Recording Date: 12/13/2023

Time: 3:35:22 PM

Book #: 2023L Page: 4479



lnstr#:

2023L4479

Pages: 4

Fee: \$33.00 S

Electronically Recorded

REAL ESTATE DOCUMENT RECORDER'S CERTIFICATION

CAROL POINDEXTER
RECORDER OF DEEDS

(Space above reserved for Recorder of Deeds Certification)

Title of Document:

HIGH POINT LAKE ESTATES RESTRICTIVE COVENANTS

Date of Document:

DECEMBER 13, 2023

Grantor (s):

BILLY BRUCE AND KALENA BRUCE

And Grantor (s) marital status:

MARRIED

Grantee (s):

HIGH POINT LAKE ESTATES

Mailing Address:

12050 S. 1501 RD

STOCKTON, MO 65785

Legal Description:

SEE ATTACHMENT A1

Reference Book & Page:

2023L3639 Survey Correction

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document)

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The above area reserved for the Recorder's Office.

HIGH POINT LAKE ESTATES RESTRICTIVE COVENANTS

DATED SEPTEMBER 28, 2023

LEGAL DESCRIPTION: SEE ATTACHMENT A1

Billy and Kalena Bruce hereinafter called "Developer", owner and developer of High Point Lake Estates Subdivision, hereinafter called "Subdivision", real property, realizing that restrictive covenants are essential to the sound development of proposed suburban areas in that they contribute to the establishment of the character of a neighborhood and to the maintenance of the value levels through the regulation of type, size, and placement of buildings, lot sizes, reservation of easements and prohibition of nuisances and other land use that might affect the desirability of a residential area hereby enact the following Restrictive Covenants, hereinafter called "Covenants".

- 1. No manufacturing or commercial enterprise of any nature intended for profit shall be established or maintained on or in front of the land, except for home-based businesses within the primary dwelling.
- 2. Subdivision of any lots, inclusive of lots 1-8, is strictly prohibited.
- 3. The construction, establishment, or maintenance of any dwelling other than a single-family residence with a minimum of 1600 square feet of living area is not permitted on the property.
- 4. Placement of single-wide, double-wide, or any trailer and/or mobile homes, excluding the owner's RV or motor home, is prohibited. The owner's RV or motor home must be situated behind the residential property line and should not be placed adjacent to or in front of the primary residence; it must not serve as a permanent residence.
- 5. Any auxiliary structure or outbuilding must adhere to a color scheme that is in harmony with the primary dwelling's exterior.
- 6. No structure shall remain in an unfinished state for a period exceeding six (6) months from the commencement of construction. In cases of damage due to fire, windstorm, or other natural disasters, no structure shall be allowed to remain in a damaged condition for longer than six (6) months.

- 7. The keeping of swine on any portion or parcel of the property is strictly prohibited. Furthermore, the ownership of hoofed animals shall not exceed two per every three (3) acres of property. Commercial dog kennels are not permitted on the property, and personal exterior kennels shall not accommodate more than three (3) dogs at any given time.
- 8. Disposal of garbage or any form of refuse is not permitted on any segment or parcel of the property.
- 9. Storage of inoperable junk or motor vehicles on any portion or parcel of the property is strictly prohibited unless said items are enclosed within a structure that conceals them from view.
- 10. Any structure erected on any portion or parcel of the property must maintain a minimum distance of 100 feet from the road and 100 feet from any adjoining property line.
- 11. These restrictions, as outlined in this declaration, shall run with the land and are binding upon the declarant, its successors, assigns, and all future property owners.
- 12. The nullification of any one of these covenants or restrictions by judicial decree or court order shall not in any way affect the enforceability of the remaining provisions, which shall remain in full force and effect.

Dated this 28th day of September, 2023.

Billy Bruce

Kalena Bruce

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF POLK

On the 20th day of September, 2023, before me personally appeared Billy Bruce and Kalena Bruce, a married couple, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Bolivar, Missouri, the day and year first above written.

My term of office as a Notary Public will expire

)SS.

