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CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:DCRAWFORD

TITLE OF DOCUMENT: First Amendment to Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods

DATE OF DOCUMENT: February 21st, 2018

GRANTOR(S): West Hampton Woods Homeowner's Association

GRANTOR(S) MAILING ADDRESS: c/o City Village & Tax
#3 Hollenberg Court
Bridgeton, MO 63044

GRANTEE(S): West Hampton Woods Homeowner's Association

GRANTEE(S) MAILING ADDRESS: c/o City Village & Tax
#3 Hollenberg Court
Bridgeton, MO 63044

RETURN DOCUMENTS TO: Sandberg, Phoenix & von Gontard
600 Washington Avenue, 15th Floor
St. Louis, MO 63101
Attn: Anthony J. Soukenik

LEGAL DESCRIPTION: Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods Recorded at Book DE5636, Page 1873, et seq. at the Office of the Recorder of Deeds of St. Charles County, Missouri

FIRST AMENDMENT TO RESTATED AND AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR WEST HAMPTON WOODS

WHEREAS, the Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods was entered into on July 16, 2011 and recorded at Book DE5636, Page 1873, et seq. at the Office of the Recorder of Deeds of St. Charles County, Missouri (“Declaration”), concerning a certain subdivision in St. Charles County, Missouri, known as West Hampton Woods, by and between the present Home Owners of record of Living Units in the development known generally as West Hampton Woods;

WHEREAS, the Declaration affects and applies to all of that certain real estate located in St. Charles County, Missouri, and legally described as set forth in the Declaration;

WHEREAS, pursuant to Article V, Section 2: Board of Directors Proposed Amendment of said Declaration, it is provided that the Board may propose an amendment at any time if the amendment receives the Majority of Votes of the Home Owners. If amendment receives the Majority Votes of the Home Owners, the Board of Directors shall file the amendment with the Office of the Recorder of Deeds of St. Charles County, Missouri, to become a part of the provisions and restrictions of this Declaration;

WHEREAS, there are 114 lots in West Hampton Woods that are eligible to vote, and

WHEREAS, that pursuant to a vote that concluded on **January 15, 2018** wherein 58 voted for the amendment and 36 voted in the negative, a Majority Vote of the Home Owners the Living Units within West Hampton Woods have cast their affirmative ballots, and representing not less than one-half (1/2) of the owners of records of lots within West Hampton Woods, deem it to be in their mutual best interest, and in the best interest of West Hampton Woods, to further amend the Declaration as hereinafter set forth.

NOW THEREFORE, in consideration of the premises, the Declaration is hereby amended as follows:

1. Article VI, Section 2: Annual Assessment, shall be deleted in its entirety and shall read as follows:

“**SECTION 2: Annual Assessments** – Until such time as one hundred (100) lots have been sold, the annual assessment shall be \$300 per Living Unit per year. After one hundred (100) lots have been sold, the annual assessment shall be \$400.00 per Living Unit per year. The annual assessment may be adjusted by vote of the Members.”

2. All other provisions of the Declaration remain in full force and effect.

3. This amendment shall be effective upon its recording in the official records of the Office of the Recorder of Deeds of St. Charles County, Missouri.

4. This amendment may not be challenged after one year from the date of recordation of the amendment in the Office of the Recorder of Deeds of St. Charles County, Missouri.

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IN WITNESS WHEREOF, the undersigned has executed this First Amendment to Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods, this 21st day of February, 2018.


WEST HAMPTON WOODS
HOMEOWNER'S ASSOCIATION

By: 
Jeff Brooks, President

STATE OF MISSOURI)
) SS.
COUNTY OF ST. CHARLES)

On the 21st day of February, 2018, before me appeared Jeff Brooks, to me known to be the person described in and who executed the foregoing document, and acknowledged that he executed the same as his free act and deed, as said President of West Hampton Woods Homeowner's Association and who acknowledged that pursuant to Missouri law the required consents were obtained to approve this amendment in writing as his or her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles, State of Missouri, the day and year last above written.


Notary Public

My Commission Expires:

