

LAND USE RESTRICTIONS

68-5178

KNOW ALL MEN BY THESE PRESENTS: that Woods & Waters Incorporated, a Missouri Corporation, declares that it owns fee simple title to that certain parcel of real estate located in the State of Missouri and County of Howell known colloquially as Wilderness Park and more particularly described as:

All of W $\frac{1}{2}$ L $\frac{1}{2}$ NE $\frac{1}{4}$, L2NE $\frac{1}{4}$ EXCEPT a roadway consisting of 6 acres, in Section 1, Township 22 North, Range 7 West and all of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 23 North, Range 7 West.

WITNESSETH, that Woods & Waters declares the following restrictions shall govern the use of the above-described real property and be binding upon all subsequent owners of said property from this day forward, and all such owners, by accepting title to any portion of the property, or by contracting to buy any portion of the property, covenant to obey and uphold said restrictions.

(a) That no construction shall take place within 30 feet of a boundary line or within 100 feet of an access road.

(b) That all wastewater treatment facilities shall be constructed in accordance with Missouri Department of Natural Resources water quality standards.

(c) That any animals kept on the property shall be maintained in such a manner as not to present a nuisance to owners of neighboring properties.

(d) That refuse, debris, unused building materials, derelict vehicles or other waste shall not be allowed to collect on the property.

(e) That the property shall not be further subdivided beyond the divisions Woods & Waters has registered with the Office of Interstate Land Sales, Department of Housing and Urban Development.

IN WITNESS WHEREOF, Woods & Waters Incorporated has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 21st day of August 1989.

(seal)

By Catherine L. Ault
Catherine L. Ault, President

attest: Neil I. Shelton
Neil I. Shelton, Secretary

STATE OF MISSOURI)
) ss.
County of Howell)

On this 21st day of August, 1989, before me personally appeared Catherine L. Ault and Neil I. Shelton, to me personally known, who being duly sworn, did say that they were the President and Secretary of Woods & Waters Incorporated, that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and that this was the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Willow Springs, Missouri, the day and year first above written.

My commission will expire April 27, 1992.

(seal)

Edith Shelton
Edith Shelton, Notary Public

4613-89

IN THE RECORDER'S OFFICE

STATE OF MISSOURI)
County of Howell) ss.

I, Recorder of Howell County, do hereby certify that the within instrument of writing was, at 10 o'clock 35 minutes A.M. on the _____ day of OCT 31 1989 A.D. 1989, duly filed for record in this office, and has been recorded in Cab. B, Dwr. 4 at Pages 4613-89.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at West Plains, Missouri on the day and year aforesaid.

(seal) Fern Freeman Walker Recorder of Deeds

By Shirley J. Lupper Deputy
Shirley J. Lupper

RECORDING FEES 8.00
STATE USERS FEES 4.00
TOTAL 12.00
PL

Woodruff-Watson, Inc.
P.O. Box 1, Willow Springs Mo