

PROTECTIVE COVENANTS OF SHALIMAR
GARDENS BLOCK III

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the undersigned are owners of one or more of the following described lots situated in Boone County, Missouri, to-wit:

Lots Sixty-three (63) through Seventy-two (72), both inclusive, and Lots Seventy-seven (77) through Eighty-five (85), both inclusive, of Shalimar Gardens Block III as shown by plat recorded in Plat Book 28, Page 65, Deed Records of Boone County, Missouri.

WHEREAS, the undersigned desire to place the restrictions contained herein upon all of the above described lots owned by the undersigned for our own benefit and for the benefit of all future owners of said lots owned by the undersigned in said subdivision; and

WHEREAS, the undersigned desire that said restrictions shall constitute covenants running with the land and the present and all future successive owners of said lots owned by the undersigned shall be bound by and have the right to invoke and enforce said restrictions;

NOW, THEREFORE, the undersigned do hereby impose the restrictions hereinafter set out on all of the above described lots owned by the undersigned located in Shalimar Gardens Block III, as shown by plat recorded in Plat Book 28, Page 65, Deed Records of Boone County, Missouri, which restrictions shall be considered as covenants running with the land whether or not the same are mentioned in subsequent conveyances, and said restrictions shall be binding upon the undersigned and our successors in title and upon our successors and assigns forever:

1. That each said lot owned by the undersigned shall be subject to all of the provisions of paragraphs 1 through 31 of the Amended Protective Covenants of a part of Shalimar Gardens, Block I, recorded in Book 616, Page 531, Deed Records of Boone County, Missouri as amended by the First Modification of Amended Protective Covenants of a part of Shalimar Gardens, Block I,

recorded in Book 729, Page 712, Deed Records of Boone County, Missouri (with the provisions of both of said documents being herein collectively referred to as the Protective Covenants), and each said lot and the owners of each said lot shall be subject to, be bound by and be deemed a part of said Protective Covenants and each said lot and the owner of each said lot shall be subject to the Architectural Control provisions contained in said Protective Covenants, and the owners of each said lot shall have the right to vote at the election of the members of the Architectural Control Committee referred to in the Protective Covenants, and the owner of each said lot shall be a member of the Homeowners' Association with all of the rights and subject to all of the obligations as a member of the Homeowners' Association as specified in said Protective Covenants, including the same right of all other owners of lots subject to said Protective Covenants to use the lake area described therein, and each said lot and the owners of each said lot shall be subject to assessment by the Homeowners' Association and each said lot and the owners of each said lot shall be bound by all of the provisions contained in said Protective Covenants regarding the Homeowners' Association and the undersigned do hereby elect pursuant to the provisions of paragraph 28 of the Amended Protective Covenants of a part of Shalimar Gardens, Block I, Book 616, Page 531, Deed Records of Boone County, Missouri, to make all of the above described lots owned by the undersigned subject to said Protective Covenants the same as if described therein at the time that said Protective Covenants were executed.

2. In the event all of the owners named below herein fail to execute this document, the provisions of this document shall nevertheless be binding upon the undersigned owners who execute this document and upon each lot owned by the undersigned owners who execute this document.

3. This agreement shall be binding upon the undersigned and our heirs, personal representatives, successors and assigns forever.

Boone County, Missouri 819

IN WITNESS WHEREOF, the undersigned have executed this instrument this 19th day of DECEMBER, 1997.

OWNERS:

Larry E. Blumer
LARRY E. BLUMER (Lot 63)

Paula K. Blumer
PAULA K. BLUMER (Lot 63)

Dorothy E. Bryson
DOROTHY E. BRYSON (Lot 64)

Jerome Bierberly
JEROME BIERBERLY (Lot 66)

Christine A. Tesoro-Bierberly
CHRISTINE A. TESORO BIERBERLY
(Lot 66)

Arnold G. Larson
ARNOLD G. LARSON, Co-Trustee of The
Larson Family Trust u/t/a dated
11/20/92 (Lot 67)

Juanita J. Larson
JUANITA J. LARSON, Co-Trustee of
The Larson Family Trust u/t/a dated
11/20/92 (Lot 67)

Darrell Kemp
DARRELL KEMP (Lot 68)

Peggy S. Rosson
PEGGY S. ROSSON (Lot 69)

Janice F. Carpenter
JANICE F. CARPENTER (Lot 70)

Daniel B. Thomas
DANIEL B. THOMAS (Lot 71)

Kathy S. Thomas
KATHY S. THOMAS (Lot 71)

Margilee E. LaBorde
MARGILEE E. LABORDE (Lot 72)

Gary L. McMahar
GARY L. MCMAHAN (Lot 77)

Jason T. Thornhill
JASON T. THORNHILL (Lot 78)

Leslie Gail Schoening
LESLIE GAIL SCHOENING (Lot 78)

Fred N. Payton
FRED N. PAYTON (Lot 80)

Yewanna M. Payton
YEWANNA M. PAYTON (Lot 80)

Jerome A. Belcher
JEROME A. BELCHER (Lot 81)

Cynthia L. Bassett
CYNTHIA L. BASSETT (Lot 81)

Billy D. Tate
BILLY D. TATE (LOT #65)

Robyn K. Tate
ROBYN K. TATE (LOT #65)

Boone County, Missouri
Unofficial Document

820

[Signature]
LARRY W. BENTON (Lots 83, 79 & 84)

Cecilia A. Benton
CECILIA A. BENTON (Lots 83, 79 & 84)

William E. Shaffer
WILLIAM E. SHAFFER (Lot 85)

Emma E. Shaffer
EMMA E. SHAFFER (Lot 85)

[Signature]
JOHN H. STRICKLAND (LOT 82)

~~BENTON HOMES, INC., a Missouri corporation (Lots 82 & 83)~~

BY: LARRY W. BENTON, President

ATTEST:
Cecilia A. Benton
CECILIA A. BENTON, Secretary

[Signature]
JACKIE L. MARSHALL (LOT 83)

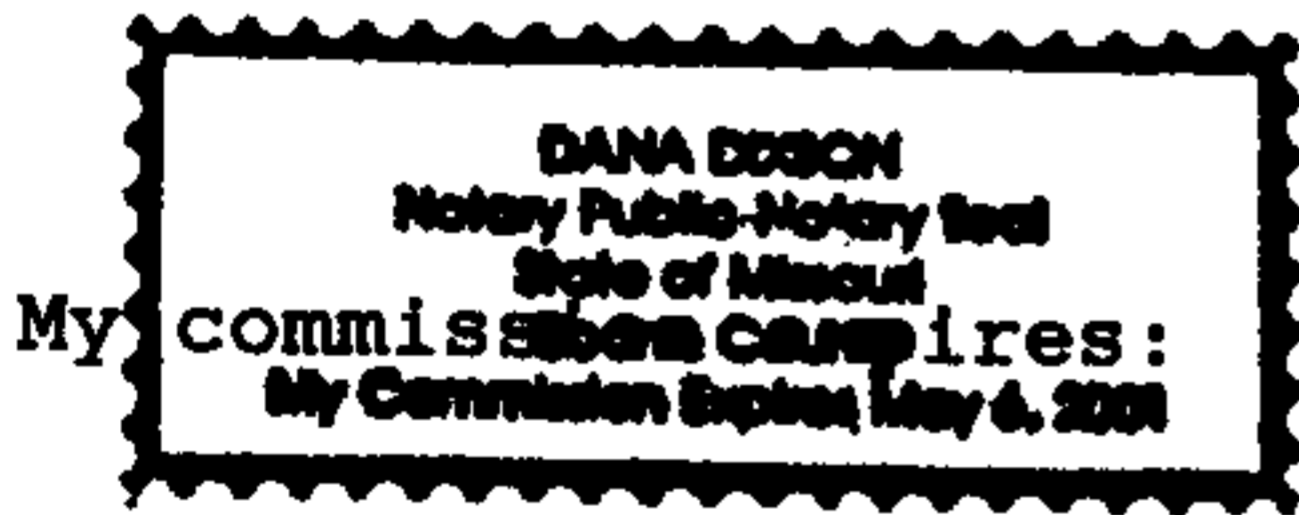
[Signature]
MARIA B. MARSHALL (LOT 83)

STATE OF MISSOURI)
COUNTY OF BOONE) SS.

On this 19th day of December, 1997, before me personally appeared Larry E. Blumer, Paula K. Blumer, Dorothy E. Bryson, Jerome Bierberly, Christine A. Tesoro-Bierberly and Darrell Kemp

known to me 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 Columbia, Missouri, the day and year first above written.



[Signature]
Notary Public

STATE OF MISSOURI)
COUNTY OF BOONE) SS.

On this 19th day of December, 1997, before me personally appeared Arnold G. Larson, Co-Trustee of the Larson Family Trust w/t/a dated 11-20-92 and Juanita J. Larson, Co-Trustee of the Larson Family Trust w/t/a dated 11-20-92

known to me 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.

