

DEED OF RESTRICTIONS

1785

OF

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FOSTER FARM

The undersigned, Harold L. Turnbull and Elsie W. Turnbull, his wife and Richard L. Crouch and Sharon L. Crouch, his wife, being the owners of a tract or parcel of land located in Lincoln County, Missouri, which parcel of land is recorded at Book 286, Page 650, Recorder of Deeds, Lincoln County, Missouri, do by these presents prescribe for and impose upon the parcel of land described and upon all division or redivisions of said parcel of land, the following covenants, restriction or dedications:

1. All roads are reserved as private roadways and further are dedicated and granted to the use and benefit of the owners of the parcels of land contained in said tract, their heirs and assigns forever. The purchasers of the individual lots shall be responsible for their pro-rated share of the road maintenance based upon the ratio of their acreage to the total tract of the 120 acres. The said owners of the parcels of land may, after the original dedicators as shown above have sold or otherwise transferred their interest in all lands contained in this tract, form an Association for the maintenance of said roadways and levy an assessment against each parcel of land for the payment of same.

2. No structures of a temporary or permanent character consisting of a trailer, mobile home, tent, shack, garage, barn or other outbuilding shall be used on any tract at any time as a residence. Basement home may be used as a permanent dwelling if it has a gabled or pitched asbestos shingle roof. A double-wide trailer or modular type home may be used as a permanent dwelling if on a continuous concrete foundation and permanently installed. Also, it must have an asbestos shingle roof

3. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage and such trash, garbage or other waste shall not be kept except in sanitary containers. All motor vehicles remaining on any lot or roadway longer than 15 days not in proper operating condition shall be hauled away at the owner's expense. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition. No junk cars for dismantling purposes shall be permitted and no area shall be used for general car repair or rebuilding.

