



Recording Date/Time: 07/21/2026 at 08:22:30 AM

Book: 6182 Page: 61

Instr #: 2026013524

Pages: 53

Fee: \$180.00 S



Bob Nolte
Recorder of Deeds

Title of Document: DECLARATION OF COVENANTS, CONDITIONS,
RESERVATIONS, EASEMENTS AND
RESTRICTIONS OF THE CEDARS

Date of Document: July 20, 2026

Grantor/Grantee: Hemme Construction, LLC, a Missouri limited liability
company

Grantor/Grantee Address: 2301 Chapel Plaza Court, Suite 1
Columbia, Missouri 65203

Legal Description: See Page 1 of the Document

Reference Book and Page: Book 60, Page 29

**DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS,
EASEMENTS AND RESTRICTIONS OF THE CEDARS**

This Declaration of Covenants, Conditions, Reservations, Easements and Restrictions is made as of this 20th day of July, 2026, by Hemme Construction, LLC, a Missouri limited liability company (the "Developer").

RECITALS

WHEREAS, the Developer is the owner of the following described real property situated in Boone County, Missouri (the "Property"), to-wit:

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 3 AND PART OF TRACT 2, AS SHOWN BY SURVEY RECORDED IN BOOK 675, PAGE 570 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5675, PAGE 44 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AND WITH THE NORTH LINE THEREOF, N 89°01'30"W, 700.70 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 3, S 1°04'35"W, 1330.21 FEET TO THE NORTHEAST CORNER OF LOT 25, COPPER CREEK – PLAT 2 RECORDED IN PLAT BOOK 34, PAGE 101; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOT 25, N 88°55'25"W, 362.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SLICKROCK DRIVE; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST RIGHT OF WAY LINE, 28.64 FEET ALONG A 442.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 25°03'55"E, 28.63 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, PERPENDICULAR TO THE SAID EAST RIGHT OF WAY LINE, N 63°04'40"W, 66.00 FEET TO THE WEST RIGHT OF WAY LINE; THENCE WITH SAID WEST RIGHT OF WAY LINE, 50.00 FEET ALONG A 442.00-FOOT RADIUS NON-TANGENT TO THE LEFT, SAID CURVE HAVING A CHORD, N 23°40'50"E, 49.97 FEET TO THE NORTHEAST CORNER OF LOT 26 OF SAID COPPER CREEK – PLAT 2; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID LOT 26, N 69°33'15"W, 284.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, THENCE LEAVING SAID NORTH LINE, N 57°52'40"E, 226.46 FEET; THENCE S 75°53'30"E, 123.80 FEET; THENCE S 86°19'30"E, 25.00 FEET; THENCE 254.98 FEET ALONG A 450.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 12°33'30"W,

251.58 FEET; THENCE 116.03 FEET ALONG A 450.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 36°10'35"W, 115.71 FEET; THENCE 30.14 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 86°43'50"W, 27.37 FEET; THENCE 14.77 FEET ALONG A 345.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 51°19'40"W, 14.77 FEET; THENCE N 37°26'45"W, 50.00 FEET; THENCE N 52°25'50"E, 1.27 FEET; THENCE 34.70 FEET ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 2°35'50"E, 30.51 FEET; THENCE N 47°06'40"W, 4.18 FEET; THENCE N 42°53'20"E, 50.00 FEET; THENCE S 47°06'40"E, 4.18 FEET; THENCE 34.70 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 83°10'50"E, 30.51 FEET;

THENCE 173.34 FEET ALONG A 295.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 16°38'15"E, 170.85 FEET; THENCE 132.89 FEET ALONG A 525.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 7°03'25"E, 132.54 FEET; THENCE N 54°40'00"W, 272.10 FEET; THENCE N 28°13'55"W, 170.72 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WITH SAID NORTH LINE, S 89°01'10"E, 707.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.31 ACRES.

WHEREAS, the Property has been subdivided into separate parcels as shown by The Cedars, Plat No. 1 recorded in the deed records of Boone County, Missouri in Plat Book 60, Page 29 (the "Subdivision Plat"), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, described as follows:

Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, and C1.

to be known as "The Cedars."

WHEREAS, the Developer desires to place the covenants and restrictions contained herein upon all of the Property, as described herein, for its benefit and for the benefit of all future owners of the foregoing Lots; and

WHEREAS, the Developer desires that said covenants and restrictions shall constitute covenants running with the land and the present and all future successive owners of the above described Lots shall have the right to invoke and enforce said restrictions.

NOW, THEREFORE, the Developer does hereby impose the covenants and restrictions herein set out on all of the foregoing lots, which covenants and restrictions (herein referred to herein as these "Covenants") are covenants running with the land whether or not the same are mentioned in subsequent conveyances, and said covenants and restrictions are binding upon the

Developer and its successors in title to the above-described Lots and to its successor and assigns forever, to-wit:

The owner of any of Lots 101 through 115, both inclusive, as shown by the Subdivision Plat (each a "Lot Owner" or "Owner"), by acceptance of the deed for such lot (each a "Lot" as defined herein), agrees to perform, upon such Lot Owner's Lot and with respect to the dwelling or outbuilding and improvements located thereon, all maintenance, repairs, replacements and upkeep which are required of such Lot Owner by these Covenants, and to observe all use restrictions provided for by these Covenants and to observe and conform with all easements, covenants and restrictions provided for by these Covenants. When more than one person (as hereafter defined) owns a Lot, all such persons who own a Lot are, collectively, the "Lot Owner" or "Owner" for the purposes of these Covenants.

ARTICLE I DEFINITIONS

Capitalized terms in these Covenants have the meaning ascribed thereto. Capitalized terms not defined in these Covenants have the plain meaning of such word or phrase. The following terms have the ascribed definition in this Covenants:

1. Assessments. The Initial Assessments, Annual Assessments or charges, and Special Assessments described herein are sometimes collectively referred to as the "Assessments."

2. Common Area. The term "Common Area" means and includes the following:

- a. The land of lot C1 as shown on the Subdivision Plat; and
- b. Any other "Common Area" designated as such on the Subdivision Plat or any plat of property which is annexed to The Cedars, if any; and
- c. Any land containing, or easements for the existence of, any entryway, monuments, entryway gates, or entryway signs for The Cedars; and
- d. Any land containing, or any easements for the location of, any entryway structures, monuments, or signs for The Cedars and all landscaping therefore; and
- e. Any Common Areas or Common Elements shown by the Subdivision Plat; and
- f. The land containing any lake, pond, or similar impoundment, and any stormwater facility, and all parts and components of any such lake, pond, impoundment, or stormwater facility; and
- g. Any land which is subject to any landscaping easement; and
- h. Any stormwater impoundments or stormwater detention areas; and

i. Any easements shown by the Subdivision Plat (or a plat of property hereinafter annexed to The Cedars, if any); and

j. Any land containing pedestrian trails, pedestrian access easements, trails or paths or similar improvements which are established by the Subdivision Plat or a plat of property hereinafter annexed to The Cedars, if any) or otherwise; and

k. Any Lot, easement, land, or parcel which the Developer may hereafter declare to be Common Area or to be subject to an easement, the terms of which are such that the same shall be treated as if such area is Common Area.

3. Common Elements. The term "Common Elements" means the Common Areas described herein and all buildings, structures, and other improvements now or hereafter erected or constructed thereon by the Developer or the Association, including, but not limited to, the following:

a. All entryway monuments, entryway structures, entryway signs, lawns, trees, shrubs, plants, ground cover and other growing material, lighting, light fixtures and all other landscaping and improvements placed on any Common Area, and any other structures or improvements of any kind or nature whatsoever placed on any Common Area;

b. Any ponds, lakes, stormwater detention basins or stormwater facilities, whether or not located within any Common Area, as all such ponds, lakes, stormwater detention basins or stormwater facilities shall be considered to be Common Elements regardless of where same may be located;

c. Entryway monuments, entryway structures and entryway signs for The Cottages of Northridge, and all landscaping therefor and lighting therefor, and all improvements associated therewith;

d. Landscaping, and all structures and improvements of any kind or nature whatsoever, located within any Common Area or any landscaping easements;

e. Trees, shrubs, lawns, ground cover and other landscaping located within the Common Areas which are not publicly maintained;

f. Any pedestrian trails and trail easements and any pedestrian or biking trails and other associated improvements located thereon and all improvements related thereto which are not publicly maintained;

g. Any stormwater facilities, wherever same shall be located, and whether located within Common Areas or any Lot;

h. Any land located within any sign, drainage and landscaping easements established by the Subdivision Plat or otherwise;

i. All trees, shrubs, grass, groundcover, flowers, plants and other growing materials, and all berms, monuments, lighting, electrical fixtures, lines and equipment, and irrigation systems and equipment, and other improvements of every kind, nature and description whatsoever located within any other Common Area;

j. All entryway monuments and signs located throughout The Cedars, wherever located, and the land containing same, and all trees and shrubs and growing materials which provide landscaping therefor, and all lighting therefor, and all irrigation systems therefor, and all parts and components of such lighting systems and irrigation systems;

k. Any structures or improvements located within or on any Common Area, including any pool, clubhouse, playground or other recreational facility;

l. The Common Areas themselves;

m. Any pedestrian trail easements, trail easements, pedestrian easements or walkway easements established by the Subdivision Plat or otherwise, and any pedestrian or biking trails and associated improvements placed thereon, and all improvements related thereto;

n. Amenities, wherever located within The Cedars, which are intended for the collective use of the Lot Owners, if any; and

o. All drainage easements shown by the Subdivision Plat, and any drainageways, stormwater flowages, wet or dry creeks or streams, or wet or dry or intermittent streams or creeks, located within The Cedars, whether located within a Common Area or elsewhere, as all conduits, streams (wet, dry or intermittent), ditches, swales and similar geographic features which provide for stormwater flow or stormwater drainage from more than one Lot shall be considered to be Common Element and Common Area, whether located within the boundaries of a Lot or any defined Common Area.

Nothing in these Covenants obligates a Developer to construct any Common Elements not expressly promised in these Covenants.

4. Developer. Initially, the "Developer" shall be Hemme Construction, LLC, a Missouri limited liability company, and, upon an assignment of the Developer's Rights, then "Developer" means the assignee of the Developer's Rights. To be clear, the assignee is the Developer for all purposes of these Covenants upon the assignment of the Developer's Rights.

5. Developer's Rights. Any and all rights of the Developer described in these Covenants are collectively referred to as the "Developer's Rights." The Developer's Rights are assignable by the Developer in total only to a subsequent Lot Owner by assignment which specifically reference an assignment of Developer's Rights included in the deed transferring a Lot to such assignee (or a separate assignment recorded contemporaneously with the recording a deed vesting ownership of a Lot in the success Developer).

6. Lot. The term “Lot” or “Lots” as used herein means any of Lots 101 through 115 as further shown and described on Exhibit A, except in the event hereafter a Lot is subdivided into smaller lots by survey, plat, deed or other document, such Lot is no longer considered a “Lot” and each subdivided portion of such Lot shall thereupon be a “Lot” under the provisions of this document. Nothing in this definition grants the authority to subdivide a lot without the permission of the Architectural Control Committee. Lot C1 shown on the Subdivision Plat is a Common Area.

ARTICLE II USE RESTRICTIONS

Each Lot within the Development, other than lots designated as a “Common Lot” by the Subdivision Plat shall be subject to the following use restrictions:

1. Single Family Residences. Each Lot may be used only for single family residential dwelling purposes, and not more than one single family residential dwelling may be constructed on each Lot. All non-residential uses are prohibited.

