

PROTECTIVE COVENANTS OF SHALIMAR  
GARDENS BLOCK IV

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the undersigned own the following described real estate situated in Boone County, Missouri, to-wit:

Lots Seventy-three (73) through Seventy-six (76), both inclusive, and Lots Eighty-six (86) through Ninety-eight (98), both inclusive, and Lots One Hundred Thirty-three (133), One Hundred Thirty-four (134), One Hundred Sixty-one (161), One Hundred Sixty-two (162), One Hundred Sixty-nine (169), One Hundred seventy (170) and One Hundred Seventy-one (171) of Shalimar Gardens Block IV as shown by plat recorded in Plat Book 32 t Page 32, Deed Records of Boone County, Missouri.

WHEREAS I the undersigned desire to place the restrictions contained herein upon all of the above described lots for our own benefit and for the benefit of all future owners of said lots 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 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, being Lots Seventy-three (73) through Seventy-six (76), both inclusive, and Lots Eighty-six (86) through Ninety-eight (98), both inclusive, and Lots One Hundred Thirty-three (133)', One Hundred Thirty-four (134), One Hundred Sixty-one (161), One Hundred Sixty-two (162), One Hundred Sixty-nine (169), One Hundred Seventy (170) and One Hundred Seventy-one (171) of Shalimar Gardens Block IV, as shown by plat recorded in Plat Book 32, Page 32, 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 I and said restrictions shall be binding upon the undersigned and our successors in title and upon our successors and assigns forever:

1. That said lots shall purposes and for no other purpose. be used only for residential No building shall be erected, altered, placed or permitted to remain on any, lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height in addition to basement and a private garage for not more than three (3) cars.

2. That each said lot shall be subject to all of the provisions of paragraphs 2 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 7:29, 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 at 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' Associatlon 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 subject to said Protective Covenants the same as if described therein at the time that said Protective Covenants were executed.

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

IN WITNESS WHEREOF the undersigned have executed this instrument this 30th day of June, 1998.

OWNERS:

LARRY W. BENTON

CECILIA A. BENTON

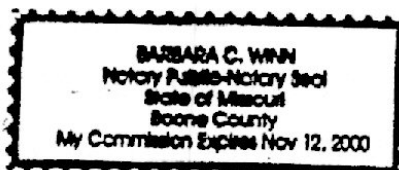
STATE OF MISSOURI )  
 )  
COUNTY OF BOONE )

On this 30th day of June, 1998, before me personally appeared LARRY W. BENTON and CECILIA A. BENTON, 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 my official seal, at my office in Columbia, Missouri, the year first above written.

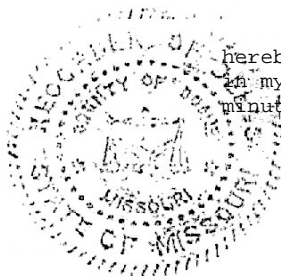
Barbara C. Winn  
Notary Public

My commission expires:  
11/12/2000



STATE OF MISSOURI )  
COUNTY OF BOONE )

Document No. 17671



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 1<sup>st</sup> day of July 1998 at 3 o'clock and 13:08 minutes PM and is truly recorded in Book 1429 Page 731.

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

BETTIE JOHNSON, RECORDER OF DEEDS  
By Nancy Douglas-Clayton deputy