

DECLARATION OF COVENANTS AND RESTRICTIONS, BAKER ESTATES

TRACTS 1, 2 and 3

All in Boone County, Missouri

Recorded in Book 522, Page 140

1. Each said tract shall be used for single family, residential dwelling purposes, and for no other purposes. Notwithstanding the above, each tract may be crop farmed for an indefinite period of time, at the option of the buyer.
2. Any house or residence constructed on a tract shall have a minimum of 1,800 square feet of finished, living space on the main floor (excluding garage).
3. No mobile homes or manufactured homes shall be permitted on any tract. No old buildings may be moved in upon any tract.
4. All front setbacks shall be a minimum of 100 feet. All back and side setbacks shall be a minimum of 50 feet.
5. No zoning changes can be made until 2035, and if such were to occur, tracts may not be subdivided into less than A-2 zoning.
6. No single-family residential dwelling shall be permitted on any tract unless the septic system serving said dwelling is designed, located, and constructed in accordance with the rules, regulations, and requirements of Boone County, Missouri.
7. No swine or hogs shall be permitted on any tract. Farm animals allowed, in limited numbers in keeping with feeding, foraging, and sanitation limitations, are sheep (no more than 1 per acre of tract area), emus (no more than 1 per acres of tract area), llamas (no more than 1 per acre of tract area), ostriches (no more than 1 per acre of tract area), chickens or guinea hens (up to 2 chickens or guinea hens per acre of tract area), and horses or ponies (no more than one horse or pony for each two (2) acres of tract area).
8. No more than three (3) dogs can be kept on any tract.
9. No partially dismantled, non-operating, wrecked, junked, or discarded vehicles shall be permitted to remain upon any tract.
10. No wrecking yard or junk yard shall be placed upon the property. No rubbish or debris of any kind shall be permitted to accumulate upon the property, and no odors shall be permitted to arise therefrom so as to render the property, or any portion thereof, unsanitary, unsightly, offensive, or detrimental to any other property or its occupants.
11. No commercial or retail business shall be permitted upon any tract.
12. The exterior elevation of any proposed structure must be submitted to the SELLER by the BUYER for approval so long as SELLER owns any of the three tracts in Baker Estates.