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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): ^{Ediss} 5714 Ediss 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 the 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 lots subject to 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:

Kelly Smith
Printed Name: Kelly Smith
Title: Commercial Lending Asst.

Oakstar Bank

by [Signature]
Printed Name: Ryan Lidolph
Title: Market President

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 10 day of May, 2021, before me personally appeared Ryan Lidolph, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Kelly Smith
Notary Public
Print Name 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

