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CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY:DCARROLL

RECORDING MEMORANDUM

Instrument: Amendment to Declaration and Bylaws for The Villages at
Springhurst and Springhurst Homeowners Association

Grantor: Springhurst Homeowners Association
c/o Community Managers Associates, Inc.
14323 S. Outer Forty Rd., #301N
Chesterfield, MO 63017

Grantee: Springhurst Homeowners Association
c/o Community Managers Associates, Inc.
14323 S. Outer Forty Rd., #301N
Chesterfield, MO 63017

Date: November 19, 2019

County: St. Charles County, Missouri

Legal Description: Exhibit "A" attached hereto and incorporated herein by reference

Reference: Book DE4373, Page 2190

Return to: Gateway Law STL
3407 S. Jefferson Ave, #106
St. Louis, MO 63118
(314) 529-0717

This cover page is attached solely for the purpose of complying with the requirements stated in Sections 59.310.2 and 59.313.2, Mo. Rev. Stat. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached instrument. In the event of a conflict between the provisions of the attached instrument and the provisions of this cover page, the attached instrument shall control.

**AMENDMENT TO DECLARATION AND BY-LAWS FOR
THE VILLAGES AT SPRINGHURST AND SPRINGHURST HOMEOWNERS ASSOCIATION**

THIS AMENDMENT is adopted this 19th day of Nov 2019 by Springhurst Homeowners Association, a Missouri nonprofit corporation ("Association").

WHEREAS, The Villages At Springhurst ("Subdivision") exists by virtue of the "Declaration of Covenants, Conditions, and Restrictions for The Villages at Springhurst" as recorded on December 19, 2006 in Book DE4373, Page 2190 in the records of St. Charles County, Missouri Recorder of Deeds Office, as may be amended ("Declaration"); and

WHEREAS, said real property subjected to the Subdivision is more particularly described in the legal description attached hereto as Exhibit A and as Exhibit A of the Declaration; and

WHEREAS, the Association is the owners' association of the Subdivision, organized in accordance with the Declaration, and administered under the "By-Laws of Springhurst Homeowners Association", as may be amended ("By-Laws"); and

WHEREAS, the Association may amend the Declaration pursuant to Article 18.2 of the Declaration by the affirmative vote or written consent, or any combination thereof, of Voting Members representing two-thirds (2/3rds) of the total Class "A" votes in the Association; and

WHEREAS, the Association may amend the By-Laws pursuant to Article 6.6 of the By-Laws by the affirmative vote or written consent, or any combination thereof, of Voting Members representing 51% of the total Class "A" votes in the Association; and

WHEREAS, the Board desires to modify the eligibility requirements for those serving or attempting to serve as a Voting Member or on the Board of Directors.

NOW THEREFORE, the Declaration and By-Laws are amended as follows:

A. Article III, Section 3.4(b)(6) of the Declaration, relating to Neighborhoods, Voting Members and Voting Groups is hereby added and adopted as follows:

"3.4(b)(6) All Voting Members and candidates for consideration as a Voting Member shall meet the following eligibility requirements:

- shall be Members or Owners of Record;
- shall be current on all assessments, fines, costs and fees (including attorney's fees) related to the Unit;

- shall not be engaged in a pending judicial or administrative proceeding adverse to the Association's interests;
- shall have no violation of the Governing Documents that remains unresolved after notice and opportunity to be heard;
- Only one individual per Unit may serve as a Voting Member at a time.
- The Board or nominating committee may request reasonable verification of eligibility from any candidate.

(i) Notwithstanding the foregoing, a spouse or partner of an Owner of Record is qualified to be a Voting Member or candidate for Voting Member so long as the spouse or partner permanently resides in the Unit with the Owner of Record and the Owner, spouse and partner satisfy the other eligibility requirements;

(ii) Furthermore, a legal entity that owns a Unit shall satisfy the eligibility requirements of this Section by designating an authorized officer ("Authorized Officer"). Regardless of the number of Units owned by the legal entity, or entities having common ownership or affiliation, a legal entity may not have multiple Authorized Officers serving at the same time."

B. Article III, Section 3.1 of the By-Laws, relating to Composition and Selection shall be deleted in its entirety and replace with the following:

"3.1 Governing Body; Composition; Eligibility. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one equal vote. Notwithstanding all other provisions in the Declaration and By-Laws, all directors shall meet the eligibility requirements for Voting Members as outlined in Section 3.4(b)(6) of the Declaration."

C. The President and Secretary of the Board of Directors of Springhurst Homeowners Association, by their signatures below, execute this Amendment upon its approval in accordance with the procedures to amend as provided in the Declaration and By-Laws, and shall publish this Amendment to the membership.

D. This Amendment shall be effective upon its execution, and it shall apply to events and circumstances occurring after said effective date first written above.

[Signatures to follow on the next page.]

IN WITNESS WHEREOF, the duly authorized officers of the Board of Directors of Springhurst Homeowners Association have executed the foregoing amendment on the date and year first written above.

