

NATIONAL ARCHIVES AND RECORDS ADMINISTRATION

all to whom these presents shall come. Greeting:

By virtue of the authority vested in me by the Archivist of the United States, I certify on his behalf,
by the seal of the National Archives and Records Administration, that the attached reproduction(s) is
a correct copy of documents in his custody.



SIGNATURE <i>Lori Cox-Paul</i>	
NAME <i>Lori Cox-Paul</i>	DATE <i>2-10-2012</i>
TITLE Director of Archival Operations	
NAME AND ADDRESS OF DEPOSITORY National Archives at Kansas City 400 West Pershing Road Kansas City, MO 64108	

1. Roads- heavy rains in January
 - a. Culvert pipes (permit required- 12" minimum)
2. Speed limit- 15 MPH
 - Guards to watch
 - Property owners should report to guards
3. Farms
 - a. Have had complaints & reports BUT no names
4. Miscellaneous
 - a. Floating signs
 - b. Motorcycles/dune buggies- good job of self control by owners!!
 - c. Slightly property
 - Camping equipment left on property, owner not present
 - Make shift structures
- Additional old business

VI. New Business

- A. Discussion of disagreements between property owners and National Development
 1. Introduction of Norman Stricker - Attorney at Law
 2. Assessment owed by National Development
 3. Handling of finances prior to April, 1985
 4. Legal ownership of dams and responsibility for repairs
 5. Refusal by National Development to give information on names of new property owners
 - a. New property owners cards (color- green)
 - Separate new guest cards (color- orange)
 - b. Temporary cards for owners not paid on assessments
 6. Changes to Trust Indenture and Restrictive Covenants and Conditions
 - a. Proposal 1- Change in number of votes any one owner may cast in an election or proposal vote.

AGENDA
PROPERTY OWNERS MEETING
April 12, 1986
10:00 A.M.

- I. Call to order
- II. Introduction of Trustees
- III. Minutes of August 24, 1985 meeting
- IV. Financial Statement
 - A. Outstanding assessments
 - B. Questions & answers on financial statement
- V. Old Business
 - A. Pavilion/office
 - B. Electric transmission lines
 - 1. Active- R.O.W. being cleared- lines being installed- 6-8 weeks for completion of this years installation
 - C. Repairs to dams
 - 1. Status
 - 2. Future
 - D. Newest bath house
 - 1. Incomplete
 - 2. Opening date
 - E. Facilities condition/restrictions
 - 1. Roads- heavy rains in January
 - a. Culvert pipes (permit required- 12" minimum)
 - 2. Speed limit- 15 MPH
 - a. Guards to watch
 - b. Property owners should report to guards
 - 3. Firearms
 - a. Have had complaints & reports BUT no names
 - 4. Miscellaneous
 - a. Boating signs
 - b. Motorcycles/dune buggies- good job of self control by owners!!
 - c. Unsightly property
 - (1) Camping equipment left on property, owner not present
 - (2) Make shift structures
 - 5. Additional old business
- VI. New Business
 - A. Discussion of disagreements between property owners and National Development
 - 1. Introduction of Norman Stricker - Attorney at Law
 - 2. Assessment owed by National Development
 - 3. Handling of finances prior to April, 1985
 - 4. Legal ownership of dams and responsibility for repairs
 - 5. Refusal by National Development to give information on names of new property owners
 - a. New property owners cards (color- green)
 - Separate new guest cards (color- orange)
 - b. Temporary cards for owners not paid on assessments
 - 6. Changes to Trust Indenture and Restrictive Covenants and Conditions
 - a. Proposal 1- Change in number of votes any one owner may cast in an election or proposal vote.

VI. A. 6. a.

(1). Article I 3.

