



No. 509162 Book M398 Page 748  
Callaway County, State of Missouri  
RECORDED  
Nov 4, 2005 10:02 AM Fees \$33.00

*Kenneth Dillon*

Ken Dillon, Recorder  
of Deeds

*Lana Taylor* Deputy

Lana Taylor

(Space Above This Line For Recording Data)

Title(s) of Document: *First Amendment of  
Covenants and Restrictions of Master Key  
Home Place Subdivision No. 1*

Date of Document:  
*26 October 2005*

Grantor(s):  
*Master Key Place I LLC  
Bill Williams, Member*

Grantor's Address:  
*4114 W. Tangleoaks Ct.  
Georgia, IL 61615*

Grantee(s):

Grantee's Address:

Full Legal Description is located on page:

*See Attached*

Reference Book(s) and Page(s), if required:

FIRST AMENDMENT OF  
DECLARATION OF COVENANTS AND RESTRICTIONS OF  
MASTER KEY HOME PLACE SUBDIVISION NO. 1

This First Amendment of Declaration of Covenants and Restrictions is made and entered into this 25th day of October, 2005, by Master Key Place I, LLC, a Missouri limited liability corporation, being the sole owner of lots located in Master Key Home Place Subdivision No. 1, a subdivision located in Section 33, Township 47, Range 9, Callaway County, Missouri.

WHEREAS Master Key Place I, LLC has previously made and entered into a Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1;

AND WHEREAS, Article V(A), Section 5 permits the amendment of the Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1;

AND WHEREAS, this First Amendment of Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1 has been approved in accordance with Article V, Section 5 of the Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1;

NOW, THEREFORE, Master Key Place I, LLC makes its First Amendment to the Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1 as follows:

1. Article III, Section 1.G. Structures as contained in the Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1 is deleted and replaced by a new Section G, in words and phrases as follows:

G. Structures. No mobile home or similar trailer may be kept or maintained on any lot. No other type of temporary structure may be erected or brought onto any lot. No basement home (roofed over basement) may be erected or permitted on any lot. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

As stated in sub-paragraph A of Section 1, above, any residence constructed on any lot shall be a single family residence, and there shall be no more than one single family residence on each lot. Any residence consisting of a single level shall contain not less than one thousand six hundred (1,600) square feet of enclosed floor area. Any residence consisting of two levels above ground level shall contain not less than two thousand (2,000) square feet of enclosed floor area within the two levels. Enclosed floor area shall mean and include areas of the residence enclosed and finished for year-round occupancy. Enclosed floor area does not include areas such as basements, garages, carports, porches, or attics. No residential structures or

outbuildings may be constructed or maintained within one hundred (100) feet from the center line of the road located in the subdivision or within seventy-five (75) feet of the back or side boundary lines of any lot.

Prior to construction of a residence on a lot, the lot owner shall submit the construction plans of the residence, including samples of exterior material and color scheme, to an architectural committee consisting of two members of the Master Key Place Homeowners Association. Construction of the residence shall begin only after the homeowner has received a written building permit from the Master Key Place Homeowners Association, or its designee. The exterior of any residence located on a lot shall not exceed 70% (by running foot) of vinyl siding; and, no EIFS surface material shall be used on the exterior of any residence located on any lot. The exterior walls of residences located on the lots shall be finished to within one foot of ground profile; all fireplace chases are to be completed to ground level; rooves are to be a minimum of 8:12 pitch; driveways shall include a minimum of twenty-five feet paved surface measured from the garage door entrance; and, slab residences are to be built at a minimum elevation of twelve inches from the finished surface in front of the residence.

All residences shall be constructed in compliance with the International Residential Code for One and Two-Family Dwellings, as currently existing, or as hereafter amended. In order to ensure compliance with the International Residential Code of One and Two-Family Dwellings, construction shall be inspected by Master Key Place I, LLC, or its designee and Owner agrees that Master Key Place I, LLC, or its designee may enter the lot and the residence constructed thereon for the purposes of inspection. Prior to occupation of the residence constructed on the lot, Owner shall obtain from Master Key Place I, LLC, or its designee, a letter of compliance and occupation permit.

Any outbuilding constructed on any lot shall be designed and constructed to be in keeping with the design of the residence located on the lot.

2. Article III, Section 1.J. Sewage Disposal as contained in the Declaration of Covenants and Restrictions of Master Key Home Place Subdivision No. 1 is deleted and replaced by a new Section J, in words and phrases as follows:

J. Sewage Disposal. A sewage system will be installed to serve each lot. Such system shall be constructed and maintained in accordance with minimum standards as promulgated by Callaway County, Missouri, the Missouri Division of Health, the Missouri Clean Water Commission, and the Missouri Department of Natural Resources. No open drains or sewage lagoons shall be permitted. Each lot owner shall be required to install at such lot owner's expense a grinder pump and a holding tank, which shall be located outside the residence. Each lot owner shall

connect and use such lot owner's sewer system and shall furnish and install the pump, sewer piping and electric utility service for the lot owner's sewer system and for connection with any central sewer system. The materials and installation shall be subject to inspection and approval of Master Key Place I, LLC.

3. Amend Article III, Section 1 by adding paragraph O. Storage Tanks.

O. Storage Tanks. No above-ground propane gas storage tanks are permitted. Propane gas storage tanks must be located underground. Tanks, other than propane gas storage tanks, shall be located so that such tanks are not visible from any road within the subdivision and not visible by any neighboring lot owner.

4. Amend Article III, Section 1 by adding paragraph P. Driveway Culverts.

P. Driveway Culverts. As a condition to installation and construction of a driveway on his lot, each lot owner shall install a metal culvert of not less than twelve inches in diameter at the connection between the driveway and the intersecting subdivision road.

Master Key Place I, LLC

By: Bill Williams  
Member  
W. Louis Williams

STATE OF Illinois )  
 ) ss  
COUNTY OF Peoria )

On this 26 day of Oct, 2005, personally appeared before me W. Louis Williams Member, Master Key Place I, LLC, to me known to be the person described in and who executed the foregoing instrument on behalf of Master Key Place I, LLC, and acknowledged that he executed the same as the free act and deed of Master Key Place I, LLC.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Peoria, Illinois, the day and year first above written.

Rebecca R Zessin  
Notary Public

