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**08/29/2024 02:33:27 PM**  
**REC FEE 39.00**  
**PAGES: 6**

**CHRISTY BONSTELL**  
**RECORDER OF DEEDS**  
**WARREN COUNTY, MO**

**AMENDED RESTRICTIONS  
FOR  
BENT OAKS SUBDIVISION**

WHEREAS, the Trustees of the Bent Oaks Subdivision placed certain Restrictions on the herein described parcels of land (see attached Exhibit "A") recorded as document No. 200800587 in the office of the Recorder of Deeds of Warren County, Missouri; and

WHEREAS, the said Restrictions, pursuant to Section 16 of the same, state that they may be revised by a vote of 60% of the owners of the property within Bent Oaks Subdivision; and

WHEREAS, the owners of property within Bent Oaks Subdivision have agreed and voted to adopt these amended Restrictions to replace the previous Restrictions adopted in 2008;

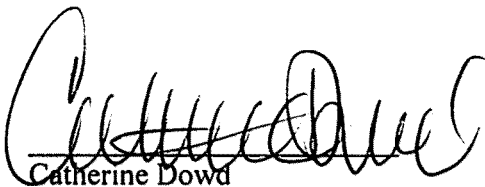
NOW, THEREFORE, the undersigned **Trustees of Bent Oaks Subdivision**, the GRANTOR, and also the GRANTEE, on behalf of the owners of the property within the Bent Oaks Subdivision hereby amend and restate the Restrictions and Covenants for Bent Oaks Subdivision as follows:

1. No subdividing of lots resulting in a lot of less than 5 acres.
2. One single family residence per lot of permanent construction. Minimum above ground living space of 1,400 square feet. Minimum 1,000 square feet on the first floor if more than one story. Construction of residence must be completed within 6 months of beginning.
3. Mobile homes, modular, manufactured or any type of prefab homes are not permitted.
4. No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees.

5. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently.
6. No animals, livestock or poultry of any kind shall be raised, bred, or kept except two (2) dogs or cats, provided they are not kept or bred for commercial purposes. No dog or cat shall be permitted by the lot owner to be off the lot of the owner unless on a leash. One (1) horse or cattle per three (3) acre lot is permitted. Horses may be ridden on subdivision roads.
7. Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision roads.
8. No construction closer than 75 feet of the road easement or 50 feet of the property lines.
9. No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
10. Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.
11. Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done, the trustees have the right to enter the lot to mow it, and an assessment may be charged against the lot owner.
12. Lot owners shall be assessed \$325.00 per year for road maintenance. This assessment is subject to change by a 60% majority vote of the lot owners. At the time of purchase, each owner becomes jointly responsible for the cost of maintenance and for the cost of improvements on the road as original construction.
13. Special assessments may be approved by a 60% majority vote of the lot owners.
14. Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot, except the developer, who will have one vote and one assessment for each unsold lot.
15. Assessments are due within 30 days after notice. After the due date, the assessment will bear a 10% per month charge until paid, and such assessment and interest shall constitute a lien upon said lot.
16. These provisions may be revised by a 60% vote of owners, one vote per lot owner.
17. Any owner who violates the restrictions may be subject to suit for compliance by an individual owner at his own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners.

18. The trustees will comprise 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions.
19. The current board of trustees as of the date of this instrument are Catherine Dowd, Andrea DiSilvester, and Jessica Barnes. Trustees shall serve a three (3) year term and elected by and from among lot owners. In the event of a vacancy caused by resignation, the remaining Trustees shall select and appoint a lot owner to fill the vacancy for the remainder of the unexpired three-year term.
20. No road may be constructed or road easement granted connecting the subdivision road to land outside the subdivision, provided however, that an easement may be granted to the Strutman Family Investment Trust allowing use of the subdivision roads to connect to the property described on the attached Exhibit "B" provided the owners of such property subject their property to these restrictions.
21. No commercial businesses

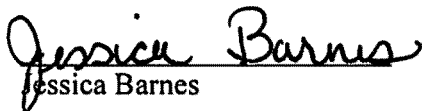
IN WITNESS WHEREOF, the undersigned GRANTORS, the Trustees of the Bent Oaks Subdivision, have set their hand as of the date or dates set forth below.