The successor or successors to the Trustee or Trustees whose term has expired shall be elected by the lot owners at the annual meeting and the owner or owners of [each lot] (lots within the subdivision) shall be entitled to one (1) vote for each full lot owned (not to exceed five (5) votes per any one owner) which vote may be cast in person or by proxy [.] (,) (however, no person or entity in attendance shall vote more than five (5) such proxies.) The person or persons receiving the highest number of votes or ballots shall be deemed elected and shall, upon his or their acceptance in writing, at once and by force of this indenture, succeed and shall be vested with, possessed of all of the estate, rights, interests, privileges and powers by this indenture granted to his or their predecessor or predecessors. Any lot owner who has failed to pay any assessment due and payable shall not be entitled to vote at any annual or special meeting as provided for above. In the event any Trustee named herein or elected hereunder, with the exception of the original Trustee (who shall be replaced as set forth in Paragraph 1 of this Article I) shall die, resign, or become incompetent for whatever reason to discharge the duties and avail himself or herself of or exercise the rights and powers granted herein or bestowed upon him or them as Trustees under this indenture, then and thereupon, it be the duty of the survivor or remaining Trustee to select a successor to fill the unexpired term of such deceased or incompetent Trustee or Trustees. Any business relevant or pertinent to the affairs of the Woodland Lakes property, or subdivision thereof, may and shall be transacted at any annual or special meeting described above. A majority of the lot owners (present and voting) shall constitute a quorum at the respective meeting of each.

(2). Article I 4.

In any election of Trustees, the owner of each lot shall be entitled to one (1) vote for each full lot owned by him, (not to exceed five (5) votes per any one owner), which vote may be cast in person or by proxy [.] (, however, no person or entity in attendance shall vote more than five (5) such proxies.) [No person shall, however, be considered as the owner of a lot until fee simple title of said lot shall have been conveyed to him by Warranty Deed duly recorded.] (Any person shall be considered as an owner entitled to vote for any purpose provided for in this indenture provided said person is the owner by fee simple title, warranty deed, or purchaser of the property under contract for deed; and provided that said person shall have fully paid all assessments which may be lawfully made by or under authority of this indenture.)

(3). Article III 1. (B)

To make special assessments if, at any time, the Trustee shall consider it necessary to make any expenditures requiring as assessment, in addition to the assessments above provided. In such event he shall transmit in writing

VI. A. 6. a. (3).

to the owners of lots, for their approval, an outline of the plan for the project contemplated and the estimated amount required for completion of same and the total assessment required. If such project and the assessment so stated be approved at a meeting of the lot owners, duly called and held in the manner provided by the Trustee, by a fifty-one percent (51%) majority vote of the owners [of all] of the lots (who are present and voting) the Trustee shall notify all owners of the said tracts of the additional assessments. At no time shall any special assessment exceed \$25.00 per lot per year.

(4). Article IV 2.

All building sites in the part or parts of the subdivision designated as "residential" shall be limited to one (1) single-family dwelling. All constructed dwellings shall face the street or road upon which the lot fronts and no part thereof shall be nearer than twenty-five (25) feet from the front lot line, and the distance from each side of the dwelling shall be no closer than five (5) feet from the side of the line of said lot and be constructed of new materials. When the lot topography is not conducive to these limits, the Trustee may allow a variance therefrom. No constructed dwelling shall be constructed (,) on any lot purchased (,) in the subdivision with less than 1,000 square feet of floor space excepting porches and porticos. There shall be no shed roofs and all buildings shall be finished and painted or stained on the outside. No basement shall be occupied until living accommodations are completed. Any improvements shall be completed on the exterior within six (6) months after construction starts. All other structures shall be in the rear of the living accommodations and shall be sightly, of neat construction, and of a character to enhance the value of the property. A garage may be constructed separately or attached to the dwelling, but must be of the same construction material as the living accommodations, and the exterior of it must be finished in the same manner as the living accommodations. Mobile homes shall be no less than 720 square feet in size and shall not be older than three (3) years old at the time of location on the lot. No commercial (enterprise) or business other than those of the Grantor shall be constructed within the subdivision. No permanent structures shall be permitted in the part or parts of the subdivision designated as "camper" or for campers only. Any building, mobile home or camper must be approved by the Trustee before being built or located on a lot. Campers and mobile homes shall be of commercial manufacture. This excludes converted buses, trucks, [truck campers], and vans. Pending the construction or placement of a mobile home or constructed dwelling, lot purchasers may, at the discretion of the Trustee, use a motor home or camper of an approved character on a temporary basis.

VI. A. 6. a.

(5). Article IV 3.

