

Dent County, Missouri

In re: All of Lots one (1) through sixty one (61), inclusive, of Country Hill Estates Subdivision Number One, Dent County, Missouri.

COVENANTS OF RESTRICTION

We, the undersigned owners of all of Lots one (1) through sixty one (61), inclusive, of Country Hill Estates Subdivision Number One, Dent County, Missouri, hereby make the following declarations as to limitations, restrictions and uses to which the lots of said subdivision may be put, and hereby specify that such declarations shall constitute covenants to run with the title to all of said lots, as provided by law, and shall be binding on all parties hereto and all persons claiming by, through or under them, and for the benefit of and limitations on all future owners of all the lots in said subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable, uniform and suitable in architectural design and use as specified herein:

1. No building shall be erected on any building lot except a one family dwelling and a one or two car garage.
2. No dwelling shall be erected with less than 1200 square feet of floor space, or 1000 square feet floor space with garage attached.
3. No imitation brick siding, imitation rock siding or insulated asbestos siding shall be used in the construction of any dwelling.
4. No lot shall be resubdivided.
5. All lots must be kept clean of rubbish and trash.
6. No noxious or offensive trade shall be carried on upon said premises nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No garage or other outbuilding erected in this tract shall at any time be used as a residence, temporarily or permanently.
8. No commercial business of any type or nature shall be maintained or operated within said subdivision.
9. No swine, cattle, poultry or horses shall be kept within said subdivision.
10. No building shall be erected nearer than 10 feet to any side lot line or 40 feet to front lot line.
11. No house, barn, garage, mobile home trailer, or other buildings shall be erected on any lot except as outlined in paragraphs 1 and 2 above.

All persons who now own or may hereafter own lots in said subdivision are specifically given the right to enforce these restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restrictions,

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BOOK 190 PAGE 124

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Unofficial Document
RECORDED & INDEXED
SHEL SCHAFER, Recorder

124

Dent County, Missouri

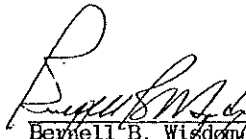
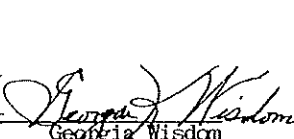

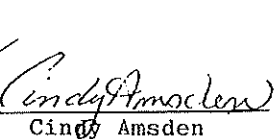
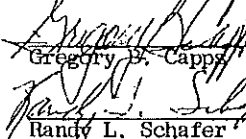
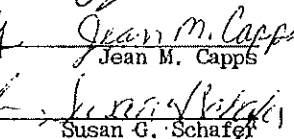
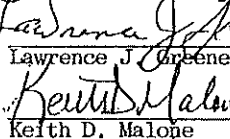
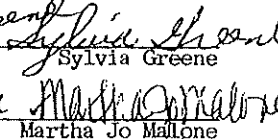
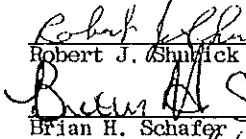
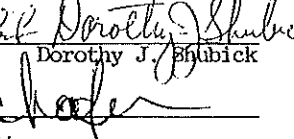
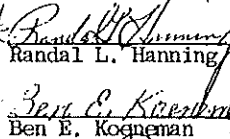
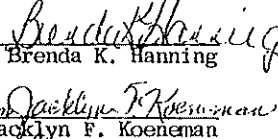
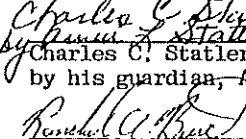
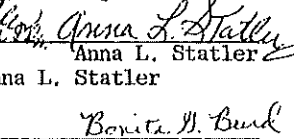
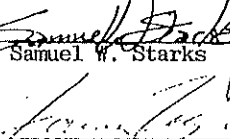
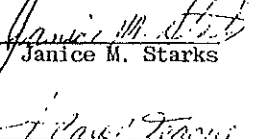
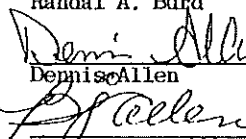
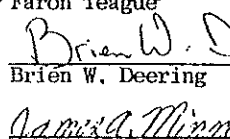
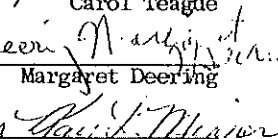
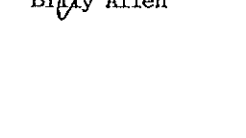
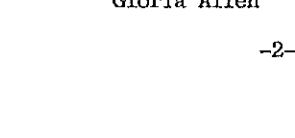
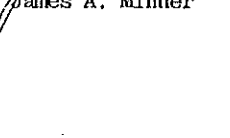
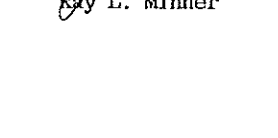








and to recover any and all damages suffered by them from any violation or threatened violation thereof, including, but not limited to, court costs and attorneys' fees.

