

# Boone County, Missouri

Recorded in Boone County, Missouri

Unofficial Document



Recording Date/Time: 02/06/2023 at 01:40:42 PM

Book: 5715 Page: 42

Instr #: 2023001703

Pages: 3

Fee: \$30.00 S



Bob Nolte  
Recorder of Deeds

**FIRST AMENDMENT TO ANNEXATION DECLARATION AS TO SETTLERS RIDGE  
PLAT NUMBER FOUR (4), A SUBDIVISION OF  
BOONE COUNTY, MISSOURI**

**Developer/**

**Grantor:** T-Vine Development Corp., a Missouri corporation [mailing address: 204 Peach Way, Columbia, MO 65203]

**Grantee:** Settlers Ridge Homes Association of Boone County, a not for profit corporation of the State of Missouri [mailing address: c/o Community Association Management, Attn: Pat Bess, 3700 Monterey Drive, Columbia, MO 65203]

**Re:** The following described real estate situated in Boone County, Missouri:

All of that parcel of land platted as Settlers Ridge Plat No. 4, including Lots 400 through 425, as shown by plat recorded in Plat Book 56 at Page 47 of the Real Estate Records of Boone County, Missouri.

**Date of**

**Document:** January 31, 2023

**Unofficial Document**  
**FIRST AMENDMENT TO ANNEXATION DECLARATION AS TO SETTLERS RIDGE**  
**PLAT NUMBER FOUR (4), A SUBDIVISION OF**  
**BOONE COUNTY, MISSOURI**

THIS FIRST AMENDMENT TO ANNEXATION DECLARATION (this “Amendment”) is made, entered into, executed, delivered and recorded by **T-Vine Development Corp.**, a corporation, (the “Developer”) in view of the following facts, matters and circumstances:

**RECITALS**

Settlers Ridge (the “Development”) is a residential subdivision located in Boone County, Missouri. The Development is currently subject to that certain “Declaration of Covenants, Easements and Restrictions of Settlers Ridge, a Subdivision of Boone County, Missouri” (the “Original Declaration”) which is recorded at Book 2679, Page 156 of the Real Estate Records of Boone County, Missouri. On or about August 18, 2022, the Developer recorded that certain Annexation Declaration as to Settlers Ridge Plat Number Four (4) (the “Plat 4 Annexation Declaration”), which is recorded at Book 5663, Page 138 of the Real Estate Records of Boone County, Missouri. The Plat 4 Annexation Declaration annexed all of the land platted as Settlers Ridge Plat No. 4, as shown by that plat recorded at Book 56, Page 47 of the Real Estate Records of Boone County, MO, including lots 400 through 425 of such plat, into the Development and made all of such land subject to the Original Declaration.

The Developer continues to own all of the land platted as Settlers Ridge Plat No. 4, including lots 400 through 425 of such plat, and desires to amend the Plat 4 Annexation Declaration to clarify certain matters regarding lots within Settlers Ridge Plat 4.

NOW, THEREFORE, in view of the foregoing Recitals, the Developer hereby covenants, declares, states and agrees as follows:

1. **Annexation Declaration to Continue as Amended.** The Plat 4 Annexation Declaration, as amended by this Amendment, shall continue in full force and effect and shall continue to run with the land subject to the Plat 4 Annexation Declaration. All provisions of the Annexation Declaration not amended by this Amendment shall continue in full force and effect as written in the Plat 4 Annexation Declaration.

2. **Amendment of Plat 4 Annexation Declaration – Initial Assessment as to Lots 401 through 425.** The Plat 4 Annexation Declaration is hereby amended by adding the following language as a new paragraph five (5): “Notwithstanding anything in the Declaration or herein to the contrary, the Initial Assessment described in Section 4 of Article VI of the Declaration shall be One Hundred Ten and 00/100 Dollars (\$110.00) per Unit as to each Unit located on a Lot within Settlers Ridge Plat No. 4 as shown by that plat recorded at Book 56, Page 47 of the Real Estate Records of Boone County, MO. Otherwise, the Initial Assessment shall become due and payable in the time and manner set forth in the Declaration.

# Boone County, Missouri

BOONE COUNTY MO FEB 06 2023

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IN WITNESS WHEREOF, the Developer has executed this Amendment as of the day and year hereinabove set forth.

**DEVELOPER:**  
**T-Vine Development Corp.**

By: [Signature]  
Kersten K. Carlson, its President

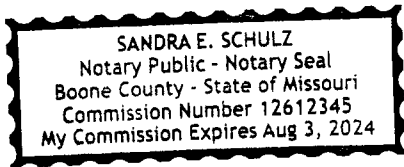
ATTEST:

[Signature]  
Rhonda D. Carlson, its Secretary

STATE OF MISSOURI    )  
                                  ) SS  
COUNTY OF BOONE    )

On this 31 day of January, 2023, before me appeared Kersten K. Carlson, to me personally known, who, being by me duly sworn did say that he is the President of T-Vine Development Corp., a Missouri corporation; and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Kersten K. Carlson acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and notarial seal at my office in the State and County aforesaid, on the day and year hereinabove first written.



[Signature]  
Sandra E. Schulz, Notary Public  
Boone County, State of Missouri  
My commission expires: Aug. 3, 2024