

Boone County, Missouri

Recorded in Boone County, Missouri

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Bob Nolte
Recorder of Deeds

**ANNEXATION DECLARATION ANNEXING SETTLERS RIDGE PLAT NUMBER
FIVE (5) TO SETTLERS RIDGE, 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. 5, including Lots 501, 502A, 502B, 503A, 503B, 504A, 504B, 505A, 505B, 506A, 506B, 507A, 507B, 508A, 508B, 509A, 509B, 510A, 510B, 511A and 511B, as shown by plat recorded in Plat Book 56 at Page 82 of the Real Estate Records of Boone County, Missouri.

Date of

Document: January 31, 2023

Boone County, Missouri

BOONE COUNTY MO FEB 06 2023

Unofficial Document ANNEXATION DECLARATION ANNEXING SETTLERS RIDGE PLAT NUMBER FIVE (5) TO SETTLERS RIDGE, A SUBDIVISION OF BOONE COUNTY, MISSOURI

THIS ANNEXATION DECLARATION (this "Annexation Declaration") 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. The Original Declaration was subsequently amended by: 1) an annexation and amendment agreement (the "First Amendment") recorded at Book 3640, Page 46 of the Real Estate Records of Boone County, Missouri; 2) that certain "Second Amendment to Declaration of Covenants, Easements and Restrictions of Settler's Ridge" (the "Second Amendment") recorded at Book 4729, Page 146 of the Real Estate Records of Boone County, Missouri; 3) a third amendment and annexation agreement (the "Third Amendment") recorded at Book 4844, Page 47 of the Real Estate Records of Boone County, Missouri; and a fourth amendment and annexation agreement (the "Fourth Amendment") recorded at Book 5663, Page 138 of the Real Estate Records of Boone County, Missouri. Collectively, the Original Declaration, the First Amendment, the Second Amendment, the Third Amendment and the Fourth Amendment are referred to herein as the "Declaration."

Pursuant to Article XIII of the Declaration, the Developer, at the Developer's option, could annex certain additional property to the Development and subject such additional property to the Declaration.

The Developer owns all of that land platted as Settlers Ridge Plat No. 5 as shown by that plat recorded at Book 56, Page 82 of the Real Estate Records of Boone County, MO, including lots 501, 502A, 502B, 503A, 503B, 504A, 504B, 505A, 505B, 506A, 506B, 507A, 507B, 508A, 508B, 509A, 509B, 510A, 510B, 511A and 511B of such plat, and desires to annex such plat to the Development and to subject such plat to the Declaration.

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

1. Annexation of Settlers Ridge Plat 5. In accordance with the provisions of Article XIII of the Declaration, all of the lots and land which are the subject of Settlers Ridge Plat 5, including Lots 501, 502A, 502B, 503A, 503B, 504A, 504B, 505A, 505B, 506A, 506B, 507A, 507B, 508A, 508B, 509A, 509B, 510A, 510B, 511A and 511B shall be and are hereby annexed to the Development and made a part of the Development. All such lots and land are hereby made subject to the jurisdiction of the Association (defined in the Declaration) and are hereby subject to

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all of the terms, covenants, conditions, provisions, easements, restrictions, reservations, liens, charges and Assessments provided for by the Declaration. All such terms, covenants, conditions, provisions, easements, restrictions, reservations, liens, charges and Assessments of the Declaration shall constitute covenants running with all of the land described in Settlers Ridge Plat 5, including Lots 501, 502A, 502B, 503A, 503B, 504A, 504B, 505A, 505B, 506A, 506B, 507A, 507B, 508A, 508B, 509A, 509B, 510A, 510B, 511A and 511B, as shown by the plat recorded at Book 56, Page 82 of the Real Estate Records of Boone County, Missouri.

2. Lots. Lots 501, 502A, 502B, 503A, 503B, 504A, 504B, 505A, 505B, 506A, 506B, 507A, 507B, 508A, 508B, 509A, 509B, 510A, 510B, 511A and 511B shall each constitute a “Lot” as defined in Article I of the Declaration and shall be subject to all terms and provisions of the Declaration which are applicable to a Lot.

3. Initial Assessment as to Plat 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. 5 as shown by that plat recorded at Book 56, Page 82 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.

4. Establishment of Easements and Joint Use and Maintenance Agreements for Common Driveways. The Third Paragraph of the First Amendment, as recorded at Book 3640, Page 46 of the Real Estate Records of Boone County, Missouri, makes provisions for and establishes easements and obligations of Unit Owners with respect to “Common Driveways”, serving certain subject Lots and the Dwellings and Units located thereon. Certain of the Lots, Units and Dwellings located within, or hereafter to be located within, Settlers Ridge Plat No. 5, may contain “Common Driveways” as described in the Third Paragraph of the First Amendment. If any driveway as described in such Third Paragraph is hereafter placed roughly along the Lot line dividing two (2) adjacent Lots of Settlers Ridge Plat No. 5 Lots, or which is obviously intended to serve two (2) Dwellings on Adjacent Lots of such Settlers Ridge Plat No. 5 Lots, then each such driveway shall be a Common Driveway for the benefit of the Dwellings and Units (and the respective Unit Owners thereof) located on both of the Adjacent Lots of Settlers Ridge Plat No. 5 Lots and Dwellings obviously intended to be served by such driveway, all as described in and provided for by such Third Paragraph of the First Amendment. Such Third Paragraph of the First Amendment is hereby incorporated into this Annexation Declaration verbatim and in its entirety, as if fully set forth herein, and shall apply to Settlers Ridge Plat No. 5 Lots.

5. Remaining Provisions to Remain in Effect. The Declaration shall be supplemented by the provisions of this Annexation Declaration. Otherwise, all provisions of the Declaration shall continue in full force and effect.

[SIGNATURE PAGE FOLLOWS]

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

DEVELOPER:
T-Vine Development Corp.

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

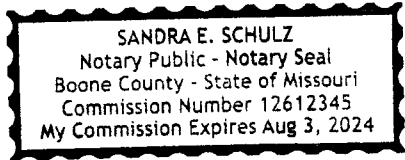
ATTEST:

[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.



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