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Nora Nietzel . Nora Dietzel, Recorder & Deeds

(Space above reserved for Recorder of Deeds certification)

Title of Document: DECLARATION OF RESTRICTIONS OF BRECKENRIDGE

PARK, PLAT NO. 2 AND AMENDMENT TO PRIOR

DECLARATION

Date of Document: May 10, 2021

Grantor(s): Tompkins Homes and Development, Inc.

Grantee(s): Tompkins Homes and Development, Inc.

Statutory Mailing Address(s): 5714 Edis Dr. Columbia Mo 65201

Legal Description: Breckenridge Plat No. 2, recorded at Plat Book 55, Page 32 of the Records

of Boone County, Missouri.

Reference Book and Page(s): Plat Book 51, Page 80

Plat Book 55, Page 32

Book 4819, Page 147

Attached Exhibit A

DECLARATION OF RESTRICTIONS OF BRECKENRIDGE PARK, PLAT NO. 2 AND AMENDMENT TO PRIOR DECLARATION

WHEREAS, Tompkins Homes and Development, Inc. ("Developer"), developed the property known as Breckenridge Park ("Development"), and fully described as Breckenridge Park, Plat 1, recorded in Plat Book 51 at Page 80 ("Plat 1"); and

WHEREAS, Developer adopted a Declaration of Restrictions for Plat 1 that were recorded at Book 4819, Page 147, of the Records of Boone County, Missouri (the "Initial Declaration"); and

WHEREAS, the Initial Declaration contemplates annexation of additional property into the Development, to the extent that such property is adjacent to the Development and is owed by Developer (the "Annexation Property"); and

WHEREAS, the following-described real estate is a portion of the Annexation Property:

Breckenridge Plat No. 2, recorded at Plat Book 55, Page 32 of the Records of Boone County, Missouri.

("Plat 2"); and

WHEREAS, Developer desires to extend the Development, and to incorporate Plat 2 into the covenants and restrictions contained in the Initial Declaration for the benefit of itself and the present and future owners of the lots subject to the Initial Declaration; and

WHEREAS, Developer desires to amend the Initial Declaration as hereinafter provided; and

WHEREAS, the undersigned desires that said covenants and restrictions shall constitute covenants running with the land and the present and all future successive owners of the lots within Plat 2, and the present and all future successive owners of the lots subject to the Declaration shall have the right to invoke and enforce the same.

NOW THEREFORE, the undersigned does hereby state as follows:

1. Developer hereby extends the Development as permitted in Paragraph 25 of he Initial Declaration to Plat 2, and imposes the restrictions as set forth in the Initial Declaration on all of the lots included in Plat 2, being Lots 201 through 259, both inclusive, and Lots C3 and C4 of Plat 2, which covenants and restrictions shall be covenants running with the land, whether or not the same are mentioned in subsequent conveyances, and the present and all future successive owners of the aforesaid lots and the present and all future successive owners of the aforesaid lots and the present and all future successive owners of the Initial Declaration shall have the right to invoke and enforce said covenants and restrictions, and the covenants and

EXHIBIT A SUBORDINATION AGREEMENT

Oakstar Bank hereby subordinates the lien of the deed of trust recorded in Book 5296 at page 17, in the Records of Boone County, Missouri, to the foregoing Declaration of Restrictions.

ATTEST: Nuly Smith Printed Name: Kelly Swin (Oakstar Bank by H Printed Name: Kyan Lido) ph Title Manket Fresch +
Title: Commercial Lending USST.	The property of the property o
STATE OF MISSOURI)	
COUNTY OF BOONE) ss.	
evidence) to be the person whose name is su to me that he/she executed the same in his/h	1, before me personally appeared Ryoun ne (or proved to me on the basis of satisfactory abscribed to the within instrument and acknowledged er authorized capacity and that by his/her signature upon behalf of which the person acted, executed the
Witness my hand and official seal.	
	Notary Public Kelly Smith
My term expires: 4/17/2024	KELLY SMITH Notary Public - Notary Seal STATE OF MISSOURI County of Boone My Commission Expires 6/17/2024 Commission #12345214

restrictions set forth hereinafter shall be binding upon the undersigned and its successors in title to Plat 2, and to its successors and assigns forever.

- The Initial Declaration is hereby amended by deleting 3(f) in its entirety, and replacing it with the following:
 - Each residence shall use the neighborhood mailbox assigned and provided by Developer.
- 3. This Declaration shall be binding upon the undersigned and its successors and assigns forever. Except as set forth herein, all other terms and provisions of the Initial Declaration shall remain in full force and effect. In the event of any conflict between the provisions of this Declaration and the terms of the Initial Declaration, the terms of this Declaration shall govern.

IN WITNESS WHEREOF, the undersigned have executed this document on this day of May, 2021.

Developer: Tompkins Homes and Development, Inc.

Mike Tompkins, President

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this May of way , 2021, before me appeared Mike Tompkins, and acknowledged that said instrument was signed in behalf of Tompkins Homes and Development. Inc., by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of Tompkins Homes and Development, Inc.

In witness whereof, I have hereunto set my hand and official seal.

Print Name Karkenise > MORIN

My term expires: