

St. Charles County Recorder's Office
 Barbara J. Hall
 201 North Second Street, Suite 338
 St. Charles, MO 63301
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Receipt for Services

Cashier	DCRAWFORDI	Batch #	868399
Customer Name	JOHNSON LAW FIRM BOX	Date:	01/10/2017
		Time:	10:48:14AM
Remarks	DR/DMC		

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
1/10/2017 10:48:14AM	20170110000019640	AMRESTR	DE6683 1247		3
Party 1:	BROOKWOOD ESTATES		Party 2:	BROOKWOOD ESTATES	
		AMRESTR		Total:	\$27.00
		Fee Total:			\$27.00
CHECK	11486	JOHNSON LAW FIRM			27.00
		Payment Total:			\$27.00

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5-3

20170110000019640 AMRESTR
Bk: DE6683 Pg: 1247
01/10/2017 10:48:14 AM 1/3

CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:DCRAWFORD1 \$27.00

**AMENDMENT TO THE INDENTURE CREATING RESTRICTIONS, COVENANTS,
EASEMENTS, AND LIMITATIONS ON PROPERTY KNOWN AS BROOKWOOD
ESTATES PLAT ONE IN THE COUNTY OF ST. CHARLES, MISSOURI**

THIS AMENDMENT to the Indenture Creating Restrictions, Covenants, Easements, and Limitations on Property known as Brookwood Estates Plat One in the County of St. Charles, Missouri, is made this 4th day of January, 2017,

WITNESSETH:

WHEREAS, the then Owner/Developer of that real property depicted on the record plat of Brookwood Estates Plat One, recorded in Book 30 Pages 138-139 of the St. Charles County, Missouri, Recorder of Deeds Office, did encumber said real property by filing of record in Book 1338 Page 1730 in the Office of the Recorder of Deed for St. Charles County, Missouri, a certain "Indenture Creating Restrictions, Covenants, Easements, and Limitations on Property known as Brookwood Estates Plat One in the County of St. Charles, Missouri", hereinafter "Indenture", and

WHEREAS, the then Owner/Developer by instrument recorded in Book 1394 Page 2024 of the Office of the Recorder of Deeds for St. Charles County, Missouri, did encumber additional real property with the Indenture, said real property being that which is depicted on the record plat of Brookwood Estates Plat Two as recorded in the Book 30 Page 321 of the St. Charles County, Missouri, Recorder of Deeds Office, and

WHEREAS, Article VI, Section 2 of the Indenture, allows the Indenture to be amended subject to the approval of not less than two-thirds (2/3) the "owners", as that terms is defined within the Indenture, and

WHEREAS, the "owners" held a duly noticed meeting of the "owners" in July of 2007 and at such meeting or by ballot provided all "owners", not less than two-thirds (2/3) of said "owners" voted to amend the Indenture in the following manner and respects, and

NOW THEREFORE, the undersigned, being an officer of the Brookwood Estates Homeowners Association, hereby files this amendment to the Indenture, that such amendment was approved by not less than two-thirds of the "owners", at a duly noticed meeting of said



“owners” held in July of 2007, and by ballots received from all “owners”, and that said amendment shall operate as a covenant running with the land to which the Indenture encumbers with the express understanding that any term, condition, representation or covenant, currently contained within the Indenture not otherwise amended herein shall remain unchanged and shall stand as originally recorded, to wit.

1. Article II, Section 3, currently reads as follows:

3. On the first Monday of May, 1993, and each year thereafter, and on the first Monday of November, 1998, and each year thereafter, the TRUSTEES shall call a bi-annual meeting of the lot owners of BROOKWOOD ESTATES PLAT ONE for the purpose of electing a successor TRUSTEE, May meeting only, who must be a lot owner in BROOKWOOD ESTATES PLAT ONE, and for the purpose of transacting such other business as may come before the meeting. Notice setting forth the time, place and purposes of such meeting of lot owners shall be given by mail to each lot owner at such lot owners last known address at least ten (10) days prior to the date of such meeting. As used herein the words "lot owner" shall mean the owner of a lot designated by number as such on the recorded plat of BROOKWOOD ESTATES PLAT ONE. At each such May meeting of lot owners of BROOKWOOD ESTATES PLAT ONE, each owner shall be entitled to one vote for each full lot owned by him and such vote may be cast in person or by proxy with respect to the election of a successor TRUSTEE. The person receiving the majority of votes cast shall be deemed elected and shall, upon his acceptance, be deemed a TRUSTEE with all of the rights, privileges, duties and powers herein granted to the original TRUSTEES by this Indenture. Any lot owner who has failed to pay any assessments due and payable by reason of proper action of the TRUSTEES as hereinafter provided shall not be entitled to vote at such bi-annual meeting of lot owners.

2. Article II, Section 3, shall be amended to read as follows:

3. On the first Monday of May, 1993, and each year thereafter, the TRUSTEES shall call an annual meeting of the lot owners of BROOKWOOD ESTATES PLAT ONE for the purpose of electing a successor TRUSTEE, who must be a lot owner in BROOKWOOD ESTATES PLAT ONE, and for the purpose of transacting such other business as may come before the meeting. Notice setting forth the time, place and purposes of such meeting of lot owners shall be given by mail to each lot owner at such lot owners last known address at least ten (10) days prior to the date of such meeting. As used herein the words "lot owner" shall mean the owner of a lot designated by number as such on the recorded plat of BROOKWOOD ESTATES PLAT ONE. At each such annual meeting of lot owners of BROOKWOOD ESTATES PLAT ONE, each owner shall be entitled to one vote for each full lot owned by him and such vote may be cast in person or by proxy with respect to the election of a successor TRUSTEE. The person receiving the majority of votes cast shall be deemed elected and shall, upon his acceptance, be deemed a TRUSTEE with all of the rights, privileges, duties and powers herein granted to the original TRUSTEES by this Indenture. Any lot owner who has failed to pay any assessments due and payable by reason of proper action of the TRUSTEES as hereinafter provided shall not be entitled to vote at such annual meeting of lot owners.



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IN WITNESS WHEREOF, the Brookwood Estates Homeowners Association, a Missouri Nonprofit corporation, has executed this Amendment to the Indenture Creating Restrictions, Covenants, Easements, and Limitations on Property known as Brookwood Estates Plat One in the County of St. Charles, Missouri, this 4th day of January, 2017.

BY: BROOKWOOD ESTATES HOMEOWNERS ASSOCIATION

Kendal Walton
Kendal Walton
Trustee-Chair
Date: 1/4/2018

Patty Coil
Patty Coil
Trustee-Secretary
Date: 1/4/2018

Gary Jefferis
Gary Jefferis
Trustee-Treasurer
Date: 1/4/2018

State of Missouri)
) ss
County of St. Charles)

On this 4th day of January, 2017, before me appeared Kendal Walton, Trustee, Patty Coil, Trustee, Gary Jefferis, Trustee, who being by me duly sworn, did say that they are the trustees of the Brookwood Estates Homeowners Association, a Missouri Nonprofit corporation, and that this instrument and the execution thereof was done so with the authority of the Board of Trustees and with the approval of not less than a 2/3 majority of the owners and that they acknowledged the execution of said instrument to be of their free act and deed and that of the Board of Trustees of the Association.

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

Notary Public
My commission expires: 4/10/20

[Signature]
KIMBERLY J. WILKINSON
Notary Public, State of Missouri
St. Charles County
Commission # 12414017
My Commission Expires April 10, 2020