

**DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS
OF TIMBERLAKE ESTATES - PLAT 2**

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the undersigned is the Owner and Developer of the following described real estate situated in Cooper County, Missouri, to-wit:

Lots Thirty-nine (39) through Eighty-two (82), both inclusive, of Timberlake Estates - Plat 2 as shown by plat recorded in Plat Book 8, Page 12, Deed Records of Cooper County, Missouri.

WHEREAS, the undersigned desires to place the covenants and restrictions contained herein upon all of the above-described lots for its own benefit and for the benefit of all future owners of said lots in said subdivision, and to create the easement contained herein; 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 said lots shall be bound by and shall have the right to invoke and enforce the same;

NOW, THEREFORE, the undersigned does hereby impose the covenants and restrictions hereinafter set out on all of the above-described lots, being Lots Thirty-nine (39) through Eighty-two (82), both inclusive, of Timberlake Estates - Plat 2 as shown by plat recorded in Plat Book 8, Page 12, Deed Records of Cooper County, Missouri, which covenants and restrictions shall be considered as covenants running with the land whether or not the same are mentioned in subsequent conveyances, and said covenants and restrictions shall be binding upon the undersigned and its successors in title to the above described lots and upon its successors and assigns forever, and the undersigned does hereby create the easements set out below herein, to-wit:

1. No dwelling with attached garage, or other structure permitted by the Architectural Control Committee, shall be located closer to the boundary line of any lot than (a) the building lines shown on the plat of the subdivision where the lot is located, (b) fifteen (15) feet from any side lot line which does not connect to the radius of a cul-de-sac, (c) six (6) feet from any side lot line which connects to the radius of a cul-de-sac, and (d) twenty-five (25) feet from the rear lot line; except no structure shall be located in the "stem" of a stem lot and except the requirements of this paragraph shall not be applicable to fences. In the event of a dispute as to the location of the side boundary line of a lot, the rear boundary line of a lot or the location of the stem on a stem lot the location of the same shall be determined by the Architectural Control Committee.

2. That the above described lots and each said lot shall be subject to all of the provisions of paragraphs 1 through 7 and 9 through 50 of the Declaration of Covenants, Easements and Restrictions of Timberlake Estates - Plat 1 recorded in Book 335, Page 476, Deed Records of Cooper County, Missouri (herein referred to as the "Declaration").

3. That the above described lots and each said lot and all of the land described in the aforesaid plat of Timberlake Estates - Plat 2, Plat Book 8, Page 12, Deed Records of Cooper County, Missouri are hereby annexed into and made a part of the Declaration with

