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Judy K. Ridgeway  
Recorder of Deeds

Title of Document: Amendment of Subdivision Covenants Charleston  
Place Subdivision

Date of Document: March 26, 2024

Grantor(s): Charleston Place Development Company, a Missouri Partnership correctly  
known as Charleston Place Development L.P.

Grantee(s): Charleston Place Development Company, a Missouri Partnership correctly  
known as Charleston Place Development L.P.

Mailing Address(s): c/o Roger W. Cameron  
2618 Schellridge Road  
Jefferson City, MO 65109

Legal Description: Charleston Place Subdivision, per plat of record at Plat Book 11, Page 718;  
Plat Book 11, Page 847; Plat Book 11, Page 891; Plat Book 12, Page 268; Plat Book 12, Page 64;  
Plat Book 12, Page 96; Plat Book 12, Page 267; and Plat Book 12, Page 297, Cole County  
Recorder's Office.

Reference Book and Page(s): Book: 11 Page: 718

AMENDMENT OF SUBDIVISION COVENANTS  
CHARLESTON PLACE SUBDIVISION

Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., the Developer of Charleston Place Subdivision in Cole County, Missouri, per certain plats of record filed at the Cole County Recorder's Office at:

|                        |                        |
|------------------------|------------------------|
| Plat Book 11, Page 718 | Plat Book 12, Page 64  |
| Plat Book 11, Page 847 | Plat Book 12, Page 96  |
| Plat Book 11, Page 891 | Plat Book 12, Page 267 |
| Plat Book 12, Page 268 | Plat Book 12, Page 297 |

pursuant to Section 2 of Article XIII of the Covenants identified below, hereby amends the said Covenants as follows:

*Article III Section 1 is amended by the addition of the following provision:*

***The Board of Directors shall be comprised of homeowners. The developers shall not be eligible to serve on the Board.***

*Article VI Section 9 shall be amended by the addition of the following subparagraph:*

***(f) any undeveloped lots owned by the Developer.***

*Article IX Section 1 is amended to read as follows:*

**Section 4. Rules and Regulations.** The Association Rules and Regulations shall be available from the officers of the Association, and on transfer of ownership the seller shall deliver a copy to the buyer. Notwithstanding anything hereinabove to the contrary, Owners, their family members, invitees and guests shall be bound by all such Rules and Regulations irrespective of whether they have been provided a copy.

*Article IX Section 4 is amended to read as follows:*

**Section 1. Occupancy Restrictions.** The Owner of a lot shall occupy and use his lot as a private residential dwelling for himself and the members of his family, his social guests and invitees. Leasing or renting of the dwelling shall not be permitted.

*Article IX Section 5 (Eighth unnumbered paragraph) is amended to read as follows:*

**Concrete retaining walls must be textured or covered with brick, stone or stucco. Versalock style stones are also generally permitted. The location and composition of any wall are subject to approval of the Architectural Control Committee.**

*Article IX Section 5 is amended by the addition of the following unnumbered paragraphs:*

**No additional structures may be added to a lot unless it is attached to the rear of the existing residence and is similar in design and appearance to the residence, subject to approval of the Architectural Control Committee.**

**Grass clippings must be removed or disposed of on the lot. No clippings will be deposited into the street.**

The current Covenants and Restrictions, and previous amendments, are recorded at:

Book 364, Page 390  
Book 377, Page 932  
Book 378, Page 304  
Book 381, Page 916  
Book 406, Page 511  
Book 748, Page 442

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CHARLESTON PLACE DEVELOPMENT COMPANY,  
A MISSOURI PARTNERSHIP CORRECTLY KNOWN AS  
CHARLESTON PLACE DEVELOPMENT L.P.

R. L. NOREMAC CORP., General Partner

By: Roger W. Cameron  
Roger W. Cameron, President of  
R. L. NOREMAC CORP.

ESTATE LAND DEVELOPMENT, INC., General Partner

By: Kent George  
Kent George, President of  
ESTATE LAND DEVELOPMENT, INC.

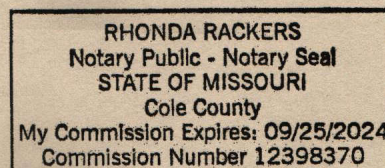
STATE OF MISSOURI     )  
                                      ) ss.  
COUNTY OF COLE     )

On this 26<sup>th</sup> day of March, 2024, before me appeared Roger W. Cameron, President of R. L. Noremac Corp., General Partner of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., to me known to be the person described in and who executed the foregoing as the general partner or designated agent of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., and acknowledged that he executed the same as the free act and deed of said partnership and is acting for and on behalf of and as a general partner or designated agent of the said partnership.

Rhonda Rackers  
Notary Public

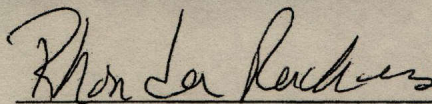
My commission expires:

9/25/2024



STATE OF MISSOURI     )  
                                      ) ss.  
COUNTY OF COLE        )

On this 26<sup>th</sup> day of March, 2023, before me appeared Kent George, President of Estate Land Development, Inc., General Partner of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., to me known to be the person described in and who executed the foregoing as the general partner or designated agent of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., and acknowledged that he executed the same as the free act and deed of said partnership and is acting for and on behalf of and as a general partner or designated agent of the said partnership.



Notary Public

My commission expires:

9/25/2024

