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REAL ESTATE DOCUMENT
RECORDER'S CERTIFICATION

Carol Poindexter
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)

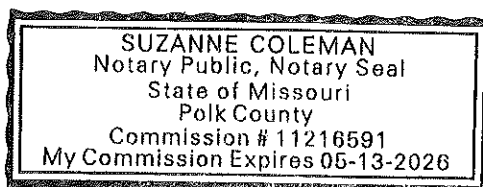
ss.

On the ~~20th~~ ^{13th} day of ~~September~~ ^{December}, 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.

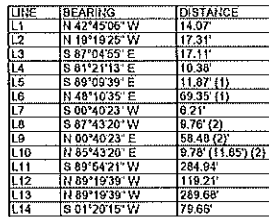
My term of office as a Notary Public will expire

5 13 2026




Notary Public

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 24 WEST, 5TH PM, POLK CO., MO
SURVEYED: AUGUST 23, 2023



• SET 12" X 18" REBAR WITH YELLOW PLASTIC CAP
 MARKED "JSH L&N PLS 2151" UNLESS NOTED OTHERWISE
 X - FOUND 5/8" IRON ROD V/SHULER CAP
 ■ - FOUND STONE
 • FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
 X - CALCULATED LOCATION-NOTHING FOUND OR SET
 EXISTING FENCELINE
 IR - IRON ROD
 (1) - RECORD DATA PER PLAT OF SURVEY BK. 14, PG. 119
 (2) - RECORD DATA PER DEED BK. 2023L, PG. 2132
 0 - LOT NUMBER

PLAY OF SURVEY, BK. 14, PG. 119, NOVEMBER 21, 2014
PLAY OF SURVEY, BK. 18, PG. 69, P. A & I, JUNE, 2002
PLAY OF SURVEY, BK. 13, PG. 315, DATED DEC. 10, 2012
PLAY OF SURVEY, BK. 13, PG. 234, DATED JUNE 8, 2011
PLAY OF SURVEY, BK. 13, PG. 220, DATED APRIL 13, 2001
PLAY OF SURVEY, BK. 11, PG. 162, DATED MAY 8, 2001
PLAY OF SURVEY, BK. 3, P. G. 168, DATED APRIL 1, 2003
CRR 600-28133 CRR 600-64899

A TRACT OF LAND LOCATED 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
FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17,
THENCE NORTH 01°20'15" EAST ALONG THE SECTION LINE, 78.66 FEET
TO THE NORTH RIGHT-OF-WAY LINE OF MO. STATE ROUTE "V" AND
THE POINT OF BEGINNING. THENCE ALONG SAID RIGHT-OF-WAY LINE
THE FOLLOWING FOUR (4) CURVES: THENCE NORTH 89°09'39" WEST,
11.87 FEET; THENCE 48°10'35" WEST, 69.35 FEET; THENCE NORTH
89°09'39" WEST, 558.45 FEET; THENCE NORTH 89°19'39" WEST, 289.88
FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 06°40'23"
EAST, 1.78 FEET; THENCE SOUTH 85°43'20" EAST, 9.78 FEET;
THENCE NORTH 00°40'23" EAST, 58.48 FEET; THENCE SOUTH 87°43'20"
WEST, 8.78 FEET; THENCE NORTH 00°40'23" EAST, 1480.57 FEET;
THENCE SOUTH 89°25'12" EAST, 954.24 FEET; THENCE SOUTH 01°21'26"
WEST, 1324.62 FEET; THENCE SOUTH 01°18'39" WEST, 1328.60 FEET;
THENCE SOUTH 01°20'15" WEST, 1249.03 FEET TO SAID RIGHT-OF-WAY
LINE AND THE POINT OF BEGINNING.

AS SURVEYED BY SHULER LAND SURVEYING, SURVEY BK. 14, PG. 119.
SUBJECT TO ROADS AND EASEMENTS OF RECORD.

NOTES:
1.) BASED UPON A GRAPHIC DETERMINATION THIS PROPERTY DOES NOT APPEAR TO LIE IN A FIRM SPECIAL FLOOD HAZARD AREA ZONE PER COMMUNITY PANEL NO. 29187C0275D WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.

2.) THE INGRESS/EGRESS EASEMENT CREATED ON THIS PLAT IS FOR THE BENEFIT OF THE LOT OWNERS.

STATE OF MISSOURI) SS
COUNTY OF POLK)

THE TRACT DESCRIBED HEREON HAS BEEN SUBDIVIDED AS SHOWN ON THE PLAT HEREWITH FILED. SAID SUBDIVISION SHALL HEREAFTER BE KNOWN AS HIGH POINT LAKE ESTATES. THE ROAD AND UTILITY EASEMENTS AS SHOWN ON THE PLAT ABOVE, ARE HEREBY DEDICATED FOR THE USE OF THE LOT OWNERS.

BILLY BRUCE

KALENA BRUCE

STATE OF MISSOURI) ss
COUNTY OF POLK }

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____,
2023, A NOTARY PUBLIC IN SAID COUNTY, CAME
_____, TO ME PERSONALLY KNOWN TO
BE THE SAME PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME, IN TESTIMONY WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR WRITTEN ABOVE.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

I, THE HEREIN SIGNED PROFESSIONAL LAND SURVEYOR, HEREBY DECLARE THAT, AT THE REQUEST OF BILLY AND KALENA BRUCE, A SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION, OF THE LANDS DESCRIBED HEREIN AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED HEREON. I FURTHER DECLARE THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

CERTIFICATE OF AUTHORITY NO. 2022028591		
DRAWN	DATE	23301 US HIGHWAY 54
JAB	08/31/2023	HERMITAGE, MD 65668
APPROVED	DATE	TEL. (541) 280-8853

SCALE 1" = 300'	SHEET 1 of 1	PROJECT NO. HIGH POINT LAKE EST.
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