Boone County, Missouri 821

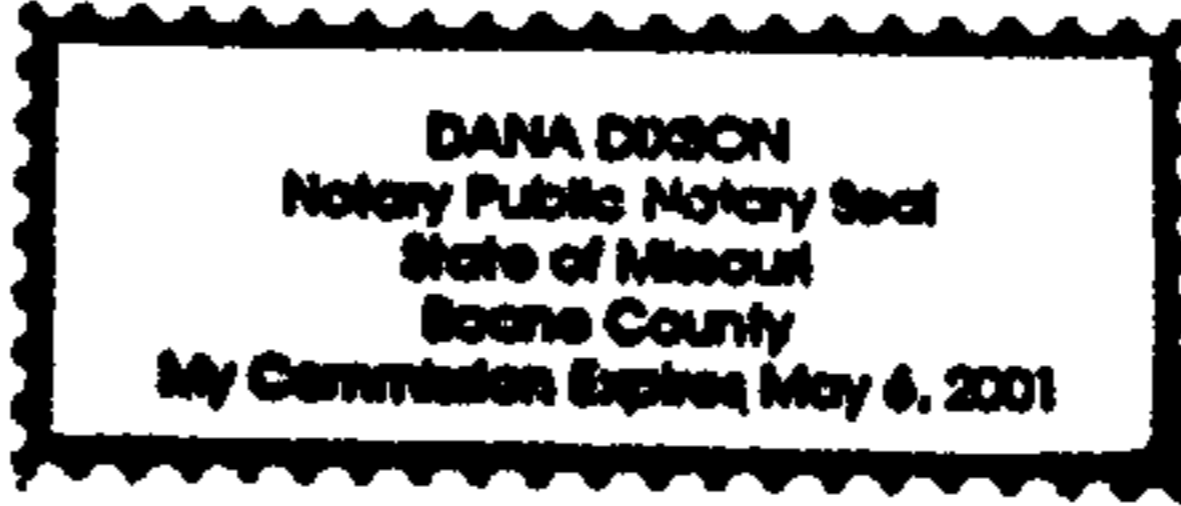
Unofficial Document

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

Dana Dixon

Notary Public

My commission expires:



STATE OF MISSOURI)
) SS.
COUNTY OF BOONE)

On this 19th day of December, 1997, before me personally appeared Peggy S. Rosson, Janice F. Carpenter, Daniel B. Thomas, Kathy S. Thomas, Margilee E. Laborde, Gary L. McManan

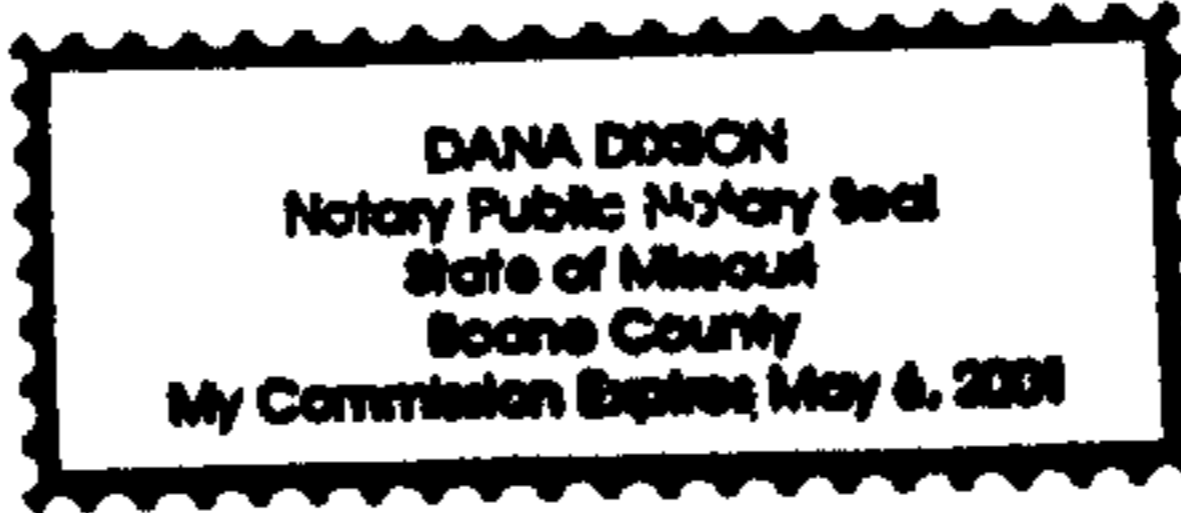
known to me to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Dana Dixon

Notary Public

My commission expires:



STATE OF MISSOURI)
) SS.
COUNTY OF BOONE)

On this 19th day of December, 1997, before me personally appeared Jason T. Thornhill, Leslie Gail Schoening, Fred W. Dayton, Yewanna M. Dayton, Jerome A. Belcher, Cynthia L. Bissett, Billy D. Tate, Robyn K. Tate