SUZANNE COLEMAN Notary Public, Notary Seal

Polk County Commission # 11216591 My Commission Expires 05-13-2026

State of Missouri

2 | Page



BASIS OF BEARINGS:

MISSOURI STATE PLANE COORDINATES, CENTRAL ZONE, NAD 63 (2011).

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM ACCURACY STANDARDS FOR RURAL PROPERTY AS REQUIRED IN 9.78' (11.85') (2)

PARENT PARCEL DESCRIPTION:

THE PROPERTY AS SURVEYED IS DESCRIBED IN WARRANTY DEED, BK. 2023L, PG. 2132.

WARRANTY DEED, BK. 2023L, PG. 2132, POLK CO.

LEGEND:

POINT LAKE ESTATES

SURVEYED: AUGUST 23, 2023

- 18 -
- SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP
 MARKED "JAH LAND PLS 215" UNLESS NOTED OTHERWISE
 FOUND 51" IRON ROD WISHLILER CAP
 FOUND 50" IRON ROD UNLESS NOTED OTHERWISE
 CALCULATED LOCATION-NOTHING FOUND OR SET
 EXISTING FENCELINE
 IRON ROD
 RECORD DATA PER PLAT OF SURVEY BK. 14, PG. 119
 RECORD DATA PER DEED BK. 2023L, PG. 2132
 LOT NUMBER
- ()(1) · ()(2) · (9) ·

REFERENCE SURVEYS:

PLAY OF SURVEY, BK. 14, PG. 118, NOVEMBER 21, 2014
PLAT OF SURVEY, BK. 18, PG. 69, PG. A & B., JUNE, 2022
PLAT OF SURVEY, BK. 18, PG. 315, DATED DEC. 10, 2012
PLAT OF SURVEY, BK. 13, PG. 234, DATED JUNE 6, 2011
PLAT OF SURVEY, BK. 13, PG. 220, DATED APRIL 13, 2011
PLAT OF SURVEY, BK. 13, PG. 220, DATED APRIL 13, 2011
PLAT OF SURVEY, BK. 11, PG. 162, DATED MAY 9, 2001
PLAT OF SURVEY, BK. 9, PG. 186, DATED APRIL 1, 2003
CRR 500-28138

CRR 500-84899

DESCRIPTION OF PROPERTY SUBDIVIDED:

A TRACT OF LAND LOCATEO IN THE EAST HALF OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, MO., AND BEING MORE PARTICULARLY DESCRIBED AS

ECUTION OF PLAT:

CLARATION:

J&H I	_AND	SERVICE
CERTI	FICATE OF AUT.	HORITY NO. 2022028591
DRAWN	DATE	23381 US HIGHVAY 54
JAB	08/31/2023	HERMITAGE, MD 65668
APPROVED	DATE	TEL. (541) 200-8853
SCALE	SHEET	PROJECT NO.
1' =300'	Lofi	HIGH POINT LAKE EST