2. Dwelling Size; Garages; Exterior.

a. *One Story Ranch Style Dwellings*. No one story, ranch style dwelling, built on a slab or on a crawl space, or on a non-walkout basement or pit basement, shall be permitted on any Lot unless the Enclosed Floor Area of the ground floor thereof (the main floor thereof) contains not less than one thousand six hundred (1,600) square feet. As used in these Covenants, “Enclosed Floor Area” means the finished interior square footage of the dwelling exclusive of open or enclosed porches, patios, garages and any basement space or cellar space. In the event of a dispute over the calculation of square footage, the square footage determined on behalf of the Architectural Control Committee, and accepted by the Architectural Control Committee, shall be deemed to be the correct calculation of square footage for the purposes of these Covenants.

b. *Ranch Style, One Story One Family Dwelling With Walkout Basement*. No ranch style, one story dwelling, shall be built on a walkout basement (a basement from which one may “walk out” onto the immediately adjacent surface of the ground) on any Lot unless the Enclosed Floor Area of ground floor thereof (the main floor thereof) exclusive of open or enclosed porches, patios, and garages, and exclusive of any space in the said walkout basement, contains not less than one thousand five hundred (1,500) square feet of finished space.

c. *One- and One-Half Story or Two-Story Dwellings*. No one and one half or two-story dwelling shall be permitted on any Lot unless the Enclosed Floor Area thereof, exclusive of open or enclosed porches, patios, and garages, and exclusive of any space in any basement (whether or not a walk out basement), and exclusive of any space in any cellar, shall contain not less than one thousand eight hundred (1,800) square feet of finished floor space.

d. *Split-Level, Tri-Level, or Multi-Level Dwellings.* No split-level, tri-level, four-level, or multi-level dwelling shall be permitted upon any Lot unless the Enclosed Floor Area thereof, contained within all levels of such dwelling, shall contain not less than one thousand eight hundred (1,800) square feet of total finished floor space, excluding any space in open or enclosed porches, patios, or garages and any space in the basement (walkout or non-walkout) or cellar, but the floor accessed by the front door at ground level or the ground level front yard shall be the main floor of a split level dwelling.

e. *Garages.* No dwelling shall be permitted on any Lot unless such dwelling is constructed with an attached garage for two (2) or more automobiles.

f. *Driveway.* Each Lot Owner is responsible for constructing and maintaining a driveway providing access to such owner's Lot from the public roads within The Cedars. All driveways must be constructed of concrete or asphalt. Any such driveway may be constructed of a size, at a location, and in a manner only as approved by the Architectural Control Committee.

g. *Exterior.*

i. *Surface Covering.* No dwelling or other building shall be permitted on any Lot unless the same is constructed with exterior finish materials, items, and components (including exterior finishes, exterior walls and roofs, gutters, downspouts, windows, doors, shutters, and all other exterior components) which are approved, in advance of use, by the Architectural Control Committee. The exterior finish materials for each dwelling or other building must include only materials as follows:

1. Exterior finish materials must consist of stone, brick, Dryvit (or other approved EFIS materials, meaning synthetic stucco materials), or stucco; or

2. James Hardie plank or its equivalent (meaning concrete siding planks comparable to Jamies Hardie planks).

ii. *Roof Pitch.* All dwellings placed within each Lot must have a roof with a pitch approved by the Architectural Control Committee.

iii. *Roof Materials.* The colors for shingles on the roofs of the dwellings and other outbuilding, detached building, or outside storage shed (permanent or portable) placed or constructed on any Lot must be approved the Architectural Control Committee. Metal roofs must be approved by the Architectural Control Committee.

3. *Architectural Control Committee Approvals.* No dwelling, fence, swimming pool, outbuilding, detached building, or outside storage shed (permanent or portable) or other improvement or structure of any kind whatsoever shall be placed or constructed on any Lot until the plans, specifications and location of the same have been approved in writing by the

Architectural Control Committee, which approval will take into account the front, rear, and side yard building lines shown on the Subdivision Plat

4. No Mobile Homes. That no mobile home or house trailer may be located on any Lot regardless of whether or not the same is located on a permanent foundation.

5. No Inoperable Vehicles or Equipment. That no partially dismantled, nonoperating, wrecked, junked or discarded vehicle or equipment of any kind may be located on any Lot visible from a public roadway.

6. Vehicles Stored Out of Sight. No boats, farm equipment, commercial vehicles, trailers, or trucks (except pickup trucks which are less than one and a half (1.5) tons) shall be stored outdoors on a Lot visible from a public roadway.

7. No Commercial Animal Facilities. That no commercial dog kennel is permitted on any Lot, no commercial feed lot is permitted on any Lot and no commercial confined feeding of poultry is permitted on any Lot.

8. Limitation of Livestock and Animals. No livestock (including, without limitation, swine), reptile, or other animal may be raised, kept or bred on any Lot, except that appropriate dogs, cats and other household pets may be kept provided the same are not kept, bred or maintained for any commercial purpose. Any animal permitted must be always kept within the Lot Owner's Lot, under sanitary conditions and so as to not constitute a nuisance to the owner or occupant of any other Lot. For the purposes of these Covenants, an appropriate dog is a dog which is not vicious and which does not bark causing a nuisance to the owner or occupants of any other Lot.

9. No Dumping. That no Lot may be used or maintained as a dumping ground, and no rubbish, trash or garbage may be kept on the premises of any Lot except in sanitary containers emptied as required under these Covenants.

10. No Waste Burning. That no household trash, household waste or household garbage may be burned on a Lot.

11. Sewage Disposal Regulation. That no sewage disposal system of any kind may be located on any Lot.

12. Loud Vehicles. That no two-wheel, three-wheel, four-wheel or greater numbered wheel recreational vehicle (motorcycle, moped, powered scooter, powered tricycle, or motor bike) may be operated on any Lot or the roadways leading to a Lot for recreational purposes in a manner which disturbs the peace of the occupant of any other Lot. All such vehicles must have a suitable muffler so as to provide for quiet operation.

13. No Illegal, Noxious or Offensive Activity. That no illegal, noxious, or offensive activity may be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to a neighbor or the neighborhood.

14. Limitation on Signs. No sign of any kind may be displayed to the public view upon any Lot except signs used to advertise the property for sale or rent and said sign shall not exceed two (2) feet by four (4) feet in size. Notwithstanding the foregoing, pursuant to RSMo. § 442.404, political signs are permitted, subject to the following reasonable terms and restrictions: a) Signs shall be permitted only for a period beginning four (4) weeks prior to the election, and ending at the conclusion of forty-eight (48) hours following the conclusion of the election; b) No more than two (2) such signs shall be permitted on each Lot; c) No sign greater than six (6) square feet shall be permitted on any Lot; d) No such sign shall be illuminated; and e) No pennants endorsing or opposing a political or ballot issue shall be permitted. For purposes of this Declaration, "political sign" shall mean "any fixed, ground-mounted display in support of or in opposition to a person seeking elected office or a ballot measure excluding any materials that may be attached." All other signs of any kind or nature are prohibited, including, but not limited to, banners and pennants. By accepting a deed for a Lot in the Development, each Lot Owner shall be deemed to acknowledge and agree that the restrictions set forth in this Section 14 are reasonable restrictions as to the time, place, number, size and manner of display of signs.

15. No Subdivision. No Lot may be further subdivided without the approval of the Architectural Control Committee, which approval may be withheld in the sole and absolute discretion of the Architectural Control Committee.

16. No Short-Term Rentals, Roomers or Boarders. No portion of any dwelling on a Lot may be used as a short-term rental nor shall any dwelling be used as lodging for roomers or boarders.

ARTICLE III ARCHITECTURAL CONTROL

1. Architectural Approval Required. No dwelling, garage, building, fence, wall, exterior light pole, communication tower, satellite dish exceeding thirty-five inches (35") in diameter, playground equipment, gazebo or other structure or improvement (including, without limitation, pools), whether permanent or temporary, may be erected, constructed, placed or altered on any Lot unless the plans and specifications therefore, including, without limitation, the materials to be used in such construction, have been approved by the Architectural Control Committee. The person desiring to do any of the foregoing shall submit plans and specifications for the same to the Architectural Control Committee showing placement on the Lot, elevations, designs, floor plan dimensions, color of roof, color of exterior walls, construction materials and other necessary data to enable the committee to determine if said dwelling, garage, building, fence, wall, exterior light pole, communication tower, satellite dish, gazebo or other structure or improvement is compatible with these restrictions and the other improvements located on the other Lots in the vicinity of said Lot. The Architectural Control Committee has the authority to grant deviations or waivers of any restrictions listed herein these Covenants if, in the discretion of the Architectural Control Committee, such deviation or waiver is consistent with the character of The Cedars at the time of such grant. The approval or disapproval of said plans and specifications by the Architectural Control Committee will be in writing. In the event; i) the committee or its designated representative shall fail to approve or disapprove said plans and specifications in writing within thirty (30) days after receipt of the same; and ii) in the event no suit to enjoin the

construction of any said improvement has been commenced prior to the completion of the same, then no approval of said plans and specifications is required. Notwithstanding the foregoing, said thirty (30) day period shall not commence until complete plans and specifications have been submitted and all information reasonably requested by the Architectural Control Committee has been submitted. Further, a request for changes or modifications to the plans and specifications shall be deemed a denial of the original plans and specifications. The Architectural Control Committee will interpret these Covenants as needed for the application and enforcement of these Covenants. Any decision of the Architectural Control Committee made in good faith will be binding upon and enforceable against all persons. No member of the Architectural Control Committee is liable to any person for reasonable decisions made in good faith. As used in these Covenants, a "person" is to be liberally construed to mean individuals and all forms of organizations and other associations, whether legal, equitable or otherwise recognized by a court of competent jurisdiction.

2. Initial Architectural Control Committee. The initial Architectural Control Committee is composed solely of Jeffrey C. Hemme or such other person designated by Hemme Construction, LLC. The Architectural Control Committee may designate in writing a representative to act for it.

When Jeffrey C. Hemme, or a person designated by Hemme Construction, LLC is not acting as the Architectural Control Committee, Developer shall have the right to remove any member of the committee, to designate the new member or members of the committee, to change the number of members of the committee and to assign all of its rights under these Covenants to any other person by a written assignment specifically referring to the provisions of this paragraph. In the event of the death, resignation or removal of any member of the committee, Developer shall designate the successor member or members of the committee.

After Developer no longer owns any of the Lots subject to these Covenants, the Architectural Control Committee will be elected by the owners of all of the Lots subject to these Covenants, with the owners of each Lot having one (1) vote for each Lot owned and the owners of a Lot shall have the right to vote by proxy. The new committee will be composed of three (3) members, with one member elected for a term of one (1) year, one member elected for a term of two (2) years, and one member elected for a term of three (3) years with separate election to be held for each of the three members, and then each year thereafter as the term of a member expires one member will be elected annually on the first Monday of May to serve for a period of three (3) years. A member of the successor committee must be an owner of a Lot subject to these Covenants. In the event of death, resignation or disqualification of any member or the successor committee elected thereafter, the owners of the Lots subject to these Covenants shall elect a successor committee member voting as above mentioned. Any owner of a Lot may call a meeting of the owners of the Lots subject to these Covenants for the purpose of electing the new committee and for the purpose of electing a new committee member in the event of death, resignation or disqualification of any member of the committee.

No member of the Architectural Control Committee shall receive any compensation for services performed.

**ARTICLE IV
OWNER AND DEVELOPER OBLIGATIONS**

1. Lot Owner Obligations. Each owner of a Lot by acceptance of a deed, contract for deed or other form of conveyance therefore, whether or not it is so expressed in any such deed, contract or other conveyance, is deemed to covenant and agree to perform the terms of these Covenants, including, without limitation, as follows:

a. to cause, at such owner's sole cost and expense and by a vendor selected by the Lot's owner, "curbside" trash and refuse collection to occur weekly on a day of the week determined by the Architectural Control Committee.

b. to landscape said owner's Lot in a manner so as to comply with the following requirements, to-wit:

i. sod is required on all front yards of each dwelling constructed on each Lot. Planted grass is required on all side and rear yards of each dwelling constructed on each Lot. The yards of a dwelling include the front, side, and back yards. The "Front yard" is defined as that area commencing at the front corners of the dwelling, extending out to the side lot line, then forward to the curb. The "side yard" is defined as the area of the Lot not improved with a dwelling which is not the front or rear yard. The "rear yard" is defined as the area commencing at the rear corners of the dwelling, extending out to the side lot line, then away from the dwelling to the rear lot line. The front, side, and rear of a dwelling may be reasonably designed by the Lot Owner with the consent of the Architectural Control Committee; and

ii. three (3) deciduous, evergreens, or ornamental trees, with a minimum 2" caliper (measured 3 feet above the top of the root ball), must be placed in the front yard; and

iii. a planting bed with at least six (6) three-gallon shrubs must be included in the landscaping plan; and

iv. all landscaping must be installed within thirty (30) days of occupancy, except for dwellings first occupied between November 15 and March 1 of successive calendar years, when such installation must occur within ninety (90) days of such March 1; and

v. all sod and planted grass will be kept in a neatly mowed and well-maintained condition.

c. Each Lot Owner shall maintain his Lot and the dwelling and improvements located on his Lot so as to keep the Lot, dwelling, all improvements and his lawn and landscaping in good, clean, neat, safe, attractive and well-maintained condition. Such items shall be free from weeds, weed infestations, pest infestations, junk, trash and debris. It is the intention that high standards of cleanliness, safety, neatness, beauty, attractiveness

and aesthetics be maintained. The Developer further intends that The Cedars be free of any conditions of unsightliness, including, but not limited to: chipped, flaking or discolored paint; weeds; dead or dying lawns, trees, shrubs or vegetation; lawns which are not properly mowed, weeded, treated for weeds, trimmed, edged, irrigated or fertilized; discolored roofs or roofs requiring patching, replacement, repair or maintenance; loose, rusted or discolored gutters or downspouts; walkways, driveways, sidewalks or parking areas requiring patching or resurfacing; brick surfaces in need of cleaning or tuckpointing; or other conditions of any kind or nature whatsoever which would reasonably be construed as not in keeping with reasonable standards of cleanliness, safety, neatness, beauty or attractiveness. The Association's Board of Directors may establish reasonable, minimum standards for the maintenance, repair and replacement of dwellings, lawns, landscaping and other improvements located within Lots, in order that reasonable standards for the maintenance, repair, replacement, servicing and upkeep be kept and maintained throughout the Development.

