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**DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS**
for
HUNTINGTON ACRES

The Real Property which is subject to this Declaration is located in the City of Wright City, Warren County, Missouri, and is particularly described as follows:

Lots 1 thru 27 inclusive, of "HUNTINGTON ACRES", as said lots are designated on the plat thereof recorded on Slides B-321 and B-322 of the Warren County Records.

AND WHEREAS, it is the wish and desire of the undersigned owners and Developer of said property, R. Earl Requat and Lavelle Requat, his wife, for the benefits that will insure to the said owners, their successors and assigns, and to all other persons who may hold or may own, from time to time, any of the several lots covered by this instrument to impose the following Conditions, Restrictions, Provisions, and Declaration thereon:

PROTECTIVE COVENANTS

- 1.) All buildings to be erected on any lot shall be for One (1) single-family dwelling, and the necessary out-building for the convenience of the lot owner.
- 2.) The above-ground living space of the above said dwelling constructed on any lot shall be no less than 1,300 square feet, exclusive of porches, breezeways, etc., and shall have an attached (2) two-car garage, with a minimum of 1,000 square feet, for the first level of a two-story dwelling.
- 3.) Prior to starting construction of any structure or improvement to be erected, or any exterior addition, changes, remodeling, or reconstruction of such structure or improvement, preliminary site plans and specifications of such work must be approved in writing by the Developer, his successors or assigns.
- 4.) No non-operating automobile, bus, or other vehicle shall be allowed on any lot or street at any time.
- 5.) All fencing must be approved by the Developer before erection.
- 6.) No business or commercial enterprises may be conducted upon any lot.
- 7.) No commercial or business signs shall be erected on any lot. Promotional signs by the Developer and ordinary real estate "For Sale" signs are excepted.
- 8.) These Covenants shall run with the land and shall be binding upon all present or future owners. A cancellation of any of these Covenants by Judgment or other order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners and Developer, have executed these presents, this 18th day of July, 1997.


R. Earl Requat


Lavelle Requat

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STATE OF MISSOURI)
S.S.
COUNTY OF WARREN)

On this 18th day of July, 1997, before me personally appeared
R. EARL REQUAT and LAVELLE REQUAT, his wife, to me known to be the persons
described in and who executed the foregoing instrument, and who being duly sworn,
acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official
Seal, the day and year last above written.

My Commission Expires: Aug. 12, 1999

By: Mary E. Frye
Mary E. Frye, Notary Public



MARY E. FRYE
NOTARY PUBLIC, STATE OF MISSOURI
MONTGOMERY COUNTY
MY COMMISSION EXPIRES AUGUST 12, 1999



RECORDED and INDEXED

3856

STATE OF MISSOURI }
County of Warren } ss. In Recorder's Office

I, the undersigned, Clerk of Circuit Court and ex-officio Recorder for said County certify that
the foregoing instrument of writing was on the 18 day of July
19 97 at 12 o'clock 00 minutes 00 M., duly filed in this office for record; and
the same is truly recorded in the records in this office in book 819 on page 58
Witness my hand and official seal this 18 day of July 19 97

By: Carolyn M. Frick CAROLYN M. FRICK
DEPUTY RECORDER EX-OFFICIO RECORDER

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