RURAL PROPERTY AS REQUIRED IN	DEED RECORDS						DEEO ING.	
20 CSR 2030-16,040 RSMO.				(HELD) 1"RO	UND SAR		EGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17 HENCE NORTH 01°20'15' EAST ALONG THE SECTION LINE, 78.	, 66 FEE
(HELD) 5/ 8" IR		N 89'25'36" W 2628.98"		NE COR SEC.		' T(THE NORTH RIGHT-OF-WAY LINE OF MO. STATE ROUTE "VA	CAND
NW COR NE 114		2628.98"			====	ີ	LE POINT OF BEGINNING. THENCE ALONG SAID RIGHT-OF-W. HE FOLLOWING FOUR (4) COURSES: THENCE NORTH 89'09'31)" WEST
					1324.62"(1)	17	. 87 FEET; THENCE 48° 10'35" WEST, 69.35 FEET; THENCE NOR 9'09'39" WEST, 558.45 FEET; THENCE NORTH 89° 19'39" WEST,	289.68
1324.48		. •	R -06	6	, 2	1324.62 1324.62	9'09'39'' WEST, 856.45 FEET; THENCE NORTH 89' 19'39' WEST, EET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00° AST, 2406.45 FEET; THENCE NORTH 85°43'20' EAST, 9.78 FEE	40'23'
<		SHULF	300		~	Ъ п	-{ENCE NORTH 00°40°23" EAST, 58.48 FEET: THENCE SOUTH 8	17 43 20
- 74 44		5011.			•	įξ vij	EST, 9.78 FEET; THENCE NORTH 00°40′23′ EAST, 1480.57 FEE HENCE SOUTH 89°25′12′ EAST, 954′24 FEET; THENCE SOUTH	01°21'20
1928				(HELD) 5/8" IRG	ON ROD	{ξ	ÆST, 1324.62 FEET; THENCE SOUTH 01*18'39' WÆST, 1328.60 HENCE SOUTH 01*20'15'' WEST, 1249.03 FEET TO SAID RIGHT-	FEET:
5	V. LINE S. 1/2 N.E. 1/4 :	2' ALUM, CAP 'NELSON'		W/SHULER CA COR, SE 1/4, 1	NE 1/4	10 N	NE AND THE POINT OF BEGINNING.	
(HELD) 5/8" IR 9	189°25'44° W 1178.42' (1)	· ·	8912512	W 1449.77'(1)		l a	S SURVEYED BY SHULER LAND SURVEYING, SURVEY BK. 14,	PG. 119
NW CORNER	1178.42	495.53'	1	954.24' (954.22') (2)) Ei s	UBJECT TO ROADS AND EASEMENTS OF RECORD.	
SW 1/4 NE 1/4		-1) 1			i	و ۲ ـ ـ ا		
i			.89	(8)	E.		OYES:	, 5076
1		1	56.9	12.00 AC.	549	% ' 1.) BASED UPON A GRAPHIC DETERMINATION THIS PROPERTY OT APPEAR TO LIE IN A FIRM SPECIAL FLOOD HAZARD AREA ER COMMUNITY PANEL NO. 20187CO275D WITH AN EFFECTIV	ZONE
ļ		3				(f)(z) JERRY & GLENDA 0739 - 1	ER COMMUNITY PANEL NO. 29187CO275D WITH AN EFFECTIV F SEPTEMBER 17, 2010.	E DATE
		924.28		N 89'25'12" W 947.66'	ļ¢	등 유덕은 "		
}	-) i	1	947,66	i	1324.827(3)(2) JERR GLEN 0739 CO 7 H	HE INGRESS/EGRESS EASEMENT CREATED ON THIS PLAT IS	FOR
; /	1	1480.57	Ì		l i	[8] H	HE BENEFIT OF THE LOT OWNERS.	
i /	lig \	ш	.00.	7	Şİ,		EXECUTION OF PLAT:	
/	1 4 /	68.33°(1)	46	10.00 AC.	[9	*2128*	STATE OF MISSOURI)	
17-	936,73" 2" ALUM. CAP "NELSON"	Z088.3	j		19	Ę	SS	
! ! ! !	5 24L	지 고 W		N 89'25'12' W 942,17'		•	COUNTY OF POLK)	
FRAN	19	£ £			8,0	·	THE TRACT DESCRIBED HEREON HAS BEEN SUBDIVIDED SHOWN ON THE PLAT HEREWITH FILED, SAID SUBDIVISIO HEREAFTER BE KNOWN AS HIGH POINT LAKE ESTATES. T	AS NISHAL
	1	523.39' (1)	89	6	333	(HELD) 8"X 16" SANDSTONE	AND UTILITY EASEMENTS AS SHOWN ON THE PLAT ABOV	E. ARE