2. Developer Obligations. Developer shall, at no cost to the Association or a Lot Owner (other than Developer which Developer owns a Lot), as soon as practical following the recording of these Covenants in the records of Boone County, Missouri:

a. Construct Whitewater Drive, Whitewater Court, Slickrock Court, Slickrock Drive, Muskett Lane, and Mosby Drive (as shown on the Subdivision Plat) in a condition acceptable to Boone County;

b. Install all utility lines, including, without limitation, water, electric, fiber internet, and sewer within utility easements shown on the Subdivision Plat to make such services available for connection by each Lot Owner;

c. Conform the Property to all county ordinance and perform all contractual obligations of Developer with Boone County, the Missouri Department of Natural Resources, and any other governmental authority, associated with the approvals for the development of The Cedars made prior to the recording of the Subdivision Plat.

Anything in these Covenants to the contrary notwithstanding, the Developer Obligations are assignable by Developer, and are deemed assigned to, any subsequent holder of the Developer's Rights.

ARTICLE V EASEMENT

1. Grant of Sign and Landscape Easement. The Developer does hereby grant and create a common, nonexclusive, perpetual sign, mailbox, and landscape easement over and across Lots 102 and 105 and areas designated as "Utility Easements" on Lots 102 and 105 for the use and benefit of the present and future owners of the Lots subject to these Covenants and for the use and benefit of the Association, who shall have the right to use such easement area for the purposes of construction, maintenance, repair, and replacement of signs, hardscaping, and landscaping (and granting appropriate access to the same for use by its members and service providers).

2. Grant of Utility Easements. Developer does hereby grant and create a common, nonexclusive, perpetual utility easement as shown on the Subdivision Plat for the use and benefit of the present and future Lot Owners subject to these Covenants and for the use and benefit of the Association, who shall have the right to use such easement area for the purposes of construction, maintenance, repair, and replacement of utility lines (and granting appropriate access to the same for use by its members and service providers).

3. Grant of Plat Easements. Developer does hereby grant and create a common, nonexclusive, perpetual easement for the purpose designated on the Subdivision Plat for the use and benefit of the present and future Lot Owners subject to the Covenants and for the use and benefit of the Association, who shall have the right to use such easement area for the purposes of construction, maintenance, repair, and replacement of improvements for the purpose designated on the Subdivision Plat (and granting appropriate access to the same for use by its members and service providers).

ARTICLE VI THE ASSOCIATION

1. Formation. The Cedars Homeowners Association (the "Association") shall be formed for the purposes of owning and providing maintenance of Common Areas and Common Elements, enforcement of the Covenants, and for the further purposes described in the Articles of acting as an association of the owners of a Lot of The Cedars, and for the further purposes of enforcing any of the provisions of these Covenants which are to be enforced by the Association. The Developer shall cause the Association to be formed, by causing same to be incorporated under the laws of the State of Missouri.

2. Articles of Incorporation and Bylaws. The Developer shall cause the Association to be formed not later than the first sale of a Lot, by causing same to be incorporated in accordance with the general not-for-profit corporation law of the State of Missouri and substantially in the form of the Articles of Incorporation attached hereto as **Exhibit B** (the "Articles"). The Association shall organize, adopt, and execute a set of bylaws which are to serve as the operating documents for the administration of the Association. The bylaws shall be substantially in the form attached hereto as **Exhibit C**, which may be amended from time to time as provided in the Articles, the Bylaws, and applicable law.

3. Administration. The Cedars shall be administered by the Association, which, in turn, shall be managed by a board of directors (sometimes referred to herein as the "Board" or the "Board of Directors") elected and constituted as hereinafter provided in these Covenants. The Board shall have general responsibility to administer The Cedars, approve the annual budget of the Association, provide for the collection of Assessments from Members, and arrange and direct or contract for the management of The Cedars, and otherwise administer with respect to any matter generally pertaining to enhancing, maintaining, benefiting and promoting The Cedars.

4. Board of Directors. The first Board shall consist of three (3) Directors elected in the following manner: The members of the first Board shall be named by the Developer and shall serve until their successors are duly elected and qualified. Thereafter, so long as Jeffrey C. Hemme

is serving on the Architectural Control Committee (or the Developer has the right to appoint the member(s) of such committee), the Directors shall be natural persons elected by the Developer. These Directors are not required to be owners of a Lot. Except for Directors appointed by the Developer, Directors shall be natural persons holding interests in Lots, other than the Developer, elected by a majority of the members of the association existing at the time of the election.

5. General Powers and Duties of the Association. The Association, for the benefit of all owners of a Lot and their lessees, shall provide for, and shall acquire and shall pay out of the Maintenance Fund hereinafter provided for, the following:

a. All maintenance, repairs, replacements, servicing and upkeep for Common Areas and Common Elements including, without limitation, sign or other improvements constructed by Developer or the Association in any easements which are established for the benefit of The Cedars and/or the Association; construction, demolition, reconstruction and all maintenance, repairs, replacements, servicing, and upkeep when deemed necessary to the following, including, but not limited to: any trail, bikeway, pedestrian pathway, mailboxes, entryway monument, entryway structure, sign, lighting, electrical systems, irrigation systems, berms, stormwater detention areas, decoration and any other structures or improvements placed in any easement area for the benefit of The Cedars and/or the Association;

b. A policy or policies insuring the Association and its members, and its Board against any liability to any persons, including owners of a Lot or their invitees or tenants, with such limits as the Board shall, in its sole and absolute discretion, from time to time, determine appropriate. The annual limits of coverage shall be reviewed at periodic intervals by the Association's Board. Such insurance shall be payable to the Association in trust for the benefits of the Association and the owners of a Lot. The Association shall also obtain Worker's Compensation Insurance to the extent necessary to comply with any applicable laws and statutes of the State of Missouri;

c. Upon ten (10) days' notice to the manager or the Association's Board, and upon the payments of a reasonable fee set by the Association's Board, the furnishing to any Lot Owner a statement of his account setting forth the amount of any unpaid Assessments or other charges due and owing for such owner;

d. When the Association's Board, in its sole and absolute discretion, deems it advisable to do so, the retaining of the services of such accountants, attorneys, managers, employees and other persons as the Board shall, in its sole and absolute discretion, deem necessary in order to discharge the Association's duties;

e. The cutting of grass and weeds within all Common Areas;

f. Establishing reasonable rules and regulations governing the use of the Common Areas to protect the privacy of all Lot Owners, in the use and enjoyment of their Lots, provided that no use of the Common Areas for hunting purposes may be permitted;

g. Providing for the payment of taxes and Assessments, general and special, levied against or by reason of the other easements established by these Covenants or the Subdivision Plat which is separate and apart from amounts assessed against the servient Lot Owner;

h. Obtaining, providing and paying for any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance or other items which the Association is required to secure or pay for pursuant to the terms of these Covenants, or the Association's Bylaws, or by law, or which in the Association's opinion shall be necessary or proper for the maintenance and operation of The Cedars as a first class urban development, or for the enforcement of any restrictions set forth in these Covenants;

i. In the discretion of its Board, providing for the maintenance and repair of any portion of any Lot or of any dwelling or outbuilding or improvement located on any Lot or of any utility line located inside a Lot, if such maintenance or repair is reasonably necessary, to protect the Association, Common Areas, Common Elements, The Cedars, or any part, portion or aspect of the value of The Cedars or the Subdivision Plat, or any part thereof, or any other portion of a dwelling or outbuilding or any other dwelling or outbuilding, or of a Lot, when the Lot Owner or owners of Lot have failed or refused to perform said maintenance or repairs within a reasonable time after written notice of the necessity of said maintenance or repairs has been delivered by the Association's Board; provided, however, that no such written notice shall be required in case of an emergency; and provided further, however, that the Board shall levy a special individual Lot assessment against the Lot and Lot Owner or owners for the cost of the maintenance or repairs, which shall constitute a lien upon the Lot and its improvements, in addition to the lien hereinafter provided for ordinary assessments; and

j. Enforcing any provision of these Covenants.

6. Entry Into Lots. The Association, or its agents, or its Directors, may, upon reasonable notice except in case of emergency, enter any Lot when necessary in connection with any lawn maintenance, or any other maintenance or construction or reconstruction for which the Association is responsible, or which it is authorized or empowered to perform. It, or its agents or directors may likewise, after reasonable notice (which shall not be required in the case of reasonable emergency) enter any dwellings or other improvements contained on any Lot and any lawn, contained on any Lot, or any improvement contained on any Lot for maintenance, repairs, construction or painting, if same is reasonably necessary in connection with any maintenance or construction for which the Association is responsible or which it is authorized to perform. Such entry shall be made with as little inconvenience to the owners of a Lot as practicable, and any damage caused thereby shall be repaired by the Association, at the expense of the Maintenance Fund established as hereinafter provided for.

7. Lot Owner Upkeep of Property. The Lot Owners shall perform all lawn maintenance, irrigation, landscaping work, and services of any nature whatsoever necessary to cause their Lot and all lawns, trees, shrubs, landscaping, buildings, and other improvements thereon located kept and maintained in a clean, safe, neat, and aesthetically pleasing manner within

standards of reasonableness. In the event of any dispute over the standards set forth above, such dispute shall be resolved by the Architectural Control Committee. Any decision made by the Architectural Control Committee in its sole discretion shall be final and binding upon all parties.

8. Limitation Upon Power of Association and Board. The powers of the Association and its Board as hereinabove set forth shall be limited in that they shall have no authority to acquire and pay for out of the Maintenance Fund any capital additions and improvements (other than for the purpose of replacing or restoring portions of improvements within the Common Areas, Common Elements, or improvements on Lots destroyed or damaged payable out of the insurance proceeds actually received, subject to all of the provisions of these Covenants) having a total cost in excess of Ten Thousand Dollars (\$10,000.00), nor shall the Association or its Board authorize any structural alterations, capital additions to, or capital improvements to the Common Areas and Common Elements requiring an expenditure in excess of Ten Thousand Dollars (\$10,000.00), without in each case obtaining the prior approval of a majority of the members of the association and obtaining the written approval or waiver of any mortgagee holding any deed of trust on at least three (3) Lots, provided any such mortgagee notifies the Board of its ownership and desire to have the right to so approve. The limitation set forth in this Section 8 shall not apply to any repair, restoration, replacement or alteration which is required by law, even if such repair, restoration, replacement or alteration exceeds \$10,000 in total costs.

9. Rules and Regulations. A majority of the Board may adopt and amend administrative rules and regulations and such reasonable rules and regulations as it may deem advisable for the use, operation, maintenance, conservation and beautification of the Common Areas and Common Elements and for the health, comfort, safety and general welfare of the owners of a Lot and occupants of dwelling or outbuildings located on the Lots, and for the general appearance of The Cedars.

10. Active Business. Nothing hereinabove contained shall be construed to give the Association or its Board authority to conduct an active business for profit on behalf of the Lot Owners or any of them.

ARTICLE VII MEMBERSHIP IN THE ASSOCIATION

1. Membership in the Association. The Association shall consist of Lot Owners. Each Lot Owner, as herein described in these Covenants, to which title has been conveyed to by the Developer, its assignees, or successors in ownership shall automatically become a member of the Association upon conveyance. The member shall be subject to the jurisdiction of the Association as a member, subject to all applicable Assessments set forth in these Covenants, and entitled to all rights and privileges bestowed on members as set forth in these Covenants. Membership is mandatory for all Lot Owners and may not be opted out of. Each Lot shall be granted one (1) membership in the Association, regardless of the number of individuals or any other entity or entities listed as the Lot Owner of record. Membership in the Association cannot, under any circumstances, be partitioned or separated from ownership of the Lot. No Lot Owner or owners shall execute any deed, lease, mortgage, or any other instrument transferring an interest in the Lot without inclusion therein of both the Lot Owner's interest in the lot and the corresponding

membership in the Association. Once a membership attaches to a Lot, the membership is non-severable under any circumstances. Any such deed, lease, mortgage, or instrument devised to transfer the interest in a Lot without expressly including the transfer of the corresponding membership shall be deemed to have included the transfer of the membership.