BOARD OF DIRECTORS OF SPRINGHURST
HOMEOWNERS ASSOCIATION
A Missouri nonprofit corporation

By: Dante Scarfe
[Signature], President

[No Seal]

Attest:

By: Chris Chappell
[Signature], Secretary

STATE OF MISSOURI))
) SS:
CITY OF ST. LOUIS)

On this 19th day of November in the year 2019, Dante Scarfe personally appeared before me, Stephanie A. Hill, a notary public, and he/she being duly sworn did say that he is the President of Springhurst Association, a Missouri nonprofit corporation, which has no seal, and that said President acknowledged said instrument to be the free act and deed of said corporation.

Stephanie A Hill
Notary Public

My Commission Expires:



STEPHANIE A HILL
My Commission Expires
September 24, 2021
St. Louis County
Commission #13874033

THE **STERLING** CO
ENGINEERS & SURVEYORS

5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 03-12-269
Date: August 21, 2005
Page 1 of 5 By: TJH

PROPERTY DESCRIPTION

Project: Springhurst
Description: Mayer Phase 3

EXHIBIT
A

PARCEL 1

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, THENCE SOUTH 00°53'46" WEST 245.09 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 89°04'10" EAST 390.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS SOUTH 87°11'51" EAST A DISTANCE OF 280.00 FEET WITH AN ARC LENGTH OF 9.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'46" WEST 65.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°04'10" WEST 339.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 75.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,730 SQUARE FEET (0.8891 ACRES), MORE OR LESS.

PARCEL 2

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN DEED BOOK 685, PAGE 528 OF THE ST. CHARLES COUNTY

RECORDS, THENCE SOUTH 00°53'46" WEST 420.11 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 89°06'14" EAST 25.00 FEET WITH AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°04'10" EAST 325.44 FEET TO A POINT; THENCE SOUTH 00°55'50" WEST 110.00 FEET TO A POINT; THENCE NORTH 89°04'10" WEST 210.00 FEET TO A POINT; THENCE SOUTH 84°52'16" WEST 22.80 FEET TO A POINT; THENCE NORTH 81°58'13" WEST 120.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 21.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'46" EAST 50.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,870 SQUARE FEET (0.8693 ACRES), MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 15 OF WELDON SPRINGS GARDENS ADDITION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGE 1 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 09°01'12" WEST 111.28 FEET TO A POINT; THENCE SOUTH 82°52'16" WEST 16.84 FEET TO A POINT; THENCE NORTH 07°07'44" WEST 173.22 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 89°33'08" WEST 7.44 FEET TO A POINT; THENCE NORTH 83°50'30" WEST 61.55 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 113.88 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 210.00 FEET TO A POINT; THENCE NORTH 77°03'19" EAST 43.17 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 252.00 FEET TO A POINT; THENCE SOUTH 00°26'52" WEST 10.00 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 106.27 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 72.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 42.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 262.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 122.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 30.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH 92.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'08" WEST 35.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,437 SQUARE FEET (1.6399 ACRES), MORE OR LESS.

PARCEL 4

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 38.37 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 378.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET WITH AN ARC LENGTH OF 94.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°20'16" WEST 49.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 16°29'01" EAST A DISTANCE OF 225.00 FEET WITH AN ARC LENGTH OF 31.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°39'44" EAST 366.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°43'48" EAST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 1.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,186 SQUARE FEET (1.0832 ACRES), MORE OR LESS.

PARCEL 5

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH

AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°44'06" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 104.13 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 50.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 68.87 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 78.36 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 94.00 FEET TO A POINT; THENCE SOUTH 08°02'10" EAST 103.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,569 SQUARE FEET (0.2196 ACRES), MORE OR LESS.

PARCEL 6

A TRACT OF LAND BEING PART OF A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10 AND PART OF FRACTIONAL SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 64N LAND & CATTLE COMPANY, LLC, RECORDED IN DEED BOOK 3924 PAGE 453 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF LOT NO. 7 PLAT NO. 1 OF PARTITION OF JAMES BALDRIDGE RECORDED IN DEED BOOK T PAGE 495 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE SAID EAST LINE, SOUTH 08°02'10" EAST 1541.92 FEET TO A POINT; THENCE SOUTH 81°39'44" WEST 148.67 FEET TO A POINT; THENCE NORTH 07°28'07" WEST 0.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET WITH AN ARC LENGTH OF 40.32 FEET TO A POINT; THENCE NORTH 17°44'06" WEST 90.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 35.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 335.14 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 50.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 81°39'44" WEST 32.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET WITH AN ARC LENGTH OF 48.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 43.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'10" WEST 35.96 FEET TO A POINT; THENCE NORTH 81°57'50" EAST 110.00 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 42.00 FEET TO A POINT; THENCE NORTH 17°07'05" WEST 42.53 FEET TO A POINT; THENCE NORTH 37°02'29" WEST 48.02 FEET TO A POINT; THENCE NORTH 08°02'10" WEST 373.49 FEET TO A POINT; THENCE NORTH 45°34'15" WEST 89.85 FEET TO A POINT; THENCE SOUTH 89°33'08" EAST 126.00 FEET TO A POINT; THENCE NORTH 00°26'52" EAST 110.00 FEET TO A POINT; THENCE SOUTH

89°33'08" EAST 9.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 36.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET WITH AN ARC LENGTH OF 5.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°02'10" EAST 658.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET WITH AN ARC LENGTH OF 39.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°39'44" WEST 62.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 78,853 SQUARE FEET (1.8102 ACRES), MORE OR LESS.