new Golden Acres Restrictions. This page shows that (1), the restrictions have been recorded, and (2), there was a change made in the first paragraph prior to signing in reference to the lots designated for commercial use. There were no changes made on the last two pages of the restrictions and there were no changes made to the item numbers 1 through 14.

If you have any questions or concerns, please don't hesitate to call, write, or e-mail.



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