2. Voting Rights. The Association shall have one class of voting membership. Members shall have one (1) vote at all Association meetings for each Lot in which they hold a membership interest as set forth in these Covenants. When more than one (1) person or other entity holds such an interest in any Lot, all such persons or entities shall be deemed a sole member and retain one (1) vote per corresponding lot. In no event shall one (1) Lot be entitled to more than one (1) vote.

ARTICLE VIII ASSESSMENTS, MAINTENANCE FUND, AND OTHER EXPENDITURES

1. Creation of a Lien and Personal Obligation for Assessments. The Developer, for each Lot contained within The Cedars and for all present and future Lot Owner of each such Lot, hereby agrees, and each Lot Owner of each Lot within The Cedars by acceptance of a deed therefore, whether or not it shall be so expressed in any deed, or other conveyance, shall be deemed to covenant and agree to pay to the Association, or the duly authorized officers, representatives, or agents of the Association: (1) the Initial Assessment hereinafter described; and (2) Annual Assessments and charges hereinafter described; (3) and any and all Special Assessments and charges of any kind or nature whatsoever, however denominated, provided for by these Covenants.

All such sums and Assessments shall be fixed, established and collected from time to time as provided in these Covenants. All such Initial Assessments, Annual Assessments and Special Assessments, and other sums and Assessments, together with interest thereon and costs of collection thereof as may be hereinafter provided for, shall be a charge on the Lots, and each of the Lots, and shall be a continuing lien upon the Lot and each of the Lots against which each such assessment or charge is made. Each such assessment or charge shall also be the joint and several personal obligation(s) of the person or persons who were the Lot Owners of the Lot at the time when the assessment fell due. The personal obligation shall not pass to such Lot Owner's successors in title unless expressly assumed by them.

2. Purpose of Assessments. The Assessments levied by the Association shall constitute the Maintenance Fund, and shall be used exclusively by the Association to discharge its duties and obligations as provided for by these Covenants, and for the purpose of promoting the recreation, health, safety and welfare of the owners of the Lot Owners and residents of The Cedars, and in particular for the enforcement of those covenants and all terms hereof, and all restrictions set forth in these Covenants and for the improvement, maintenance and beautification of, and the providing of maintenance, repairs, services, and facilities for, other improvements within easements created herein to be maintained or improved by the Association. To discharge such other duties and obligations as shall be conferred upon the Association by the terms and conditions of these Covenants, including, but not limited to, the payment of taxes and insurance on the Common Areas and Common Elements and any other duties as needed which may be deemed necessary by the Association or its Board that are not expressly set forth in these Covenants.

3. Maintenance Fund. The Initial Assessments, Annual Assessments or charges, and Special Assessments (all as defined herein) established and collected under the terms of these Covenants shall constitute a fund to be known as the "Maintenance Fund."

4. Initial Assessment and Annual Assessment. All Lot within The Cedars shall each become, and thereafter perpetually be, subject to an Initial Assessment and, thereafter, Annual Assessments as follows:

a. Initial Assessment. Each Lot in the Development is subject to a traffic impact fee of \$2,990 per Lot, which has been imposed by Boone County and paid in advance by the Developer. Accordingly, each Lot is subject to an Initial Assessment for purposes of paying the traffic impact fee associated with such Lot as follows. When a Lot is conveyed to any person other than the Developer, the grantee thereof (other than the Developer) shall be immediately subject to an Initial Assessment in the sum of Five Hundred Dollars (\$500.00) for such Lot ("Initial Assessment"). The conveying party shall be obligated to cause the grantee to immediately remit to the Association the Initial Assessment for such Lot and shall be personally responsible for seeing to it that such remittance is made. To clarify, each time a Lot is conveyed, the grantee of such Lot is obligated to remit the Initial Assessment in the amount of Five Hundred Dollars (\$500.00) to the Association and the grantor of such Lot is liable to the Association if such remittance is not made upon the transfer of such Lot. The Initial Assessment is in addition to the Lot Owner's liability to the Association for the Annual Assessment (paragraph b below of this Section). The obligation to pay an Initial Assessment as to a Lot shall expire and terminate once the traffic impact fee associated with such Lot has been paid in full.

b. Annual Assessment. Each Lot which is owned by a party other than Developer shall, commencing with January 1 of that year which next begins following the date when the Lot became subject to the Lot Owner's Initial Assessment, be subject to "Annual Assessments." The first Annual Assessment for a Lot Owner other than the Developer shall, therefore, be due and owing on the first day of that calendar year which next begins after the Lot becomes subject to the Initial Assessment. Annual Assessments are due and owing on January 1 of each calendar year and must be paid to the Association within thirty (30) days of such date, or as otherwise determined by the Board. Once a Lot becomes subject to the Annual Assessments provided for by this paragraph b), such Lot shall thereafter be perpetually subject to such Assessments. The Annual Assessments may be adjusted, up or down, by the Board of the Association, as of January 1 of each calendar year, in the Board's discretion. The Annual Assessment for each calendar year is Six Hundred Sixty-Five Dollars (\$665.00). For purposes of clarity, beginning January 1 of the calendar year following the calendar year in which the Developer transfers a Lot to another person, such other person shall be liable for the Annual Assessment. That is, if a Lot Owner (the "grantor"), other than the Developer, transfers a Lot to another person (the "grantee"), the grantor remains liable for the entire Annual Assessment for the calendar year the grantor transfers the property to the grantee, and the grantee is responsible for the Annual Assessment thereafter. Nothing in this Declaration is intended to limit the grantor (as used

in this paragraph) from collecting a pro-rated (or any other) share of the Annual Assessment from the grantee (as used in this paragraph).

c. Increases and Decreases in Assessments. Each of the Initial Assessment provided for by paragraph a above of this Section, and the Annual Assessments provided for by paragraph b above of this Section can be adjusted, up or down, as of January 1 of each year, at the discretion of the Association's Board. If any of the Assessments provided for by this Section are to be altered, up or down, by the Board, then the Board shall, either prior to or during the first sixty (60) days of a calendar year, notify each Lot Owner of the sum of the Assessments which shall be in effect for such calendar year, and in the absence of such notification, the Assessments for such calendar year shall continue in the amounts established for the previous calendar year.

d. Installments. Initial Assessments shall be due and owing, in one lump sum, as of the date when the Lot becomes subject to the Initial Assessment. The Board may, in its discretion, elect to have Annual Assessments be paid/payable in monthly, semi-annual, or quarterly installments, instead of annually, as the Board determines appropriate. The sum of each Assessment or installment must be paid within thirty (30) days of the date when due and if not so paid, shall be Late.

5. Special Assessments. In addition to the Initial and Annual Assessments authorized above, the Association may levy in any assessment year, a special assessment, as determined by the Board, against all Lots (or less than all Lots) which are subject to assessment as of the end of such year, applicable to that year only (individually a "Special Assessment" or collectively the "Special Assessments"), for the following purposes:

a. Capital Improvements. The cost of any construction or reconstruction, or unexpected repair or replacement of a capital improvement upon the Common Area, or otherwise determined to be for the mutual or common benefit of all Lot Owners of The Cedars, and any necessary fixtures and personal property related thereto.

b. Remediation of Violations. If a Lot Owner fails to satisfy any maintenance obligations imposed upon such Lot Owner by these Covenants, by providing for the maintenance, repairs and replacements of the dwelling or outbuilding improvements, lawns and landscaping located within the boundary lines of their Lot, as required by these Covenants, and if the Association's Board, in its reasonable discretion, deems the performance of such maintenance, repair or replacement to be necessary to protect the Association, or the Common Areas and Common Elements, or any Lot or any portion of a dwelling or outbuilding located within any Lot, or any of the values of all or any part of The Cedars, and if the Lot Owner has failed or refused to perform said maintenance, repair or replacement within a reasonable time after written notice of the necessity for same has been delivered by the Board (provided, however, that no such written notice shall be required in the case of an emergency). Special assessments ("Special Lot Assessments") provided for by this section shall be added to and become a part of the assessments to which the Lot is subject, and shall constitute a lien upon the Lot, and shall be enforceable in that manner provided for in the provisions of this article.

c. Special Tax Bills for Public Improvements/Common Improvements. All costs assessed against the Association for all public improvements, whether now or hereafter existing, which benefit The Cedars, or any substantial number of Lots located within The Cedars, as determined by the Association's Board.

d. Special Assessment for Replacement or Non-Periodic Maintenance. In the event a necessity for a replacement of or for any capital improvement located within any portion of the Common Areas and Common Elements should occur, and in the further event the sum of the Annual Assessments then on hand shall be insufficient to cover the costs of such repair or replacement, together with the sum of other costs to be paid therefrom, or shall not have established a sufficient reserve for such repair or replacement (such reserve, while advisable, is not a requirement hereunder), then the entire sum of the costs of such repair or replacement, or of any non-periodic maintenance or repair of any kind or nature whatsoever shall be apportioned equally among all of the Lots then subject to Annual Assessments, and that portion of such costs apportioned to each such Lot shall constitute a Special Assessment against each such Lot.

e. Shortages. In the event the Annual Assessments to be paid to the Association shall, in any year, be insufficient to enable the Association and its Board to perform the Association's duties and obligations under these Covenants, then the excess of the costs incurred by the Association in performing its duties and obligations, over and above the sum of the annual Assessments paid to the Association in such calendar year, shall constitute a Special Assessment of all Lots which are subject to such Assessments as provided for by these Covenants. Such Special Assessment shall be equally apportioned among all such Lots which are subject to such Assessments under these Covenants.

6. Uniform Rate of Assessment. In all cases, the rates of those Assessments stated in these Covenants must be fixed at a uniform rate for all Lots which are subject to the specific Assessments, with the exception Special Lot Assessments.

7. Alteration of Number of Lots. It is understood that each Developer reserves the right to amend the Subdivision Plat by changing the number of Lots, by subdividing Lots, and by changing the boundary lines of Lot. Any Lots owned by the Association shall be considered part of the roadway easement, and not a Lot, and shall not be subject to Assessment.

8. Enforcement of Assessments. All Assessments provided for by these Covenants (or if the sum of any installment of such Assessments as established by the Board) shall be delinquent if not paid within thirty (30) days of the due date thereof. Each such Assessment (or any installment thereon) not paid within thirty (30) days of the due date thereof, shall immediately be subject to a daily Late Payment charge at the interest rate of 18% per annum until paid. Such daily Late Payment Charge shall become a part of the Assessment which is unpaid and shall be considered to be an Assessment for all purposes under these Covenants. The Assessment and Late Payment Charge must be paid by the Lot Owner of the applicable Lot.

All Assessments and accrued Interest thereon, at such rates, at the rates described in this Section, and all costs of collection incurred by the Association in seeking to enforce payment of an Assessment, and Interest thereon, and/or in seeking to foreclose upon or to enforce the lien for such Assessment (including, but not limited to, attorney's fees) shall be due and payable by the Lot Owner to the Association, and the Association may collect such Assessments (and all subsequent Assessments). All costs of collection of Assessments, including reasonable attorney's fees, shall be added to and shall constitute a part of such Assessments and shall be chargeable and collectable as part of the Assessments. The Board or any officer or officers of the Association, or any Managing Agent hired by the Board to manage the affairs of the Association, may enforce Assessment as follows:

a. All Assessments provided for by these Covenants shall constitute the personal obligations of the owners of a Lot who own those Lots which are charged with said Assessment. If more than one person owns a Lot, then such obligation shall be the joint and several obligations of all such persons who own said Lot. In addition, such Assessment shall constitute a lien against a Lot Owner's Lot and all improvements located thereon, including any residence located thereon, if not paid in a timely manner.

b. In addition to any lien arising from an unpaid Assessment (and the accumulated and accrued interest thereon), all costs incurred by the Association in collecting said Assessment from said Lot Owner(s), including the Association (or other applicable government entity's) attorney's fees, court costs, and other litigation expenses, shall be added to and shall likewise constitute a part of the Assessment which constitutes a lien against said Lot. Said costs of collection also shall be chargeable to and collectible personally from any Lot Owner who fails to pay same in a timely manner.

c. The Association, acting through its Board, or any member of such Board or any officer, or its Managing Agent, if any (or any applicable government agency in the event of a Special Assessment under these Covenants), may collect said Assessment by a lawsuit against the Lot Owner(s). Alternatively, or in addition, the Association or applicable government, or their agents or assigns, may foreclose its lien against the Lot charged with the Assessment lien, and recover as a part of such action all interest, costs, and attorney's fees of such foreclosure action of such lawsuit, or both.

d. No Lot Owner may waive or otherwise avoid liability for the Assessments provided for in these Covenants because of the non-use of a Lot or the non-use of the Common Areas. Ownership of a Lot shall be all that is necessary to become liable for the payment of an Assessment under these Covenants.

e. The lien to secure the payment of an Assessment shall be in favor of the Association (or any applicable governmental entity, in the event of a Special Assessment pursuant to these Covenants) and the Board of the Association (or any applicable governmental entity) shall have the discretion as to whether or not to enforce said lien, and as to the manner of such enforcement.

f. Any lien against a Lot may be foreclosed upon in the same manner as a mortgage against real property under any available foreclosure procedures allowable under Missouri law the manner and means of which to be determined by the Association Board or any applicable government authority.