It is expressly agreed that if any covenant or condition or restriction hereinabove contained or described, or any portion thereof, is ever found by a court of competent jurisdiction to be invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition or restriction.

No waiver of a breach of any of the covenants, conditions, restrictions or agreements herein contained shall be construed to be a waiver of any other breach of the same, or other covenants, conditions, restrictions or agreements; nor shall failure to enforce any one of such restrictions, either by forfeiture or otherwise, be construed as a waiver of any other restriction or condition.

These covenants of restriction shall be in full force and effect from and after October 1, 1990.

In Witness whereof, the parties hereto have executed this instrument the day, month and year given in each acknowledgment.

 Bernell B. Wisdom	 Georgia Wisdom	 Craig Amsden	 Cindy Amsden
 Gregory B. Capps	 Jean M. Capps	 Lawrence J. Greene	 Sylvia Greene
 Randy L. Schafer	 Susan G. Schafer	 Keith D. Malone	 Martha Jo Malone
 Robert J. Shubick	 Dorothy J. Shubick	 Randal L. Hanning	 Brenda K. Hanning
 Brian H. Schafer		 Ben E. Koeneman	 Jacklyn F. Koeneman
 Charles C. Statler by his guardian, Anna L. Statler	 Anna L. Statler	 Samuel W. Starks	 Janice M. Starks
 Randal A. Burd	 Bonita G. Burd	 Faron Teague	 Carol Teague
 Demise Allen	 Barbara Allen	 Brian W. Deering	 Margaret Deering
 Billy Allen	 Gloria Allen	 James A. Minner	 Kay L. Minner

Dent County, Missouri

FIRST NATIONAL BANK OF SALEM

BY: [Signature]
W. Charles Whitmire, President

ATTEST:
[Signature]
Charles T. Hayes, Secretary
First National Bank of Salem

KRAFT GENERAL FOODS, INC.
BY: [Signature]
R.J. Herrmann, Vice President

ATTEST:
[Signature]
S.L. Herrick, Assistant Controller
Kraft General Foods, Inc.

STATE OF MISSOURI)
) ss.
COUNTY OF DENT) On this 30th day of October, 1990,
before me personally appeared Craig Amsden and Cindy Amsden, husband and wife,
owners of part of Lot 1, to me known to be the persons described in and who
executed the foregoing instrument, and acknowledged that they executed the same
for the purposes therein stated.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal.

My commission expires: 7-6-91
[Signature]
Notary Public

STATE OF MISSOURI)
) ss.
COUNTY OF DENT) On this 29th day of October, 1990, before me
personally appeared Bernell B. Wisdom and Georgia Wisdom, husband and wife, owners
of part of Lot 1 and all of Lots 2, 3, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 23, 26,
29, 34, 36, 37, 38, 43, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59,
60 and 61, to me known to be the persons described in and who executed the
foregoing instrument, and acknowledged that they executed the same for the
purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal.

My commission expires: July 26, 1991
[Signature]
Jerry L. Walkerson, Notary Public

STATE OF MISSOURI)
) ss.
COUNTY OF DENT) On this 23rd day of October, 1990,
before me personally appeared Gregory B. Capps and Jean M. Capps, husband and wife,
owners of Lot 4, to me known to be the persons described in and who executed the
foregoing instrument, and acknowledged that they executed the same for the
purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal.

My commission expires: 7-6-91
[Signature]
Notary Public

STATE OF MISSOURI)
) ss.
COUNTY OF DENT) On this 27th day of October, 1990,
before me personally appeared Lawrence J. Greene and Sylvia Greene, husband and
wife, owners of Lot 42, to me known to be the persons described in and who
executed the foregoing instrument, and acknowledged that they executed the same
for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal.

