

offensive activity shall be carried on any lot nor shall anything be done thereon which may be or become a nuisance or annoyance.

7. Before any dwelling, modular, or mobile home is placed on any lot within the subdivision, the lot owner or purchaser must first apply for and obtain a permit for the installation of both a water well and for the installation of approved sewage or wastewater disposal facilities from the Trusteeship. Approved sewage or wastewater disposal facilities and water well must be installed and in operation before a dwelling, modular, or mobile home is occupied. The Trustees approval of any wastewater facilities shall not constitute any representation or warranty by the Trustees that such facility will operate properly or in accordance with applicable law.

8. Water wells installed by lot purchasers or owners must be cased and sealed with grouting or other appropriate material. Written evidence shall be provided to the Trustees by the lot purchasers or owners that individual drilled wells conform to these standards and applicable law. If connecting to an existing well owned by another, an agreement must be provided by the water well owner, expressing their willingness to provide waiver to another. Should the agreement be terminated, the well owner must notify the Trustee Office immediately and another connection or individual well completed within thirty (30) days. Current residents not in compliance as of October 6, 2001 shall be given six months to come into compliance or face revocation of the permits issued for their dwelling, modular, or mobile home.

9. Aerators followed by soil absorption fields will be allowed on lots with 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 acres to 3 acres in size. On lots that will be occupied by temporary residents (140 days or less per year), an aerator followed by a soil absorption field will be allowed if the percolation test is 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 an aerator unless a percolation test has been performed, at the lot owner's 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 aerator shall be 750 square feet or such lineal feet as to comply with the Clean Water Commission 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 at least twenty-five (25) feet away from the nearest property line to prevent any off-lot or lot-to-lot discharge of effluent. The size, design and construction of an aerator shall comport with applicable laws.

10. 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 constructed of non-corrosive materials. The size of said holding tank shall be at least 1,000 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 Trustees in order to assure compliance with applicable law.

11. The only approved on site method of wastewater or sewage disposal in the part or parts of the subdivision designated as "camping lots" 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 Trustees or by installation of an approved individual sealed vault type holding tank.

12. The Trustees 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 Article or in the permit for construction granted by Trustees, the Trustees 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.

13. Any structure, building, or mobile home or camper must be approved by the Trustees before being built or located on a lot. Recreational vehicles and mobile homes shall be of commercial manufacture. Pending the construction or placement of a mobile home or constructed dwelling, lot purchasers may, upon approval of the Trustees, use a motor home or camper of an approved character on a temporary basis. Permanent or temporary structures including but not limited to camping cabins shall be permitted in the part or parts of the subdivision designated as "camping lots" or "multi-purpose lots" with the expressed written approval of the Trusteeship via the permit process upon such terms and conditions as the Trusteeship determines.

Camping cabins shall not exceed 420-sq. ft. on lots designated as camping  
only lots.

Camping cabins shall not exceed 520-sq. ft. on lots designated as Multi-  
Purpose.

14. If any lot owner or purchaser shall violate or attempt to violate or omit to perform any covenant or restriction contained in this instrument, then the Trustees may proceed in law or in equity against the person or persons violating or attempting to violate or omitting to perform such covenant either to prevent it, or them from doing so or to recover damages or other dues for such infringement or omission. In this event the Trustees shall be entitled to the cost of court, including reasonable attorney's fees, in addition to any damages or remedies found by such court, should it be determined by such court that a violation, infringement or omission had occurred. Should a property owner allow property or structures to fall into a state of disrepair or become unsightly, or should a property owner construct a structure or use a structure in violation of permit requirements, the Trustees shall have the power to cause the removal of the property or structure from the development at the property owner's expense, or at the Trustees' option, the Trustees may cause the repair or improvement of the property or structure to bring it within an acceptable condition. Removed property considered by a reasonable person to be trash may be disposed of by the Trustees.

15. These covenants are several. Invalidation of any of said covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

#### ARTICLE XII AMENDMENTS Amended 4/9/11

1. There shall be a not-for-profit corporation organized and known as the "Woodland Lakes Trusteeship, Inc." (the "Trusteeship") which after the date of its incorporation shall become the successor and assign of the original subdivision Trustee and shall have and accede to all of the rights, powers and authority granted to the subdivision Trustee as set forth in this Indenture of Trust. Said corporation shall be governed by a board of directors consisting of seven (7) members who shall be known as "trustees" and who shall be elected in the manner set forth herein. The members of the board shall elect from amongst themselves such corporate officers as allowed by law. Nothing in this paragraph shall affect the status or terms of the members of the board of directors (trustees) in office on April 14, 1991.

#### ARTICLE XIII AMENDMENTS

Effective April 14, 1991, no property owner shall keep or maintain any recreational vehicle of the type commonly known as a "slide-in camper" (i.e., any camping type structure or facility which can be installed or inserted into a pickup truck), whether or not commercially manufactured, on any lot within the development. Slide-in campers existing on lots within the development on April 14, 1991, shall be removed from the development when the lot on which they are located is sold or otherwise transfers ownership.



**ARTICLE XIV  
AMENDMENTS**

Effective April 14, 1991, no lot owner or guest shall leave any vehicle at any time on any lot, roadway or other common ground within the development, when such vehicle shall be inoperable or abandoned. Vehicles which are inoperable shall be considered abandoned unless repairs shall be completed on them and the vehicle becomes operable within a reasonable time, said reasonable time to be determined in the discretion of the Trustees. Vehicles which are legally registered, and vehicles in regular use, whether or not registered, shall not be considered inoperable unless abandoned on common ground. Prior to causing any such vehicle to be removed from the development, the Trustees shall make every reasonable attempt to contact the owner and provide a minimum of 14 days notice. Any vehicle removed from the development by order of the Trustees shall be removed by a licensed towing company and stored as allowed by applicable law.

**ARTICLE XV  
AMENDMENT**

Adopted 10-5-91 / Amended 10-3-93

Motorcycles, A.T.V.'s, dune buggies, boats and jet skis shall be brought into the Woodland lakes development by property owners and their families only.

All above mentioned vehicles shall be owned by the property owner and/or their family. Proof of ownership shall be required.

**ARTICLE XVI  
AMENDMENT  
Adopted 10-5-91**

The Trustees of Woodland Lakes shall obtain a yearly audit of the financial records of the Woodland Lakes Trusteeship. This audit is to be prepared by an independent certified public accountant, and such audit is to be presented at the Spring Property Owners Meeting.

**ARTICLE XVII  
AMENDMENT  
Adopted 10-5-91**

The Woodland Lakes board of trustees shall have the right and power upon application and for good cause shown to grant variances to the Restrictive Covenants upon such terms and conditions that the board may in its discretion impose. Any variance shall require the unanimous approval of the entire board of trustees.

**ARTICLE XVIII  
Adopted 4-11-92**

Trustees are to be elected by the property owners at any duly called regular or special meeting. The spouse of a Trustee may not be elected to a term as trustee until his or her spouse's term has expired. Spouses may not serve as trustee at the same time. Changes to this amendment require a three-fourths (3/4) majority vote.

**ARTICLE XIX  
Amended 4-17-93**

No more than one member of the same family may serve on the Board of Trustees of Woodland Lakes Trusteeship at the same time. A member of a family is herein defined as any relation by blood or marriage, including mother, father, son, daughter, brother, sister, aunt, or uncle or in-laws to the same extent. This amendment shall become effective as of the April, 1993 property owners meeting.