9. Relation of Assessment Lien to Other Liens and Encumbrances. An Assessment lien in favor of the Association (or any applicable government authority) shall be subordinate to the lien of any mortgage or deed of trust which is placed against any Lot and filed of record in the office of the Recorder of Deeds of Boone County, Missouri, at any time prior to the effective date of the Assessment lien. Said Assessment lien shall be superior to the lien of any mortgage or deed of trust filed of record against any Lot subsequent to the date of the recordation of notice of such Assessment lien by Association (or any applicable government authority).

10. Exempt Property. The following property subject to these Covenants shall be exempt from the assessment created herein: (a) all properties dedicated to and accepted by a local public authority; (b) Common Areas and Common Elements; (c) all Lots owned by the Developer until sold, rented, leased or occupied as a residence; provided, however, that no property used or held for residential purposes shall be exempt from assessment and that no property owned by the Developer shall be exempt from any Special Assessment levied by any applicable government authority pursuant to these Covenants.

ARTICLE IX MODIFICATION

1. Changes to the Covenants. The covenants, restrictions and provisions contained herein may at any time hereafter be amended, modified or abrogated upon the written consent of Developer; provided however, after Developer no longer owns any of the Lots (or holds any beneficial interest in any Lot), the covenants, restrictions, and provisions contained herein may be amended, modified or abrogated upon the written consent of the owners of two-thirds (2/3) or more of the Lots subject to the provisions of this document. Any purported modification, amendment or abrogation of the Covenants shall only become effective upon the recording of an instrument in the real estate records of Boone County, Missouri which has been executed by the Developer (or the President of the Association, as applicable) and which certifies that the required number of consents has been obtained.

2. Unilateral Amendments by Developer. Any of the provisions of this Declaration to the contrary notwithstanding, and any provisions of law to the contrary notwithstanding, Developer, and its assignees of its rights as the Developer, shall have the right and power to unilaterally amend or modify this Declaration without the consent of any Lot Owner during such time as Developer owns any Lot to the extent Developer reasonably deems it necessary in order to: a) correct any error in this Declaration; b) correct any typographical error in this Declaration; c) amend this Declaration in order to reflect the Developer's intentions as such intentions exist on the date of the recording of this Declaration, if such intentions are not properly reflected in the provisions of this Declaration; d) modify this Declaration in order to appropriately reflect any change in law, any change or modification in federal law, state law, city ordinance or other applicable governmental regulations or laws; e) eliminate confusion in the enforcement, construction, understanding or application of any of the provisions of this Declaration; f) impose

reasonable additional Use Restrictions on any Lot subject to any Use Restrictions imposed by this Declaration; g) modify any Architectural Control Provisions of this Declaration as they are applicable to any Lots which are subject to such Architectural Control Provisions.

Each Lot Owner consents to the provisions of this Article and waives any right to object to any changes made by the Developer pursuant to this Article. Any amendments in or modifications of this Declaration which are made by the Developer must be made in good faith, must be reasonable and shall not be arbitrary, unreasonable or capricious.

ARTICLE X ENFORCEMENT

The Association, the Developer and any owner of any above described Lot subject to the provisions of this document may enforce the provisions of this document and shall have the right to proceed in law or in equity, or both, against any person or persons violating or attempting to violate any of the provisions of this document, including the remedy of injunction or damages, or both, and said remedies are cumulative and not exclusive, and in any said legal proceedings the prevailing party shall have the right to recover from the other party all reasonable litigation expenses including reasonable attorney fees. The Association, may, but has no obligation to, remediate any violation of these Covenants without the need for court order and by any peaceful means necessary, all at the sole cost and expense of the corresponding Lot Owner, which costs and expenses shall be and do constitute a lien on such Lot. Each Lot Owner, by accepting a deed for the Lot Owner's Lot, shall be deemed to have covenanted and agreed, and shall have covenanted and agreed, that such Lot Owner totally and completely and unconditionally releases, discharges and exonerates the Association, its Board of Directors and its officers, employees, contractors, and designees, from all actions taken by them pursuant to these Covenants, and from all Special Lot Assessments which arise out of or are imposed pursuant to these Covenants, provided only that the Association, its officers, Board of Directors, employees or designees or contractors exercise good faith and their best judgment.

ARTICLE XI ANNEXATION

In addition to any and all of the Developer's Rights listed in these Covenants, Developer has the express right to annex additional lots, tracts, or parcels to these Covenants without the consent of any Lot Owner. Notwithstanding the foregoing, the Developer reserves the right to vary and modify the provisions of this Declaration (including the Architectural Control provisions and requirements) as such provisions apply to any real estate hereinafter annexed to the Declaration. In other words, future phases or annexation parcels may have different architectural requirements or use restrictions than those originally imposed in this Declaration. Further, the Developer reserves the right to designate additional Common Areas and install additional Common Elements in such annexation parcels.

**ARTICLE XII
MISCELLANEOUS**

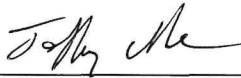
Invalidation of any one of the provisions of this document by judgment or court's decree shall not in any way affect the validity of the other provisions herein which shall remain in full force and effect.

[REMAINDER OF PAGE LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

BOONE COUNTY MO JUL 21 2026

IN WITNESS WHEREOF, the Developer has executed this document as of the 20th day of July, 2026.

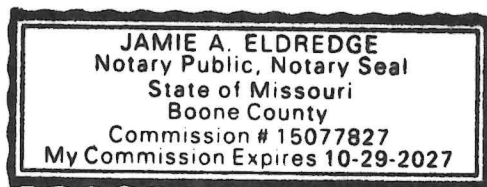
Hemme Construction, LLC, a Missouri limited liability company

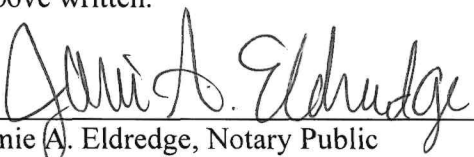
By: 
Jeffrey C. Hemme, Manager

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 20th day of July, 2026, before me appeared Jeffrey C. Hemme, to me personally known, who, being by me duly sworn did say that he is the manager of Hemme Construction, LLC, a Missouri limited liability company, and that said limited liability company has no seal, and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement, and said Jeffrey C. Hemme acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS 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.




Jamie A. Eldredge, Notary Public
Commissioned in Boone County

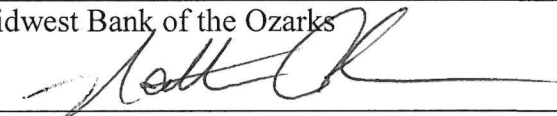
BOONE COUNTY MO JUL 21 2026

MORTGAGEE'S SUBORDINATION AGREEMENT

First Midwest Bank of the Ozarks, a corporation and holder of the Note secured by the Deed of Trust recorded in Book **6087**, Page **23**, Deed Records of Boone County, Missouri, does hereby subordinate said Deed of Trust to the above-described Covenants.

Dated this 20th day of July, 2026.

First Midwest Bank of the Ozarks

By: 

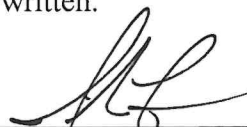
Name: Nathan Anderson

Title: Vice President

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 20th day of July, 2026, before me personally appeared Nathan Anderson [name], Vice President [title] of First Midwest Bank of the Ozarks [mortgage holder], a corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same with due authority of such bank's shareholders and board, as the free act and deed of said bank.

IN WITNESS 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.


Jeremiah Turner, Notary Public
Commissioned in Boone County

JEREMIAH TURNER
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: July 7, 2028
Commission # 24301671

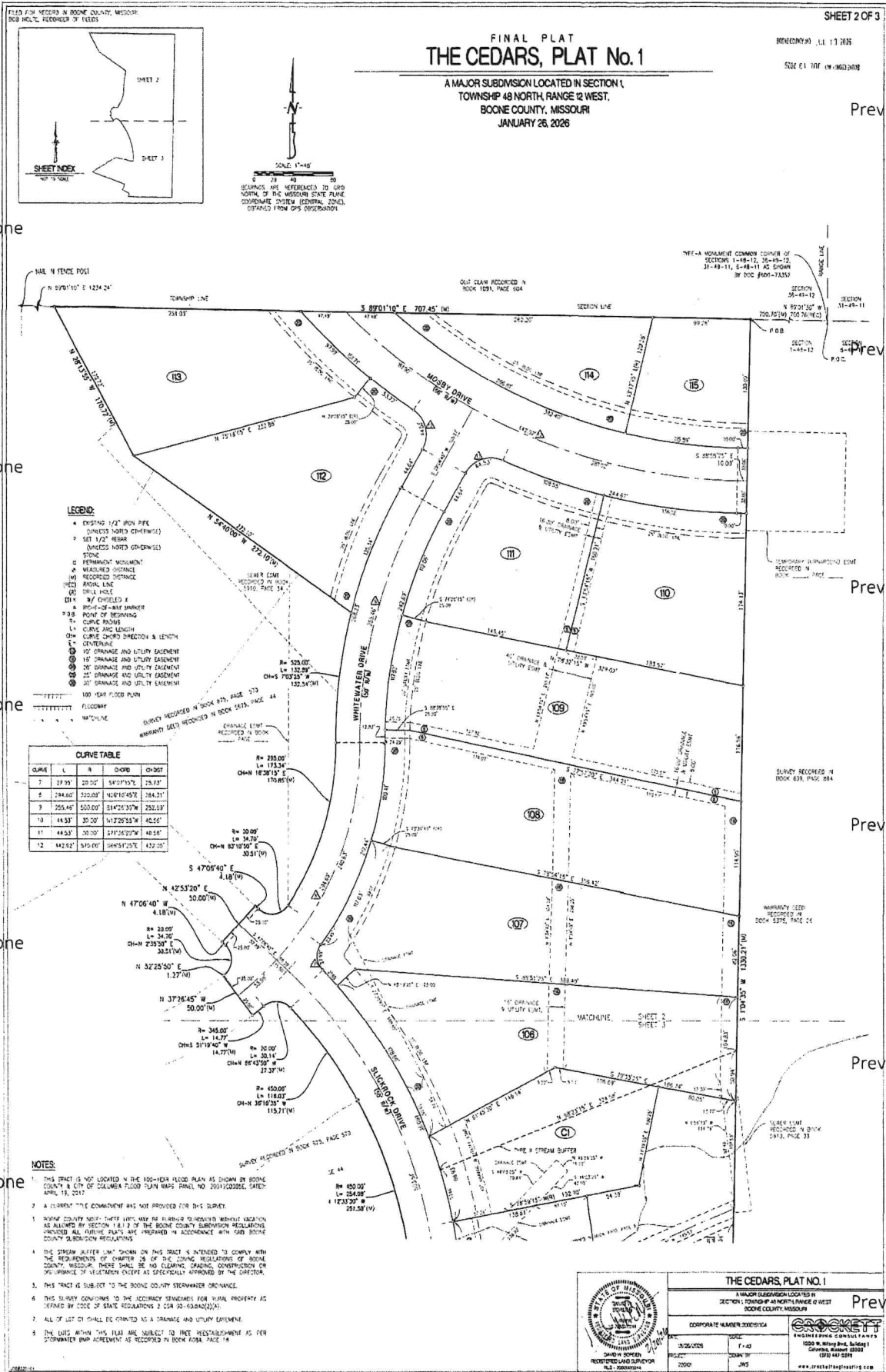
BOONE COUNTY MO JUL 21 2026

EXHIBIT A

Subdivision Plat

Boone

The image quality of this document may be degraded for preview.



Boone

Boone

Boone

Boone

Boone

Preview

Preview

Preview

Preview

Preview

Preview

The image quality of this document may be degraded for preview.

A MAJOR SUBDIVISION LOCATED IN SECTION 1,
TOWNSHIP 48 NORTH, RANGE 12 WEST,
BOONE COUNTY, MISSOURI
JANUARY 26, 2026

Preview

CURVE	L	R	CHORD	CHORD
1	72.10'	100.00'	87°22'59.76"	79.34'
2	187.19'	200.00'	43°54'45.71"	181.15'
3	29.89'	270.00'	56°10'45.25"	27.35'
4	35.66'	475.00'	57°05'05.76"	35.85'
5	29.89'	270.00'	53°53'13.97"	27.35'
6	94.92'	475.00'	47°55'55.56"	100.12'
7	27.35'	200.00'	64°02'15.81"	25.33'
8	254.60'	310.00'	50°58'04.57"	284.31'

NOTES:

1. THIS PRACT IS NOT LOCATED IN THE 100'-SEAS FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY & CITY OF CALHOUN FLOOD PLAIN MAPS. PAR. NO. 2307 MONROE, STATE OF ARK., 1937.