Before any improvements are erected on any lot purchased in the part or parts of the subdivision designated as "residential, [the owner] the lot owner or purchaser [may] (must) first apply for and obtain a permit for the installation of approved sewage or wastewater disposal facilities from the Trustee. [Septic tanks] (Aerators) followed by soil absorption fields will be allowed on lots within individual water supply where the lots are or will be occupied by permanent (more than 140 days per calendar year) residents and where the lots are of 3 acres or more in size. An individual no-discharge holding tank shall be used on lots with individual water supply where the lots will be occupied by permanent residents and where the lots are 1/3 acre to 3 acres in size. On lots that will be occupied by temporary residents (140 days or less per year, [a septic tank] (an aerator) followed by a soil absorption field will be allowed if the percolation tests described below are suitable. An individual no-discharge holding tank shall be used if the required percolation test shows that the soil is not suitable for use of a soil absorption field. No permit shall be issued for a [septic tank system] (an aerator) unless a percolation test has been performed, at the lot owner or purchaser's expense, by a professional engineer registered in the State of Missouri indicating that effluent shall be contained on the lot as required by the rules and regulations of the Missouri Clean Water Commission, Department of Natural Resources. The minimum size of the tile dispersal field required in connection with the [septic tank] (aerator) shall be 750 square feet or such lineal feet as to comply with the Clean Water Regulations. The exact size of the tile field shall be determined by the professional engineer to assure compliance with the Missouri Clean Water Commission Rules. Soil absorption fields must have at least four (4) feet of soil beneath the proposed trench bottom and above rock formations, bedrock or other impervious strata. All single-family wastewater treatment facilities and all dispersal lines and outfall points appurtenant thereto shall be located to at least twenty-five (25) feet from the nearest property line to prevent any lot-to-lot discharge of effluent. The rules and regulations of the Missouri Division of Health shall apply with regard to the size, design and construction of a [septic tank system] (aerator). In the event that any individual lot does not pass the percolation test requirements set forth herein, then the only approved method of wastewater disposal shall be an individual sealed vault type holding tank. The size of said holding tank shall be at least 1,500 gallon capacity, and shall be of an approved design and construction. Each lot purchaser or owner shall be required to cause said holding tank to be regularly pumped by any person, firm or corporation approved by the Trustee in order to assure compliance with the Missouri Clean Water Law. The only approved

AGENDA
PAGE 5

VI. A. 6. a. (5).

On site method of wastewater or sewage disposal in the part or parts of the subdivision designated as "camper", is by means of collection in individual, portable holding tanks and discharged into a state approved collection facility to be constructed by the Grantor and to be operated and maintained by the Trustee. This collection facility shall be used only by the purchasers or owners of camper lots. The Trustee shall maintain periodic inspections of all sewage disposal facilities. Upon the failure of any lot purchaser or owner to properly maintain any sewage disposal facility in accordance with the standards set forth in this paragraph and in the permit for construction granted by Trustee, the Trustee shall then and there, on behalf of all the other owners, take such action as shall be necessary to restore the facility to approved standards all at the expense of the owner, including the costs of an action for injunctive relief.

- (6). Article V
Paragraph 11- Delete in entirety
- (7). Article V
Paragraph 12- Delete in entirety
- (8). Article VIII 1.

AMENDMENT

No assessment shall be considered paid for the purpose of granting voting privileges unless said payment shall have been made ten (10) days prior to the election where such vote shall be cast.

Trustees recommend a Yes vote on amendment proposals one through eight

- B. Paper - Suntree Journal
- C. Additional New Business

VII. Adjourn

VIII. Ballots will be collected

HAVE A SAFE WEEKEND !!!

AGENDA
PROPERTY OWNERS MEETING
April 12, 1986
10:00 A.M.