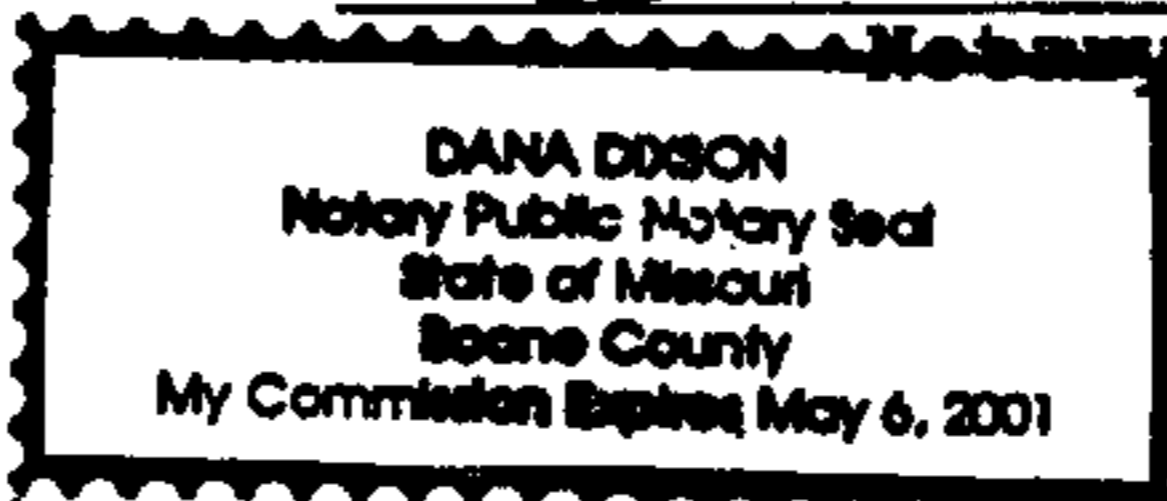
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IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Columbia, Missouri, the day and year first above written.

Dana Dixon

Notary Public

My commission expires:



Boone County, Missouri Unofficial Document

822

STATE OF MISSOURI)
) SS.
COUNTY OF BOONE)

On this 19th day of December, 1997, before me personally appeared Larry W. Benton, Cecilia A. Benton, William E. Shaffer, Emma E. Shaffer, John H. Strickland, Jackie L. Marshall and Marla B. Marshall

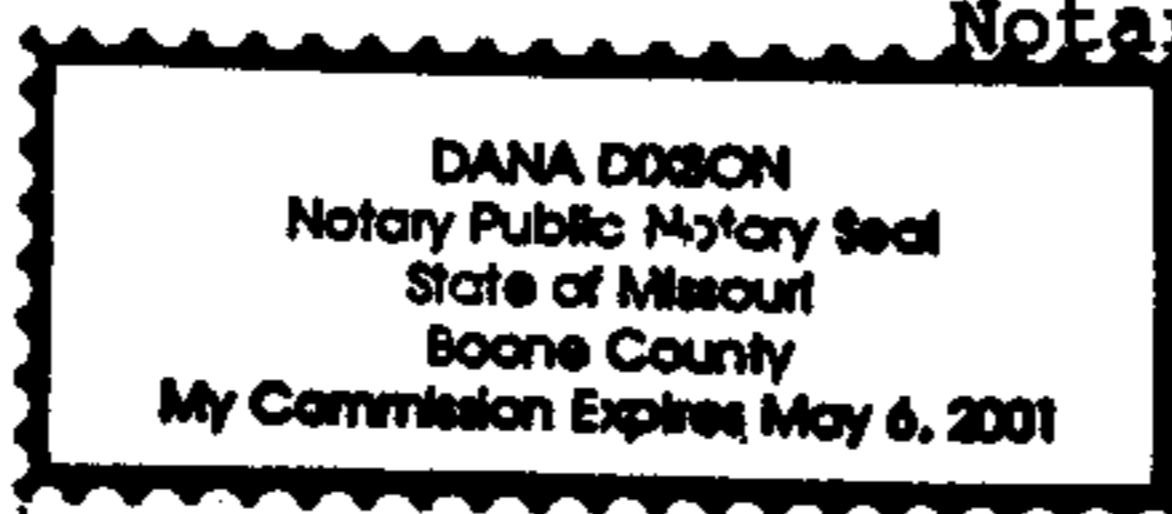
known to me to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Dana Dixon

Notary Public

My commission expires: _____



STATE OF MISSOURI)
COUNTY OF BOONE) SS.

Document No. 27707

I, the undersigned Recorder of Deeds for said county and state do hereby certify that the foregoing instrument of writing was filed for record in my office on the 22nd day of December, 1997 at 1 o'clock and 44:22 minutes PM and is truly recorded in Book 1371 Page 817.

Witness my hand and official seal on the day and year aforesaid.

BETTIE JOHNSON, RECORDER OF DEEDS

by

Nora Dietzel
Nora Dietzel

deputy