2. A CURRENT TITLE COMMITTEE HAS NOT PROVIDED FOR THIS SURVEY.

3. BOONE COUNTY HAS THESE LOTS AS IF THEY WERE SURVEYED WITHOUT CONSIDERING ALL THE ALLEGED VIOLATIONS OF THE BOONE COUNTY SUBDIVISION REGULATIONS. PROVIDE ALL FUTURE PLATS ARE PREPARED IN ACCORDANCE WITH BOONE COUNTY SUBDIVISION REGULATIONS.

4. THE TOWN MAPS ARE SHOWN "IN" THE PRACT IS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 24 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSISSIPPI. THE TOWN MAPS ARE NOT REQUIRED TO CONSIDERATION ON COMPLIANCE OF VIOLATION OTHER AS SPECIFICALLY APPROVED BY THE DIRECTOR.

5. THIS PRACT IS SUBJECT TO THE BOONE COUNTY ZONING ORDINANCE.

6. THE TOWN MAPS CONFORM TO THE AGENCY STANDARDS FOR PLAT PREPARATION AS DETERMINED BY CODE OF ZONING REGULATIONS 2.04.03-2.04.05 (2012).

7. ALL OF LOT 10 SHALL BE GRANTED AS A GRANT AND "LUMEN EXTENT"

8. THE LOTS WITHIN "THIS PRACT ARE SUBJECT TO THE DETERMINATIONS OF THE BOONE COUNTY ZONING DEPARTMENT."

LEGEND:

- EXISTING 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- o SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- MEASURED DISTANCE
- (M) RECORDED SURFACE
- RADIAL LINE
- DRILL HOLE
- DIK = $\frac{1}{2}$ CIRCLED X
- RIGHT-OF-WAY MARKER
- POINT OF BEGINNING
- CURVE RADIUS
- CURVE ARC LENGTH
- CURVE SPEED DIRECTION & L
- CENTERLINE
- ① DRAINAGE AND UTILITY EAS
- ② 16' DRAINAGE AND UTILITY EAS
- ③ 20' DRAINAGE AND UTILITY EAS
- ④ 25' DRAINAGE AND UTILITY EAS
- ⑤ 30' DRAINAGE AND UTILITY EAS

100 YEAR FLOOD PLAIN

FLOODWAY

MATCHLINE

[illegible]

EXHIBIT B

Form of Articles of Incorporation



State of Missouri

Denny Hoskins, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

Articles of Incorporation of a Nonprofit Corporation

(Submit with a filing fee of \$25.00)

The undersigned natural person(s) of the age of eighteen years or more for the purpose of forming a corporation under the Missouri Nonprofit Corporation Act adopt the following Articles of Incorporation:

1. The name of the corporation is The Cedars Homeowners Association
2. This corporation is a Mutual Public or Mutual Benefit Corporation.
3. The period of duration of the corporation is Perpetual
"Perpetual" unless stated otherwise
4. The name and street address of the Registered Agent and Registered Office in Missouri is:

<u>Caleb Colbert</u>	<u>1203 W Broadway</u>	<u>Columbia, MO 65203</u>
Name	Address	City/State/Zip
5. The name(s) and address(es) of each incorporator:
Jeffrey C. Hemme, 2301 Chapel Plaza Ct., Suite 1, Columbia, MO 65203
Orie M. Hemme, 2301 Chapel Plaza Ct., Suite 1, Columbia, MO 65203
Noah B. Hemme, 2301 Chapel Plaza Ct., Suite 1, Columbia, MO 65203
6. Will the corporation have members? ☒ YES ☐ NO
7. The assets of the corporation will be distributed on dissolution as follows: See attached
8. The corporation is formed for the following purpose(s): The purpose or purposes for which the Corporation is orgnaized
is or are as stated in the Declaration recorded in Book 60, Page 29 of the Records of Boone County, Missouri.
9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this Office)

(Please see next page)

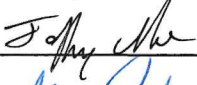
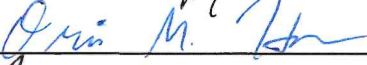
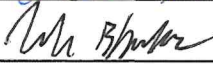
Name and address to return filed document:

Name: Caleb Colbert
 Address: 1203 W Broadway
 City, State, and Zip Code: Columbia, MO 65203

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Must be signed by all Incorporator(s):

	Jeffrey C. Hemme	7-20-2026
	Orie M. Hemme	7-20-2026
	Noah B. Hemme	7-20-2026
Signature	Printed Name	Date Signed

7. The assets of the corporation will be distributed on dissolution as follows:

If the Corporation shall be voluntarily or involuntarily dissolved pursuant to the laws of the State of Missouri, the assets of the Corporation in the process of dissolution shall be applied and distributed as follows: (a) All liabilities and obligations of the Corporation shall be paid, satisfied and discharged, or adequate provisions shall be made therefor; (b) Assets held by the Corporation upon condition requiring return, transfer or conveyance, which condition occurs by reason of the dissolution, shall be returned, transferred or conveyed in accordance with such requirements; (c) Assets held with a charitable, religious, eleemosynary, benevolent, educational or similar use, but not held upon a condition requiring return, transfer or conveyance by reason of the dissolution, shall be transferred or conveyed to one or more domestic or foreign corporations, trusts, societies or other organizations engaged in a charitable, religious, eleemosynary, benevolent, educational or similar activity pursuant to a plan of distribution adopted as provided by the laws of the State of Missouri dealing with nonprofit corporations; (d) Any remaining assets shall be distributed, in equal shares, to the Owners of the tracts located within the Development, with Common Areas and Common Elements being conveyed to all lot owners as equal tenants in common; provided, however, that the Attorney General of the State of Missouri shall be notified of the intention to so distribute such assets, in writing, at least thirty (30) days prior to such distribution.

BOONE COUNTY MO JUL 21 2026

EXHIBIT C

Form of Association Bylaws

BYLAWS OF THE CEDARS HOMEOWNERS ASSOCIATION

Adopted: July 20, 2026

BYLAWS OF THE CEDARS HOMEOWNERS ASSOCIATION

Table of Contents

ARTICLE I. NAME AND LOCATION	1
SECTION 1. NAME.....	1
SECTION 2. PRINCIPAL OFFICE	1
ARTICLE II. DEFINITIONS.....	1
SECTION 1. TERMS DEFINED	1
(A) GENERAL DEFINITIONS	1
(B) OTHER DEFINITIONS	1
ARTICLE III. MEMBERSHIP IN THE ASSOCIATION	1
SECTION 1. LOT OWNERS MEMBERS	1
ARTICLE IV. VOTING RIGHTS	2
SECTION 1. ONE CLASS OF VOTING RIGHTS.....	2
ARTICLE V. MEMBERSHIP MEETINGS	2
SECTION 1. PLACE OF MEETINGS.....	2
SECTION 2. ANNUAL MEETINGS.....	2
SECTION 3. SPECIAL MEETINGS.....	2
SECTION 4. NOTICE OF MEETINGS.....	2
SECTION 5. WAIVER OF NOTICE	3
SECTION 6. QUORUM	3
SECTION 7. PROXIES	3
SECTION 8. MEETINGS, CONVENED, HOW	3
SECTION 9. ORDER OF BUSINESS	3
SECTION 10. NEW BUSINESS	4
SECTION 11. ACTION WITHOUT MEETING	4
ARTICLE VI. DIRECTORS.....	4
SECTION 1. NUMBER AND CLASSIFICATION	4
SECTION 2. NOMINATING PROCEDURE	5
SECTION 3. VACANCIES	5
SECTION 4. MANAGEMENT	6
SECTION 5. TERM OF OFFICE	6
SECTION 6. TERMINATION OF DIRECTORSHIP	6
SECTION 7. COMPENSATION	6
SECTION 8. ORGANIZATION MEETING	6
SECTION 9. REGULAR MEETINGS.....	6
SECTION 10. SPECIAL MEETINGS.....	6
SECTION 11. WAIVER OF NOTICE	7
SECTION 12. QUORUM	7
SECTION 13. ACTION WITHOUT MEETING	7
SECTION 14. FIDELITY BONDS AND OFFICERS AND DIRECTORS INSURANCE	7
SECTION 15. POWERS AND DUTIES.....	7
ARTICLE VII. OFFICERS.....	7

SECTION 1.	NUMBER	7
SECTION 2.	TERM	8
SECTION 3.	VACANCIES	8
ARTICLE VIII. DUTIES OF OFFICERS		8
SECTION 1.	GENERAL POWERS	8
SECTION 2.	PRESIDENT.....	8
SECTION 3.	VICE PRESIDENT.....	8
SECTION 4.	SECRETARY	8
SECTION 5.	TREASURER.....	9
SECTION 6.	ASSISTANT SECRETARIES	9
SECTION 7.	ASSISTANT TREASURERS	9
SECTION 8.	COMPENSATION OF OFFICERS.....	9
ARTICLE IX. LIABILITY AND INDEMNIFICATION OF OFFICERS AND DIRECTORS		9
SECTION 1.	LIABILITY AND INDEMNIFICATION OF OFFICERS AND DIRECTORS.....	9
SECTION 2.	COMMON OR INTERESTED DIRECTORS.....	9
ARTICLE X. MANAGEMENT		10
SECTION 1.	MANAGEMENT	10
SECTION 2.	MANAGER OR MANAGING AGENT.....	10
SECTION 3.	DUTIES TO MAINTAIN	10
SECTION 4.	ACCESS AT REASONABLE TIMES.....	11
SECTION 5.	LIMITATION OF LIABILITY	11
ARTICLE XI. ASSESSMENTS.		11
SECTION 1.	ASSESSMENTS PROVIDED IN DECLARATION.....	11
ARTICLE XII. FINANCIAL MANAGEMENT		11
SECTION 1.	FISCAL YEAR.....	11
SECTION 2.	BOOKS AND ACCOUNTS.....	11
SECTION 3.	AUDITING	12
SECTION 4.	INSPECTION OF BOOKS	12
SECTION 5.	EXECUTION OF CORPORATE DOCUMENTS	12
SECTION 6.	SEAL.....	12
SECTION 7.	INSURANCE	12
ARTICLE XIII. AMENDMENT		13
SECTION 1.	AMENDMENT AS IN DECLARATION.....	13
ARTICLE XIV. CONFLICT WITH THE DECLARATION		13
SECTION 1.	CONFLICT	13
SECTION 2.	SEVERABILITY	13
SECTION 3.	WAIVER	13
SECTION 4.	CAPTIONS.....	13
SECTION 5.	GENDER, ETC.....	13

**BYLAWS OF
THE CEDARS HOMEOWNERS ASSOCIATION**

**Article I.
Name and Location.**

Section 1. Name. The name of the corporation is The Cedars Homeowners Association ("the Association").

Section 2. Principal Office. The principal office of the corporation shall be located at 2301 Chapel Plaza Ct., Suite 1, Columbia, MO 65203, or at such other place as the Association's Board of Directors shall from time to time designate (the "Principal Office").

**Article II.
Definitions.**

Section 1. Terms Defined. The following terms shall have the following meanings when used in these Bylaws:

(a) General Definitions. "Declaration" means the Declaration of Covenants, Conditions, Reservations, Easements and Restrictions of The Cedars," made by Hemme Construction, LLC, a Missouri limited liability company (the "Developer") and recorded in the Real Estate Records of Boone County, Missouri, as amended.

(b) Other Definitions. Unless it is plainly evident from the context that a different meaning is intended, all other terms used herein shall have the same meaning as they are defined to have in the Declaration.

**Article III.
Membership in the Association**

Section 1. Lot Owners Members. Every Owner of a lot owned by a party other than the Developer and the Developer's assignees shall be Member of the Association, shall be subject to the jurisdiction of the Association, shall be subject to assessments levied by the Association under the provisions of the Declaration, and shall be entitled to all rights and provisions of membership in the Association. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation as members of the Association. There shall be one membership in the Association appurtenant to the ownership of any lot which is subject to assessment by the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Ownership of a lot shall be the sole qualification for membership in the Association. Membership in the Association cannot, under any circumstances, be partitioned or separated from ownership of a lot subject to the jurisdiction of the Association. Any covenant or agreement to the contrary shall be null and void. No lot Owner shall execute any deed, lease, mortgage or other interest in the lot and his or her corresponding membership in the Association, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease, mortgage or instrument purporting to affect the one without including also the other, shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described

therein. The Developer, or those to which it assigns all or any part of its rights as the Developer under the terms of the Declaration shall have the rights set forth in the Declaration and these Bylaws and shall become a member upon and following the termination of the Developer Period as hereinafter provided, for each lot in which the Developer (or its successor) holds the interest required for membership by this Article III. The Developer shall also be a member before termination of the Developer Period for all lots in which the Developer resides upon or holds such lot for residential rental or lease purposes.