\	1,210	Z K	463	10,00 AC.	i	SE CORNER NE 1/4 CRR 500 - 54899	HEREBY DEDICATED FOR THE USE OF THE LOT OWNERS	
! \	18. \				8	UTILITY AND		
		SEE DETAIL "A"		N 89'25'12' W 936.73'		INGRESS/EGRESS EASEMENT	BILLY BRUCE	
DETAI	L"A" (NTS)	1. 7	/L9	550.70	įφ	(CREATED THIS PLAT)	BILLY BROCE	
l		1 198	È10	(5)	F. 1	30.0°		
اين		2007 SCUTTUST	401.90	10,00 AC,	466.87	<u> </u>		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		DARRINSON 0634			إإ		KALENA BRUCE	
ω		THUMP CAP		N 89°25'12" W 931.63' 931.53'		999	ACKNOWLEDGMENT:	
24		2" ALUML CAP "NELSON"		551.03		*	STATE OF MISSOURI)	
Ę١		'''/ T	. 84,	④	· 81	n 9	SS COUNTY OF POLK }	
21		/	468.84	10.00 AC.	468.98	5	BE IT REMEMBERED THAT ON THISDAY OF	
	N 89'26'02'W _ 92.52'	′ (6	9	2023, A NOTARY PUBLIC IN SAID COUNTY, CAME, TO ME PERSONALLY KN	IOWN T
		€		N 89'25'12" VV 926.31' 926.31'			BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED TH	,
	, ,	1089.01" (1) 01' 6.45'		920.37	8	(HELD) 2" ALUM, CAP	EXECUTION OF SAME, IN TESTIMONY WHEREOF I HAVE	
	! \	106.45	.2	3		LS 1837 NE CORNER SE 1/4 SE 1/4	HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SE DAY AND YEAR WRITTEN ABOVE.	AL INC
	30 to	1089.07 E 2406.	471.62	10.00 AC.	!∜			
/	1 20	01*18'43" 10 1023" E 2			8	*£,	MY COMMISSION EXPIRES	
/ N 00°50 21" E 40.00'	N 48'10'35"E \ 56.37' \ 30 Z	N 0		N 89*25*12* W 920.95	- GI	ES & COXER - 0983	NOTARY PUBLIC	
N 89°09	'39" W 334.34'	ž		920.95	_ ![CHARLE VILMA 2019L -		-
₩ 89,09,39, M _ 2		[ž:	6	ج ارد	\$68 893	DECLARATION:	
206.49' 3 N 89°24'56	49.96'	1	474	2	249.03	U > NI	I, THE HEREIN SIGNED PROFESSIONAL LAND SURVEYOR	≀, HERE
MO. STATE RT				10.00 AG.	1 1 1 2		DECLARE THAT, AT THE REQUEST OF SILLY AND KALEN. A SURVEY WAS MADE UNDER MY DIRECT PERSONAL.	A BRUC
	<i></i>	[4]		8 89'25'12' E 915.45'	15		SUPERVISION, OF THE LANDS DESCRIBED HEREIN AND RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENT	THAT TI
		66		915.45	N 01.2		HEREON, I FURTHER DECLARE THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSO	;
		9.		()	2		MINIMUM STANDARDS FOR PROPERTY BOUNDARY SUR	VEYS.
DETAIL 'B' (N INGRESS/EGRESS		8* W 7	bg G	①	645.91		(F	
Į		775.9	286	12.33 AG.	ğ	30.0	J&H LAND SERVIC	, E <
1		501		L6	LE IL		CERTIFICATE OF AUTHORITY NO. 202202859	
IJ	1210.00	L11 - L12	L13	N 89'09'39' W 556.45'	$\searrow k$	UTILITY AND INGRESSÆGRESS	DRAWN DATE 23381 US HIGHWA	
₩=	1312.69' N 89*24'66*	W 2625.09 (2625.38) (1)		<u> </u>		EASEMENT (CREATED THIS PLAT	JAB 08/31/2023 HERMITAGE, MD 65 APPROVED DATE TEL. (541) 280-86	
(HELD) 2" ALUM, CAP SW CORNER SE 1/4	MO. ST	ATE RTE. "VV"		<u>SEE DE</u> INGRESSÆGR		FHENT		
GRR 600 - 28138				moneoaeon		m-rivelle.	SCALE SHEET PROJECT NO.	
							1' =300' Lof : HIGH POINT LAKE	EST.