  
Catherine Dowd

Date: 8/13/24

  
Andrea DiSilvester

Date: 8/13/24

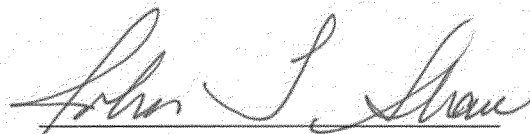
  
Jessica Barnes

Date: 8/28/24

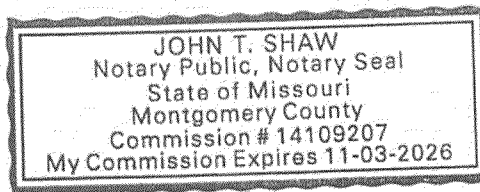
STATE OF MISSOURI )  
 ) SS  
COUNTY OF Montgomery )

On this Aug 21, 2024, before me personally appeared **Catherine Dowd**, as trustee of the Bent Oaks Subdivision, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and in the capacity state.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

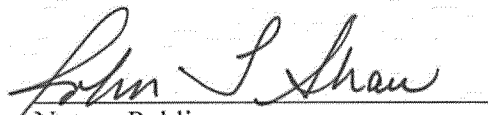
My term expires:



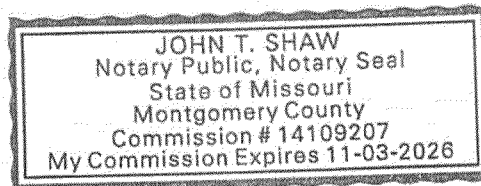
STATE OF MISSOURI )  
 ) SS  
COUNTY OF Montgomery )

On August 27, 2024, before me personally appeared **Andrea DiSilvester**, as trustee of the Bent Oaks Subdivision, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and in the capacity state.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public


My term expires:



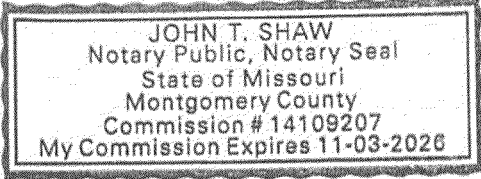
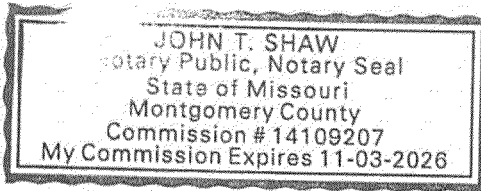
STATE OF MISSOURI )  
 ) SS  
COUNTY OF Montgomery )

On Aug 28, 2024, before me personally appeared **Jessic Barnes**, as trustee of the Bent Oaks Subdivision, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and in the capacity state.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

My term expires:



**EXHIBIT "A"**

Legal Description of Bent Oaks Subdivision Property

That part of the East half of the Southeast quarter of Section 2 lying East and South of Lost Creek Road, except that portion within 300 feet of the centerline of Lost Creek Road;

ALSO, all of the West half of the Southeast quarter of Section 2;

ALSO, all that part of the Northwest quarter of the Northeast quarter of Section 11 lying North and West of the following line: Beginning at an old iron rod at the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89° 36' East 467.10 feet; thence North 62° 12' East 227.44 feet; thence North 58° 30' East 288.86 feet; thence North 76° 03' East 301.11 feet; thence South 49° 49' East 110.07 feet; thence North 55° 27' East 207.46 feet; thence North 05° 50' East 69.46 feet; thence North 07° 54' West 66.36 feet; thence North 09° 59' East 237.71 feet; thence North 10° 30' East 190.19 feet; thence North 27° 37' east 460.80 feet to a point on the North line of Section 11; All in Township 46 North, Range 3 West of Warren County, Missouri.

**Exhibit "B"**

Strutman Trust Property

(Referenced in Paragraph 20, to be granted an easement across subdivision roads)

A tract of land being part of the North Half of the North Half of the Northwest Quarter of Section 11, Township 46 North, Range 3 West, Warren County, Missouri, and being described as follows:

Beginning at an old iron rod at the Northeast corner of Northwest Quarter; thence along the East line of the Northwest Quarter, South 01° 42' West 677.28 feet to an iron rod; thence along the South line of the North Half of the North Half of the Northwest Quarter, North 89° 14' West 1524.42 feet; thence along the centerline of a county road, North 19° 48' West 103.87 feet; thence North 15° 54' East 147.37 feet; thence North 02° 07' West 82.36 feet; thence along the South and East lines of a tract of land described in Document No. 201103612 of the Warren County records, South 89° 26' East 217.89 feet to an iron rod; thence North 01° 08' East 350.00 feet to an iron rod; thence along the North line of Section 11, South 89° 26' East 1317.53 feet to the place of beginning and containing 22.04 acres, more or less.