Article IV. Voting Rights

Section 1. One Class of Voting Rights. The Association shall have one (1) class of voting memberships. The qualifications for membership, and the identities of the members, and the nature and extent of the voting rights of Members shall be as specified in the Declaration.

Article V. Membership Meetings

Section 1. Place of Meetings. Meetings of the membership shall be held at the Principal Office or place of business of the corporation, or at such other suitable place convenient to the membership as may be designated by the Board of Directors.

Section 2. Annual Meetings. The first annual meeting of the members of the Association shall be held at a reasonably convenient location within Boone County, Missouri selected by the Board, within 365 days following the formation of the Association, or 180 days following the first day of the first calendar year which next begins after the conveyance of the first lot contained within the Development to a person other than Developer (or its successor), whichever shall last occur. Thereafter, the annual meetings of the members of the Association shall be held within the first 180 days following the close of each calendar year, at such times as the Board of Directors shall determine appropriate.

Section 3. Special Meetings. Special meetings of the membership may be called at any time for the purpose of considering matters which, by the terms of the Declaration, or by the terms of the Association's Articles of Incorporation, or by the terms of these Bylaws, require the approval of some or all of the members, or for any other reasonable purpose. Said meeting shall be called by a written notice, authorized by a majority of the Board of Directors, or upon a petition signed by twenty percent (20%) of the Members of the Association having been presented to the Association's Secretary. The notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice unless by consent of four-fifths (4/5) of the members present, either in person or by proxy.

Section 4. Notice of Meetings. Except when otherwise provided by the Declaration and except when notice is waived as hereinafter provided, written or printed notice of any annual or special meeting of the members shall be sent by the Secretary of the corporation to all members via U.S. Mail, postage prepaid, or electronic mail at least five (5) days and not more than thirty (30) days prior to the meeting, addressed to the members at their respective addresses as recorded

upon the membership books of the Association. Notice may also be accomplished by service of same upon the member at his or her lot or last known address. Notice by either such method shall be considered as notice served. Any notice shall state the place, day and hour of the meeting and the purpose or purposes for which it is called. No notice of any annual or special meeting of the members is required if all members file with the records of the meeting written waivers of such notice. In the absence or disability of the Secretary, notice as provided for in this Section may be sent out by any such officer as may be designated by the Board of Directors.

Section 5. Waiver of Notice. Any member may waive notice of any membership meeting, either in writing or by telegram, signed by the member whether such member attends the meeting or not. The presence of a member at any membership meeting shall be deemed to constitute a waiver by the member of notice to the meeting unless such member attends for the express purpose of objecting to the transaction of business at the meeting.

Section 6. Quorum. The presence of twenty percent (20%) of the members of the Association, either in person or by proxy, shall constitute a quorum for the transacting of business at all meetings of the members, unless a greater quorum is required for the transaction of the particular business by the Declaration. Unless otherwise specified by these Bylaws or the Declaration, or by the Association's Articles of Incorporation, or by law, decisions at membership meetings shall be by the majority vote of the members present. If a quorum is not present, a majority of the members present can adjourn the meeting to another date and time not less than forty-eight (48) hours from the time the original meeting was called, unless otherwise required by the Declaration at which time the quorum requirement shall be reduced by one-half (1/2). No notice of such date and time shall be required.

Section 7. Proxies. A member may appoint any other member or the Developer or the manager or managing agent of the Association, if any, as his or her proxy. In no case may any member, (except the Developer or the manager or managing agent, if any) cast more than one (1) vote by proxy. Any proxy must be filed with the Secretary of the Association before the appointed time of each meeting. Unless limited by its terms, any proxy shall continue until revoked by a written notice of revocation filed with the Secretary of the Association or by the death of the member.

Section 8. Meetings, Convened, How. Every meeting of the members, for whatever purpose, shall be convened and chaired by the Association's President, if he or she be present, otherwise by the Vice President, or in his or her or her absence or refusal to act by persons selected by the Board of Directors.

Section 9. Order of Business. The order of business at all annual meetings of the members shall be as follows:

- (a) Roll call and certification of proxies.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers, if any.

- (e) Reports of committees, if any.
- (f) Election of inspectors in election.
- (g) Election of directors.
- (h) Unfinished business.

Section 10. New business. In the case of special meetings, the foregoing items Section 9(a) through Section 9(d), both inclusive, shall be applicable and thereafter the agenda shall consist of the items specified in the notice of the meetings.

Section 11. Action Without Meeting. Any action by the Members required or permitted to be taken at any meeting may be taken without a meeting if a majority of the members of the Association shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Members.

Article VI. Directors

Section 1. Number and Classification. As long as the Developer owns a beneficial interest in a lot (such period referred to as the "Developer Period"), the Board of Directors of the Association shall consist of three (3) Directors or some other odd number of Directors as shall from time to time be established by the Board of Directors of the Association immediately prior to the Annual Meeting at which Directors are to be elected.

(a) During the Developer Period, all Directors shall be natural persons elected by the Developer (who need not be lot Owners).

(b) After the Developer Period, the Board of Directors shall consist of three (3), five (5), seven (7), or some other odd number of Directors (as determined by the Board of Directors immediately prior to the Annual Meeting of Members at which Directors are to be elected), who must be Owners of ownership interests in lots, elected by the members of the Association.

(c) During the Developer Period, all Directors shall be elected at the annual meeting of the Association's members and shall serve for one (1) year and until their respective successors are duly elected and qualified.

(d) Prior to the first annual meeting of the members of the Association which is to be held after termination of the Developer Period, the then Board of Directors shall determine the number of persons who shall constitute the Board of Directors for the coming year. At such meeting, all Directors shall be elected. All Directors elected after the Developer Period must be natural persons, who are Owners of lots, or who hold ownership interests in lots. The Directors elected at such meeting are elected for the following terms:

(i) One-third (1/3) of the Directors shall be elected to serve a term of office of three (3) years. One-third (1/3) of the number of Directors to be elected shall serve a term of office of two (2) years. The remaining Director(s) shall serve a term of office of just one (1) year. If the number of Directors is not divisible by 3, then the number shall be divided up or down to the nearest whole number. For example, if the number of Directors is five (5), two (2) officers shall be elected for three (3) years, two (2) for two (2) years, and one (1) for one (1) year. The term of office of the Director(s) receiving the greatest number of votes shall be fixed at three (3) years, and the term of office of the Directors(s) receiving the second greatest number of votes shall be fixed at two (2) years; and the term of office of the remaining Directors shall be fixed at one (1) years. Thereafter, at the expiration of each term of office of each respective Director, such Director's successor shall be elected to serve a term of three (3) years.

(e) Directors shall, in all events, hold office until their successors have been duly elected and have held their first annual meeting, and until such occurrence, shall possess all of the powers, authorities, duties, discretions and immunities of Directors, which is to say that a sitting Board of Directors shall serve until a new Board has been duly elected and has held its first meeting.

(f) There shall be no cumulative voting on Directors. In the event of a tie vote, the election to the office of Director shall be determined by lot or as the then serving president of the Association shall otherwise determine, in the exercise of his or her or her reasonable discretion.

(g) If there is a tie vote, then the terms of offices of the Directors shall be determined by lot or as the then-serving president of the Association, in his or her or her sole and absolute discretion, shall determine appropriate. There shall be a single ballot or vote upon all Directors to be elected.

Section 2. Nominating Procedure. The Board of Directors may, in its sole and absolute discretion, constitute a "Nominating Committee," and may place names in nomination to fill the office of Directors. However, whether or not the Board so nominates persons to stand for election as members of the Board of Directors, persons to stand for election as members of the Board of Directors shall or may be nominated from the floor at the annual meeting of the members.

Section 3. Vacancies. The Board shall fill vacancies in its membership occurring between elections. A Board member, who is absent without sufficient cause (such sufficient cause being determined within the sole and absolute discretion of the remaining members of the Board by the majority vote thereof) from three (3) consecutive meetings of the Board may, at the option of the remaining members of the Board, be considered to have resigned, and such vacancies shall be filled by the unanimous vote of the remaining members of the Board; provided, however, that before such option is exercised by the Board, such member shall be given at least eight (8) days written notice that the exercising of such option is an issue to be placed before the Board so that such Board member shall have ample opportunity to appear before the Board to explain his or her absence from the meetings of the Board. For purposes of determining whether or not to exercise such option, the size of the Board of Directors shall be deemed to be reduced by one. Vacancies in positions on the Board filled by the vote of the Developer shall be filled by the remaining Directors elected by the Developer.

Section 4. Management. The management of the Corporation's business, funds, assets, deposits, properties and affairs shall be vested in the Board of Directors. The Board of Directors shall, however, if it in its sole and absolute discretion deems it advisable to do so, employ for the Association, a professional manager, management firm or managing agent, at a rate of compensation to be established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize, including, but not necessarily limited to those duties and services specified in the Declaration. The employment of such a manager, management firm or managing agent shall be upon such terms and conditions as the Association's Board of Directors shall, in its sole and absolute discretion, elect. Notwithstanding anything to the contrary hereinabove set forth in this Section 4, the Association or its Board of Directors shall not delegate any of its responsibilities for a term extending beyond the termination of the Developer Period, prior to the conclusion of the Developer Period, and shall not, prior to the termination of such Developer Period, employ any professional manager, managing agent or management firm for a term extending beyond the termination of the Developer Period. Any management agreement shall be terminable by the Association on six (6) months' notice.

Section 5. Term of Office. The term of office of Directors shall be as specified in Section 1 of this Article VI; provided, however, that during the Developer Period, all Directors shall be elected at each annual meeting of the members, meaning that such Directors shall hold office for a term of one (1) year only.

Section 6. Termination of Directorship. The term of any Director who becomes more than thirty (30) days delinquent in the payment of any assessments due under the Declaration, or any share of the common expenses, and/or carrying charges shall be automatically terminated and the remaining Directors shall appoint his or her successor as provided in Section 3 of this Article VI.

Section 7. Compensation. Directors, as such, shall not receive any stated compensation or salaries for their services as Directors.

Section 8. Organization Meeting. The first meeting of the newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors are elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board of Directors shall be present.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least one (1) such meeting shall be held during each calendar year. Notice of regular meetings of the Board of Directors shall be given to each Director via hand delivery, electronic mail, or U.S. Mail, postage prepaid, at least five (5) days prior to the day named for such meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, sent via hand delivery, electronic mail, or U.S. Mail, postage prepaid, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of any Director.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him or her of the time, place and purpose thereof. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 12. Quorum. At all meetings of the Board of Directors a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 13. Action Without Meeting. Any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board of Directors shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board of Directors.

Section 14. Fidelity Bonds and Officers and Directors Insurance. The Board of Directors shall, if it in its discretion deems it appropriate to do so, require that all officers and employees of the Association handling or responsible for corporate or trust funds shall furnish adequate fidelity bonds and may purchase Officers and Directors Liability Insurance, the cost of which shall be paid for from the Maintenance Fund or the assessments of members. The premiums on such bonds and insurance shall be paid by the Association.

Section 15. Powers and Duties. The Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law, or by the Declaration or by these Bylaws, directed to be exercised and done by the members of the Association or by the lot Owners. The property, funds and affairs of the Association shall be controlled and managed by the Board of Directors, which shall exercise all powers of the Association not reserved by these Bylaws or by the Declaration or Articles of Incorporation to the members of the Association or the lot Owners. The Association's Board of Directors shall have the authority to employ, discharge and determine the compensation of such management personnel, management firm, managing agent, professional management and employees as in its opinion are needed to do the work of the Association; provided, however, that during the Development Period the Directors shall not delegate responsibilities, or employ managing agents or a management firm, except within those limitations specified by Section 4 of this Article.

Article VII. Officers

Section 1. Number. The officers of the Board and the Association shall consist of a President, a Vice-President, a Secretary and a Treasurer. The Board of Directors may, if it in its sole and absolute discretion determines appropriate, also choose and appoint one or more

additional Vice Presidents and one or more Assistant Secretaries and Assistant Treasurers, and such additional officers and agents, if any, as it may deem necessary from time to time. Any person may fill more than one of the offices; provided, however, that no person may be both the President and the Secretary. The Board may, for example, elect a single person as being the Vice President and the Secretary. Such officers shall be selected by the Board of Directors at the organizational meeting of the Board of Directors following the annual meeting of the members of the Association. The President and Vice-President must be members of the Board of Directors. The Secretary and/or Treasurer and any Assistant Secretaries or Assistant Treasurers need not be members of the Board of Directors if the Board of Directors determines such to be the case.