My commission expires: 7-6-91
[Signature]
Notary Public

Dent County, Missouri

STATE OF MISSOURI)

) ss.
COUNTY OF DENT)

On this 2nd day of November, 1990,
before me personally appeared Randy L. Schafer and Susan G. Schafer, husband and wife, owners of Lot 44, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

John E. Sample
John E. Sample Notary Public

COUNTRY OF CANADA)

) ss.
PROVINCE OF BRITISH COLUMBIA)

On this 21 day of November, 1990,
before me personally appeared Keith D. Malone and Martha Jo Malone, husband and wife, owners of Lots 35 and 48, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: life commission

John E. Sample
Notary Public

STATE OF MISSOURI)

) ss.
COUNTY OF DENT)

On this 21st day of October, 1990,
before me personally appeared Robert J. Shubick and Dorothy J. Shubick, husband and wife, owners of Lots 18 and 33, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 2-6-92

John E. Sample
Notary Public

STATE OF MISSOURI)

) ss.
COUNTY OF DENT)

On this 2nd day of October, 1990,
before me personally appeared Randal L. Hanning and Brenda K. Hanning, husband and wife, owners of Lot 32, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

John E. Sample
Notary Public

STATE OF MISSOURI)

) ss.
COUNTY OF DENT)

On this 31st day of October, 1990,
before me personally appeared Brian H. Schafer, a single person, owner of Lots 30 and 31, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

John E. Sample
Notary Public

STATE OF MISSOURI)

) ss.
COUNTY OF DENT)

On this 1st day of November, 1990,
before me personally appeared Ben E. Koeneman and Jacklyn E. Koeneman, husband and wife, owners of Lots 21 and 22, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

John E. Sample
Notary Public

Unofficial Document

Dent County, Missouri

STATE OF MISSOURI)
) ss.
COUNTY OF DENT)

On this 29th day of October, 1990,
before me personally appeared Charles C. Statler, by his guardian, Anna L. Statler, and Anna L. Statler, husband and wife, owners of Lots 27 and 28, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

John E. Statler
Notary Public

STATE OF MISSOURI)
) ss.
COUNTY OF DENT)

On this 30th day of October, 1990,
before me personally appeared Samuel W. Starks and Janice M. Starks, husband and wife, owners of Lot 39, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

Janice M. Starks
Notary Public

STATE OF MISSOURI)
) ss.
COUNTY OF DENT)

On this 27th day of October, 1990,
before me personally appeared Randal A. Burd and Bonita G. Burd, husband and wife, owners of Lot 40, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

Randal A. Burd
Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 26th day of November, 1990,
before me personally appeared R.J. Herrmann, to me personally known, who being duly sworn did say that he is Vice President of Kraft General Foods, Inc., owner of Lot 41, that the seal affixed to this instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said R.J. Herrmann acknowledges said instrument to be the free act and deed of said corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires:

DEBORAH A. OLIVIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/2/94

STATE OF MISSOURI)
) ss.
COUNTY OF DENT)

On this 3rd day of October, 1990,
before me personally appeared Faron Teague and Carol Teague, husband and wife, owners of Lot 5, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 9-6-92

John E. Teague
Notary Public

Dent County, Missouri

STATE OF MISSOURI)

COUNTY OF DENT) ss.

On this 21st day of October, 1990, before me personally appeared Dennis Allen and Barbara Allen, husband and wife, owners of Lots 24 and 25, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

Jean E. Sample
Notary Public

STATE OF MISSOURI)

COUNTY OF DENT) ss.

On this 21st day of October, 1990, before me personally appeared Brien W. Deering and Margaret Deering, husband and wife, owners of Lot 19, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

Jean E. Sample
Notary Public

STATE OF MISSOURI)

COUNTY OF DENT) ss.

On this 31st day of October, 1990, before me personally appeared W. Charles Whitmire, to me personally known, who being duly sworn did say that he is President of First National Bank of Salem, owner of Lot 20, that the seal affixed to this instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said W. Charles Whitmire acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

Jean E. Sample
Notary Public

STATE OF MISSOURI)

COUNTY OF DENT) ss.

On this 21st day of October, 1990, before me personally appeared Billy Allen and Gloria Allen, husband and wife, owners of Lot 11, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

Jean E. Sample
Notary Public

STATE OF MISSOURI)

COUNTY OF DENT) ss.

On this 21st day of October, 1990, before me personally appeared James A. Minner and Kay L. Minner, husband and wife, owners of Lot 10, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

My commission expires: 7-6-92

Jean E. Sample
Notary Public