- I. Call to order
- II. Introduction of Trustees
- III. Minutes of August 24, 1985 meeting
- IV. Financial Statement
 - A. Outstanding assessments
 - B. Questions & answers on financial statement
- V. Old Business
 - A. Pavilion/office
 - B. Electric transmission lines
 - 1. Active- R.O.W. being cleared- lines being installed- 6-8 weeks for completion of this years installation
 - C. Repairs to dams
 - 1. Status
 - 2. Future
 - D. Newest bath house
 - 1. Incomplete
 - 2. Opening date
 - E. Facilities condition/restrictions
 - 1. Roads- heavy rains in January
 - a. Culvert pipes (permit required- 12" minimum)
 - 2. Speed limit- 15 MPH
 - a. Guards to watch
 - b. Property owners should report to guards
 - 3. Firearms
 - a. Have had complaints & reports BUT no names
 - 4. Miscellaneous
 - a. Boating signs
 - b. Motorcycles/dune buggies- good job of self control by owners!!
 - c. Unsightly property
 - (1) Camping equipment left on property, owner not present
 - (2) Make shift structures
 - 5. Additional old business
- VI. New Business
 - A. Discussion of disagreements between property owners and National Development
 - 1. Introduction of Norman Stricker - Attorney at Law
 - 2. Assessment owed by National Development
 - 3. Handling of finances prior to April, 1985
 - 4. Legal ownership of dams and responsibility for repairs
 - 5. Refusal by National Development to give information on names of new property owners
 - a. New property owners cards (color- green)
 - Separate new guest cards (color- orange)
 - b. Temporary cards for owners not paid on assessments
 - 6. Changes to Trust Indenture and Restrictive Covenants and Conditions
 - a. Proposal 1- Change in number of votes any one owner may cast in an election or proposal vote.

VI. A. 6. a.

(1). Article I 3.

The successor or successors to the Trustee or Trustees whose term has expired shall be elected by the lot owners at the annual meeting and the owner or owners of [each lot] (lots within the subdivision) shall be entitled to one (1) vote for each full lot owned (not to exceed five (5) votes per any one owner) which vote may be cast in person or by proxy [.] (,) (however, no person or entity in attendance shall vote more than five (5) such proxies.) The person or persons receiving the highest number of votes or ballots shall be deemed elected and shall, upon his or their acceptance in writing, at once and by force of this indenture, succeed and shall be vested with, possessed of all of the estate, rights, interests, privileges and powers by this indenture granted to his or their predecessor or predecessors. Any lot owner who has failed to pay any assessment due and payable shall not be entitled to vote at any annual or special meeting as provided for above. In the event any Trustee named herein or elected hereunder, with the exception of the original Trustee (who shall be replaced as set forth in Paragraph 1 of this Article I) shall die, resign, or become incompetent for whatever reason to discharge the duties and avail himself or herself of or exercise the rights and powers granted herein or bestowed upon him or them as Trustees under this indenture, then and thereupon, it be the duty of the survivor or remaining Trustee to select a successor to fill the unexpired term of such deceased or incompetent Trustee or Trustees. Any business relevant or pertinent to the affairs of the Woodland Lakes property, or subdivision thereof, may and shall be transacted at any annual or special meeting described above. A majority of the lot owners (present and voting) shall constitute a quorum at the respective meeting of each.

(2). Article I 4.

In any election of Trustees, the owner of each lot shall be entitled to one (1) vote for each full lot owned by him, (not to exceed five (5) votes per any one owner), which vote may be cast in person or by proxy [.] (, however, no person or entity in attendance shall vote more than five (5) such proxies.) [No person shall, however, be considered as the owner of a lot until fee simple title of said lot shall have been conveyed to him by Warranty Deed duly recorded.] (Any person shall be considered as an owner entitled to vote for any purpose provided for in this indenture provided said person is the owner by fee simple title, warranty deed, or purchaser of the property under contract for deed; and provided that said person shall have fully paid all assessments which may be lawfully made by or under authority of this indenture.)

(3). Article III 1. (B)

To make special assessments if, at any time, the Trustee shall consider it necessary to make any expenditures requiring an assessment, in addition to the assessments above provided. In such event he shall transmit in writing

VI. A. 6. a. (3).

to the owners of lots, for their approval, an outline of the plan for the project contemplated and the estimated amount required for completion of same and the total assessment required. If such project and the assessment so stated be approved at a meeting of the lot owners, duly called and held in the manner provided by the Trustee, by a fifty-one percent (51%) majority vote of the owners [of all] of the lots (who are present and voting) the Trustee shall notify all owners of the said tracts of the additional assessments. At no time shall any special assessment exceed \$25.00 per lot per year.