Section 2. Term. The officers shall hold office at the pleasure of the Board of Directors, for a period of one (1) year from the date of their respective elections, and until their successors are duly elected and qualified.

Section 3. Vacancies. A vacancy in any office for any reason shall be filled by the Board of Directors at any meeting for the unexpired portion of the term.

Article VIII. Duties of Officers

Section 1. General Powers. The officers shall have such power and authority in the control and management of the property and business of the Association as is usual and proper in the case of, and incident to, such corporate officers, except insofar as such power and authority is limited by these Bylaws, or by resolution of the Board of Directors.

Section 2. President. The President shall be the principal officer of the Association, and shall, in general, control and manage the property and affairs of the Association. He or she shall preside at all meetings of the Board of Directors and shall perform such other duties as may be prescribed by the Board of Directors from time to time. He or she shall sign all notes, agreements, conveyances or other instruments in writing made and entered into for or on behalf of the Association. He or she shall have all the general powers and duties which are usually vested in the office of President of a corporation, including but not limited to the power to appoint committees from time to time among the membership of the Association as he or she may, in his or her discretion, decide is appropriate to assist in the conduct of the affairs of the Association.

Section 3. Vice President. The Vice President shall take the place of the President and perform his or her duties whenever the President shall be absent and unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him or her by the Board of Directors.

Section 4. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he or she shall have custody of the seal of the Association; he or she shall have charge of the membership transfer books and of such other books and papers as the Board of Directors may direct; and he or she shall, in general, perform all the duties incident to the office of Secretary.

Section 5. Treasurer. The Treasurer shall have responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He or she shall be responsible for the deposit of all moneys and other valuable effects in the name, and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

Section 6. Assistant Secretaries. The Assistant Secretaries, in order of succession, shall perform all of the duties of the Secretary in the event of the death, disability or absence of the Secretary, and such other duties, if any, as may be prescribed by the Board of Directors.

Section 7. Assistant Treasurers. The Assistant Treasurers shall, as to the funds entrusted to them, perform all of the duties of the Treasurers.

Section 8. Compensation of Officers. No officer shall receive any salary or other compensation for services rendered to the Association in his or her capacity as an officer of the Association. No remuneration shall be paid to any officer for services performed by him or her for the Association in any other capacity unless a resolution authorizing such remuneration shall have been adopted by the Board of Directors before the services are undertaken.

Article IX.

Liability and Indemnification Of Officers and Directors

Section 1. Liability and Indemnification of Officers and Directors. The Association shall indemnify (to the maximum extent permitted by the law of Missouri) every officer and director of the Association, against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including the settlement of any such suit or proceeding if approved by the then Board of Directors of the Association) to which he or she may be made a party by reason of being or having been an officer or director of the Association whether or not such person is an officer or director at the time such expenses are incurred. The officers and directors of the Association shall not be liable to the members of the Association for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The officers and directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association or the Development (except to the extent that such officers or directors may also be Owners of lots) and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right of indemnification provided for herein shall not be exclusive of any other rights to which any officer or director of the Association, or former officer or directors of the Association may be entitled.

Section 2. Common or Interested Directors. The Directors shall exercise their powers and duties in good faith and with a view of the interests of the Association. No contract or other transaction between the Association and one or more of its Directors, or between the Association and any corporation, firm or association (including the Developer) in which one or more of the Directors of the Association are Directors or officers or are pecuniarily or otherwise interested, is either void or voidable because such Director or Directors are present at the meeting of the Board of Directors or any committee therefor which authorizes or approves the contract or transaction,

or because of his or her or their votes as counted for such purpose, if any of the conditions specified in any of the following subparagraphs exist:

(a) The fact of the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or is noted in the minutes, and the Board authorizes, approves or ratifies such contract or transaction in good faith by a vote sufficient for the purpose; or

(b) The fact of the common directorate or interest is disclosed or known to the members, or a majority thereof, and they approve or ratify the contract or transaction in good faith by a vote sufficient for the purpose; or

(c) The contract or transaction is commercially reasonable to the Association at the time it is authorized, ratified, approved or executed. Common or interested Directors may be counted in determining the presence of a quorum at any meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies any contract or transaction, and may vote thereafter to authorize any contract or transaction with like force and effect as if he or she were not such Director or officer of such other corporation or not so interested.

Article X. Management

Section 1. Management. The Association, by and through its Board of Directors, shall enforce the provisions of the Declaration and of these Bylaws, and shall perform all duties and obligations conferred upon the Association by the Declaration, and shall have all powers, privileges, powers and discretions conferred upon the Association by the Declaration, and shall pay out of the Maintenance Fund, established by the Declaration, for those articles, items, duties and services to be supplied and performed by the Association through the use of such funds under the terms of the Declaration.

Section 2. Manager or Managing Agent. The Association, by and through its Board of Directors, may delegate any of its duties, powers or functions to a manager or managing agent, provided that such delegation shall be revocable upon no more than six (6) months written notice. The Association, and its officers, and its Board of Directors shall not be liable for any omission or improper exercise by the manager or managing agent of any such duty, power or function so delegated. Notwithstanding anything to the contrary set forth in this Section 2, provided that, during the Developer Period, the Association shall not employ any professional manager, for a term extending beyond the termination of Developer Period, and shall not delegate any of its responsibilities for a term extending beyond the termination of the Developer Period.

Section 3. Duties to Maintain. The Association shall have the duty and obligation to perform the repairs and maintenance imposed upon the Association and/or the Board of Managers by the Declaration. Each lot Owner shall have the duty and obligation to perform the maintenance upon his or her, her or their lot imposed upon him or her, her or them by the Declaration, and shall be required to perform with respect to each lot, all maintenance not specifically imposed by the Declaration upon the Association and/or the Board of Managers. The lot Owners upon whom collective obligations of maintenance, repair and replacement are imposed by the Declaration,

shall have the duty and obligation, to the Association and all other lot Owners, to perform or to cause to be performed the maintenance, repairs and servicing described in the Declaration.

Section 4. Access at Reasonable Times. For the purposes of discharging its duties and responsibilities as provided by these Bylaws and the Declaration, or in the event of a bona fide emergency involving illness or potential danger to life or property, the Association, through its duly authorized agents, Directors or employees, shall have the right, after reasonable efforts to give notice to the lot Owner, to enter into any lot or any Apartment at any hour considered to be reasonable under the circumstances.

Section 5. Limitation of Liability. The Association, and its Directors, and its officers, shall not be liable for any failure of water supply or other services to be obtained by the Association or paid for out of the Maintenance Fund established by the Declaration, or for injury or damage to person or property caused by the elements or by the Owner of any lot, or any other person, or resulting from electricity, water, snow or ice which may leak or flow from any portion of the Common Elements or from any pipe, drain, conduit, appliance or equipment. The Association shall not be liable to the Owner or occupant of any lot for loss or damage by theft or otherwise of articles which may be stored upon any of the Common Elements. No diminution or abatement of maintenance fund assessments as provided for by the Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Elements, or the Units or the buildings located thereon, or from any action taken by the Association to comply with any law or ordinance or with the order or directive of any municipal or other governmental authority. The directors, officers and the employees of the Association, and the Association itself (except to the extent of the cost of procuring same), shall not be liable for any failure by the Association to provide or perform any management, maintenance, repairs, servicing, upkeep or other services, or to procure any insurance, required by the Declaration.

Article XI. Assessments.

Section 1. Assessments Provided in Declaration. This Article XI of these Bylaws shall be identical in form and content to assessment provisions of the Declaration, which such provisions are incorporated herein by reference.

Article XII. Financial Management

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the 1st day of January of each year. The commencement date of the fiscal year herein established shall be subject to change by the Board of Directors should corporate practice subsequently dictate.

Section 2. Books and Accounts. Books and accounts for all funds collected by the Association shall be kept under the direction of the Treasurer, in accordance with good bookkeeping principals consistently applied. The same shall include books with detailed accounts, in chronological order, of receipts and of the expenditures affecting the funds collected and the administration of such funds.

Section 3. Auditing. Upon request by a majority of the Board of Directors of the Association, any Treasurer or Assistant Treasurer of the Association, whether present or past, shall submit his or her books and records for audit by an independent Certified Public Accountant, retained by the Association at its expense, whose report shall be prepared and certified in accordance with generally accepted auditing principles. In lieu of any such audit by an independent Certified Public Accountant, the Association's Board of Directors may appoint an "audit committee." Such audit committee shall consist of one (1) director and two (2) members of the Association, who are not members of the Board of Directors. If an audit committee is used, then the books and records shall be audited by such audit committee, which shall report to the Association's Board of Directors and its members.

Section 4. Inspection of Books. The books and accounts of the Association, or of the Treasurer or any Assistant Treasurer thereof, and vouchers accrediting the entries made thereupon, shall be available for examination by the members of the Association, and/or their duly authorized agents or attorneys during normal business hours and for purposes reasonably related to their interests as members.

Section 5. Execution of Corporate Documents. With the prior authorization of the Board of Directors, all notes and contracts shall be executed on behalf of the Association by either the President or Vice President and by the Secretary, and all checks shall be executed on behalf of the Association by such officers, agents or other persons as are from time to time so authorized by the Board of Directors.

Section 6. Seal. The Corporation does not have a seal. The Board of Directors may, if it in its discretion deems it appropriate, provide a corporate seal containing the name of the Association, which seal shall be in the charge of the Secretary. If directed by the Board of Directors, a duplicate seal may be kept and used by the Treasurer or any assistant secretary or assistant Treasurer.

Section 7. Insurance. The Association's Board of Directors shall have the duty to obtain and maintain fire and casualty insurance to the extent reasonably available on any reasonably insurable improvements owned by the Association. The Association's Board of Directors, in its discretion, shall obtain, at the expense of the Association:

- (a) Such other fire and casualty insurance and physical damage insurance as it finds to be appropriate;
- (b) Such public liability insurance coverages and liability insurance coverages (in such amounts and for such limits) as it finds to be appropriate;
- (c) Worker's compensation insurance coverages shall be maintained to the extent required by law, and may, if not required by law, nevertheless be maintained if the Directors, in their discretion, find it to be appropriate that such insurance be maintained in effect;
- (d) Officers' and Directors' Liability Insurance Coverage, covering the Officers and Directors of the Association, to the extent the Board shall find to be appropriate; and

(e) Such other insurance coverages as the Board finds to be appropriate in its discretion. The Association's Board of Directors shall have the authority (but not the obligation) to enforce requirements imposed by the Declaration upon lot Owners that lot Owners obtain any insurance coverages.

Article XIII. Amendment

Section 1. Amendment as in Declaration. Those provisions of these Bylaws which also appear in the Declaration may be amended only in that manner provided for the amendment of the Declaration by the Declaration. The remaining provisions of these Bylaws may be amended by the Developer during the Developer Period, and, following termination of the Developer Period, by affirmative vote of a majority of the members present at any meeting of the members at which a quorum is present, and which is duly called for that purpose. Amendments may be proposed by the Board of Directors or by a petition signed by members representing at least twenty percent (20%) of the voting members. A description of any proposed amendment of these Bylaws or the Declaration shall accompany the notice of any regular or special meeting at which such proposed amendment is to be voted upon.

Article XIV. Conflict With The Declaration

Section 1. Conflict. In the event any of the provisions of these Bylaws, or any provision of an amended version of these Bylaws, conflicts with the terms and provisions of the Declaration in any way whatsoever, these Bylaws shall be deemed to be subordinate and subject to all provisions of the Declaration. All of the terms hereof except where clearly repugnant to the context, shall have the same meaning as in the Declaration. In the event of any conflict between these Bylaws and the Declaration, the provisions of the Declaration shall control.

Section 2. Severability. In the event any provision or provisions of these Bylaws shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provisions hereof which can be given effect.

Section 3. Waiver. No restriction, condition, obligation or provision of these Bylaws or the Declaration shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

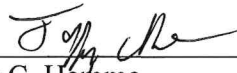
Section 4. Captions. The captions contained in these Bylaws are for convenience only and are a part of these Bylaws and are not intended in any way to limit or enlarge the terms and provisions of these Bylaws.

Section 5. Gender, etc. Whenever in these Bylaws the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

[REMAINDER OF PAGE LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

Adopted as the Bylaws of The Cedars Homeowners Association, a not-for-profit corporation of the State of Missouri, effective the 20th day of July, 2026 (same being attached to the Declaration, as the first Bylaws of the Association).

MEMBERS OF THE FIRST BOARD OF DIRECTORS OF THE ASSOCIATION:



Jeffrey C. Hemme



Orie Hemme



Noah Hemme

SECRETARY OF THE ASSOCIATION:



Jeffrey C. Hemme