

2-18
BAX

77315

FIRST AMENDMENT TO DECLARATION
of
COVENANTS, CONDITIONS, AND RESTRICTIONS
of
THE VILLAS AT THE CROSSINGS

THIS DECLARATION, made this 16th day of September, 1999 by
SUMMIT POINTE, LC, a Limited Liability Company hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Declaration of Covenants, Conditions, and Restrictions for the Lots (Real Property) for the subdivision known as Villa Crossing Plat One (recorded in Plat Book 35 at Page 224 of the St. Charles County Recorder's Office) was executed and entered into as of the 27th day of October, 1998 and recorded in Book 2169 at Pages 696 through 726 in the Office of the Recorder of Deeds for the County of St. Charles.

WHEREAS, at least 65% of the Lot Owners have executed and agreed to amend such Declaration of Covenants, Conditions, and Restrictions as follows:

ARTICLE X
USE RESTRICTIONS

Section 22. - Section 22 to be added as follows:

Section 22. Buffer Strip. There shall be and is hereby imposed on all drainage tributaries within the development a buffer strip of varying width on each side of the channel centerline as per exhibit on file with the Association. Existing trees, vegetation, and wild-life habitat within this buffer strip shall not be removed or disturbed without consent of the Corps of Engineers. In the event that this buffer strip encroaches onto an individual lot, each homeowner will be given an exhibit showing areas on his lot that must be preserved and an explanation of prohibited activities. A master exhibit showing the proposed buffer strip is on file with the Association, and shall be available to all present and potential homeowners for their review.

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

SEP 17 1999

By Barbara Hall
Time 10:31 AM