(4). Article IV 2.

All building sites in the part or parts of the subdivision designated as "residential" shall be limited to one (1) single-family dwelling. All constructed dwellings shall face the street or road upon which the lot fronts and no part thereof shall be nearer than twenty-five (25) feet from the front lot line, and the distance from each side of the dwelling shall be no closer than five (5) feet from the side of the line of said lot and be constructed of new materials. When the lot topography is not conducive to these limits, the Trustee may allow a variance therefrom. No constructed dwelling shall be constructed (,) on any lot purchased (,) in the subdivision with less than 1,000 square feet of floor space excepting porches and porticos. There shall be no shed roofs and all buildings shall be finished and painted or stained on the outside. No basement shall be occupied until living accommodations are completed. Any improvements shall be completed on the exterior within six (6) months after construction starts. All other structures shall be in the rear of the living accommodations and shall be sightly, of neat construction, and of a character to enhance the value of the property. A garage may be constructed separately or attached to the dwelling, but must be of the same construction material as the living accommodations, and the exterior of it must be finished in the same manner as the living accommodations. Mobile homes shall be no less than 720 square feet in size and shall not be older than three (3) years old at the time of location on the lot. No commercial (enterprise) or business other than those of the Grantor shall be constructed within the subdivision. No permanent structures shall be permitted in the part or parts of the subdivision designated as "camper" or for campers only. Any building, mobile home or camper must be approved by the Trustee before being built or located on a lot. Campers and mobile homes shall be of commercial manufacture. This excludes converted buses, trucks, [truck campers], and vans. Pending the construction or placement of a mobile home or constructed dwelling, lot purchasers may, at the discretion of the Trustee, use a motor home or camper of an approved character on a temporary basis.

VI. A. 6. a.

(5). Article IV 3.

Before any improvements are erected on any lot purchased in the part or parts of the subdivision designated as "residential, [the owner] the lot owner or purchaser [may] (must) first apply for and obtain a permit for the installation of approved sewage or wastewater disposal facilities from the Trustee. [Septic tanks] (Aerators) followed by soil absorption fields will be allowed on lots within individual water supply where the lots are or will be occupied by permanent (more than 140 days per calendar year) residents and where the lots are of 3 acres or more in size. An individual no-discharge holding tank shall be used on lots with individual water supply where the lots will be occupied by permanent residents and where the lots are 1/3 acre to 3 acres in size. On lots that will be occupied by temporary residents (140 days or less per year, [a septic tank] (an aerator) followed by a soil absorption field will be allowed if the percolation tests described below are suitable. An individual no-discharge holding tank shall be used if the required percolation test shows that the soil is not suitable for use of a soil absorption field. No permit shall be issued for a [septic tank system] (an aerator) unless a percolation test has been performed, at the lot owner or purchaser's expense, by a professional engineer registered in the State of Missouri indicating that effluent shall be contained on the lot as required by the rules and regulations of the Missouri Clean Water Commission, Department of Natural Resources. The minimum size of the tile dispersal field required in connection with the [septic tank] (aerator) shall be 750 square feet or such lineal feet as to comply with the Clean Water Regulations. The exact size of the tile field shall be determined by the professional engineer to assure compliance with the Missouri Clean Water Commission Rules. Soil absorption fields must have at least four (4) feet of soil beneath the proposed trench bottom and above rock formations, bedrock or other impervious strata. All single-family wastewater treatment facilities and all dispersal lines and outfall points appurtenant thereto shall be located to at least twenty-five (25) feet from the nearest property line to prevent any lot-to-lot discharge of effluent. The rules and regulations of the Missouri Division of Health shall apply with regard to the size, design and construction of a [septic tank system] (aerator). In the event that any individual lot does not pass the percolation test requirements set forth herein, then the only approved method of wastewater disposal shall be an individual sealed vault type holding tank. The size of said holding tank shall be at least 1,500 gallon capacity, and shall be of an approved design and construction. Each lot purchaser or owner shall be required to cause said holding tank to be regularly pumped by any person, firm or corporation approved by the Trustee in order to assure compliance with the Missouri Clean Water Law. The only approved