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**CERTIFIED-FILED FOR RECORD**

**MARY E. DEMPSEY**

**RECORDER OF DEEDS**

**ST. CHARLES COUNTY, MISSOURI**

**BY: KBEXTERMUELLER**

AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS  
FOR "QUAIL RIDGE"

This AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS FOR "QUAIL RIDGE" (the "Amendment") is made and entered into as of April 9, 2024 (the "Amendment Effective Date"), by and among B. Michael McMenamy, Trustee of the B. Michael McMenamy Investment Trust, December 18, 2012, and Kandi R. McMenamy, Trustee of the Kandi R. McMenamy Investment Trust, December 18, 2012, whose address is 304 South Jones Blvd, #705, Las Vegas, NV 89107 (collectively, the "Grantor"), and Quail Ridge Property Owners' Association, Inc., a Missouri nonprofit corporation whose address is 304 South Jones Blvd, #705, Las Vegas, NV 89107 (the "Association"; for recording purposes, the "Grantee").

RECITALS

WHEREAS, on March 16, 2023, Quail Ridge Liquidation, LLC and the Association entered into that certain Declaration of Easements, Covenants and Conditions for "Quail Ridge", recorded in Document No. 2023R-009851 of the St. Charles County Records (the "Declaration"), which Declaration established certain covenants and restrictions for the Quail Ridge subdivision (the "Subdivision"); and

WHEREAS, the Grantor is the successor to Quail Ridge Liquidation, LLC; and

WHEREAS, pursuant to Article XII, Section 3 of the Declaration, the Grantor may amend the Declaration prior to the Grantor surrendering control of the subdivision to the lot owners; and

WHEREAS, the Grantor has not surrendered control of the subdivision to the lot owners;  
and

WHEREAS, the Grantor hereby approves the terms and provisions of this Amendment.

## AGREEMENTS

NOW THEREFORE, in consideration of the terms and provisions set forth in this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Association agree as follows:

A. Recitals; Capitalized Terms. The Grantor and Association acknowledge that the recitals set forth above are true and correct and are made a part of this Amendment. Capitalized terms used herein and not defined in this Amendment have the meanings assigned to such terms in the Declaration.

B. Amendments. As of the Amendment Effective Date, Article X, Section 4 of the Declaration is hereby amended by the addition of a new Subsection (u), to read as follows:

(u) Dwellings that are combined with a barn or that are constructed to look like a barn (commonly known as a barndo or barndominium) are strictly prohibited.

C. Additional Provisions. Except to the extent expressly amended by this Amendment, all of the other terms, provisions, conditions, covenants, representations, and warranties contained in the Declaration shall be and remain in full force and effect, and the same are hereby ratified and confirmed. To the extent that the Declaration, or any prior amendments to the Declaration, conflict with the terms of this Amendment, they are hereby superseded by this Amendment.

*[The remainder of this page is intentionally left blank.  
Signature pages to follow.]*

IN WITNESS WHEREOF, the Grantor and Association have executed this Amendment as of the Amendment Effective Date.

GRANTOR:

**B. Michael McMenemy Investment Trust dated December 18, 2012**

By: *B. Michael McMenemy*  
B. Michael McMenemy, Trustee

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. CHARLES )

On this 9<sup>th</sup> day of April, 2024, before me, the undersigned notary, personally appeared B. Michael McMenemy, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it for its stated purposes as the Trustee for the B. Michael McMenemy Investment Trust dated December 18, 2012.



MICHELLE METZLER  
My Commission Expires  
June 5, 2024  
St. Charles County  
Commission #12561228

*Michelle Metzler*  
Notary Public

My Commission Expires:

**Kandi R. McMenemy Investment Trust dated December 18, 2012**

By: *Kandi R. McMenemy*  
Kandi R. McMenemy, Trustee

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. CHARLES )

On this 9<sup>th</sup> day of April, 2024, before me, the undersigned notary, personally appeared Kandi R. McMenemy, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it for its stated purposes as the Trustee for the Kandi R. McMenemy Investment Trust dated December 18, 2012.



MICHELLE METZLER  
My Commission Expires  
June 5, 2024  
St. Charles County  
Commission #12561228

*Michelle Metzler*  
Notary Public

My Commission Expires:

