

HILLVIEW SUBDIVISION RESTRICTION INDENTURE

Mickey Allen and Margaret Allen, his wife, and Joel Lofton and Barbara Lofton, his wife, are the owners of the following described real estate located in Oregon County, Missouri:

Part of Lot 1 in Frank Eder and Others Subdivision of part of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 22 North, Range 5 West (recorded in Plat Book 10, at Page 36 of the Oregon County Records) described as follows: Commencing at the Northwest corner of Lot 1 of Frank Eder and Others Subdivision, thence South 88 degrees 54 minutes 00 seconds East a distance of 273.0 feet, thence South 6 degrees 20 minutes 31 seconds West a distance of 644.05 feet, thence North 70 degrees 47 minutes 31 seconds West a distance of 108.00 feet, thence North 6 degrees 37 minutes 52 seconds East a distance of 265.14 feet, thence North 88 degrees 54 minutes 00 seconds West a distance of 165.09 feet, thence North 5 degrees 45 minutes 40 seconds East a distance of 345.03 feet to the point of beginning.

being the property shown on the plat of HILLVIEW SUBDIVISION as recorded in the Office of the Recorder of Deeds for Oregon County, Missouri. All references to lots and streets hereinafter are to the lots and streets as shown on said plat.

It is our intention that all of said subdivision shall be subject to the restrictions which are hereinafter set out, except where specific exceptions are indicated in this indenture, and that all of said lots when sold shall be sold subject to the said restrictions, which shall run with the land, and shall be binding upon every owner of lots in said subdivision in the same manner as if said restrictions were set out in full in each contract and conveyance of or concerning any lot or any part thereof. The restrictions are as follows:

1. SET BACK LINES. All set back and yard area requirements shall be in accordance with those established by the City of Thayer, Missouri. All construction upon all of said lots shall otherwise comply with all other ordinances and regulations of the City of Thayer, Missouri.

2. NO MOBILE HOMES. No trailer, mobile home, double-wide mobile home, motor home or van shall be kept or maintained as a permanent structure or dwelling on any lot in this subdivision. No structure of temporary character shall be used as a residence, nor shall any trailer, mobile

home, double-wide mobile home, motor home, van or other vehicle, basement, tent, shack, garage or other out-building be used as a residence temporarily or permanently.

3. PUBLIC SEWER. Upon the availability of public sewer services to the subject property, the owner shall connect to such public sewer as soon as reasonably possible, and shall refrain from thereafter utilizing other methods of sewage disposal, including septic tanks.

4. PUBLIC STREET. Upon annexation of the subject subdivision into the City of Thayer, Missouri, the street known as "Brittany Lane" shall become a public street of the City of Thayer, Missouri, subject to its requirements, maintenance and control.

6. UNLICENSED AND JUNK AUTOMOBILES. No unlicensed or junk automobiles or other motor vehicles capable of carrying passengers shall be allowed on any tract unless stored or kept within an enclosed garage or building.

7. GARBAGE AND REFUSE DISPOSAL. No lot shall be used as a dumping ground for rubbish. Trash, garbage or other liquid or solid waste materials shall not be kept except in sanitary containers.

8. LOTS SHALL NOT BE SUBDIVIDED. No lot shown on the recorded plat of Hillview Subdivision shall be hereafter subdivided, except where all portions of such subdivided lots shall be used to enlarge other lots.

9. BUILDING SPECIFICATIONS. No building shall be erected or maintained on any lot other than a detached private one-family residence and customary storage buildings or garages to be used for private non-commercial purposes. Only one residential unit may be constructed or maintained on any one lot.

10. ANIMALS AND LIVESTOCK. No animal or livestock shall be raised, bred or kept on any lot except household pets not kept for commercial purposes. No wild or dangerous animal shall be considered a household pet.

11. DURATION. These covenants shall be filed in the Office of the Recorder of Deeds for Oregon County, Missouri, and shall be binding upon the parties hereto, the future owners of the property hereinabove described, and upon their heirs, personal representatives, successors, assigns and all persons or corporations claiming under the parties hereto, for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall continue unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change these covenants in whole or in part.

