

RECORDING MEMORANDUM

Instrument: Amendment to Lake Saint Louis Declaration of Covenants and Restrictions and the By-Laws of Lake Saint Louis Community Association

Grantor: Lake Saint Louis Community Association
100 Cognac Court
Lake St. Louis, MO 63367

Grantee: Lake Saint Louis Community Association
100 Cognac Court
Lake St. Louis, MO 63367

Date: October 21, 2021

Legal Description: See Exhibit A, which is attached hereto and incorporated herein by reference

County: St. Charles County, Missouri

Reference: Book 476, Page 726

Return To: Sandberg Phoenix
600 Washington Ave., 15th Floor
St. Louis, MO 63101
(314) 231-3332

This cover page is attached solely for the purpose of complying with the requirements stated in Mo. Rev. Stat. §§ 59.310.2 and 59.313.2 (2000). 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 LAKE SAINT LOUIS
DECLARATION OF COVENANTS AND RESTRICTIONS AND BY-LAWS OF LAKE
SAINT LOUIS COMMUNITY ASSOCIATION

THIS AMENDMENT to the Lake Saint Louis Declaration of Covenants and Restrictions and By-Laws of Lake Saint Louis Community Association (“Amendment”) is made and entered into as of this 26th day of October, 2021, by Lake Saint Louis Community Association.

WHEREAS, the planned community known as Lake Saint Louis (“Subdivision”) exists by virtue of the “Lake Saint Louis Declaration of Covenants and Restrictions” as recorded on July 2, 1967, in Book 476, Page 726 in the records of St. Charles County, Missouri, as amended (“Declaration”); and

WHEREAS, pursuant to Article XII, Section 1 of the Declaration, the Owners are authorized to amend the Declaration by approval of two-thirds (2/3) of all the Owners; and

WHEREAS, pursuant to Article V, Section 3 of the Declaration, the Owner are authorized to increase the rate maximum rate of assessments by approval of a majority of Members voting at a meeting; and

WHEREAS, pursuant to Article XXI, Section 1 of the By-Laws of Lake Saint Louis Community Association (“By-Laws”), the Owners are authorized to amend the By-Laws by approval of a majority of the votes cast; and

WHEREAS, the Owners desire to amend the Declaration and By-Laws in accordance with this Amendment; and

WHEREAS, this Amendment is in the best interests of the community as a whole.

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

A. Section 3 of Article V of the Declaration related to Basis and Maximum of Annual Assessments is deleted in its entirety and a new Section 3 related to Rate of Assessments is inserted in lieu thereof as follows:

Section 5.3. Rate of Assessments. The rate of annual assessments to be levied against all Lots and Living Units that are not exempt from payment of assessments as provided in Section 11 of this Article V is \$600.00 per year (“Rate of Assessment”). The Rate of Assessment shall apply to all Lots and Living Units regardless of housing product (same rate of assessment for a single-family detached home, single-family attached home or villa, and/or a condominium unit) as all Members of the Association have equal opportunity to access the benefits, use and enjoyment of the improvements and amenities offered by the Association. The Rate of Assessment shall be increased for assessments levied for 2025 by \$50.00 without any future amendment or vote of the Owners.

B. A new Section 5 to Article IV of the By-Laws related to virtual meeting and online voting is inserted to read as follows:

“Section 5. Virtual Meetings and Voting. Notwithstanding any other provision in these By-Laws, the Association may utilize an online platform to conduct a meeting of the members and for owners to cast a ballot on any question to be determined by the owners; provided, however, the Association may not compel the use of such an online platform. Any vote cast via such an online platform shall be deemed present for the purposes of determination of quorum.”

C. Section 4 of Article XIV of the By-Laws related to Allocation of Revenue is deleted in its entirety and a new Section 4 related to the same subject is inserted in lieu thereof to read as follows:

“Section 4. Allocation of Revenue.

To help ensure adequate funding is available for the ongoing operations, maintenance, and incremental improvements to LSLCA amenities, the Association’s revenue shall be used to cover expenditures in the following order:

1. Administrative Cost, then
2. Operating and maintenance of all existing amenities and Common Properties, then
3. Contributing as required to Dredging Reserve, then
4. Contributing as required to Emergency Reserve, then
5. Up to 15% of total revenue may be used for Capital maintenance and improvements, but not more than the amount of revenue remaining after funding items 1 thru 4, and
6. All remaining revenue to be added to the Assessment Reserve.”

D. The Board of Directors is authorized to execute and record this Amendment upon its approval by the Owners and, their signatures below, certify that this amendment has been approved by the Owners in accordance with the Declaration and By-Laws.

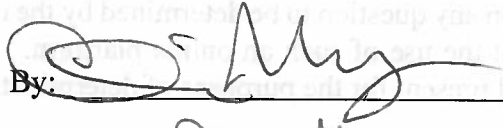
E. This Amendment shall be effective upon the date of its recording with the Recorder of Deeds, St. Charles County, Missouri, and shall be applicable to events and circumstances occurring after said effective date.



This space is intentionally left blank with signature to follow.

IN WITNESS WHEREOF, the Board of Directors of Lake Saint Louis Community Association hereby execute this Amendment on the day and year first above written.

Board of Directors
Lake Saint Louis Community Association, a
Missouri nonprofit corporation

By:  _____

Print Name: Chris Meyer

Its President

[NO SEAL]

Attest: Judy Crowell
Print Name: Judy Crowell

Its Secretary

STATE OF MISSOURI)
) SS
COUNTY OF St. Charles)

On this 26th day of October, 2021 before me Tricia Hauk appeared Chris Meyer who, being by me duly sworn, did say that s/he is the President of Lake Saint Louis Community Association, a Missouri nonprofit corporation, and that said person acknowledged said instrument to be his/her free act and deed on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Tricia Hauk
Notary Public

My Commission Expires:
12/11/2024

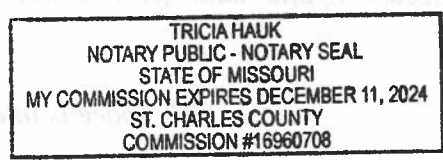


EXHIBIT A

LEGAL DESCRIPTION

LAKE SAINT LOUIS COMMUNITY ASSOCIATION
RESOLUTION ADOPTING AMENDMENT TO DECLARATION AND BY-LAWS

THIS RESOLUTION is adopted this 26th day of October, 2021 by the Board of Directors ("Board") of Lake St. Louis Community Association ("Association"), at a meeting duly called and a quorum being present.

WHEREAS, the planned community known as Lake Saint Louis ("Subdivision") exists by virtue of the "Lake Saint Louis Declaration of Covenants and Restrictions" as recorded on July 2, 1967, in Book 476, Page 726 in the records of St. Charles County, Missouri, as amended ("Declaration"); and

WHEREAS, pursuant to Article XII, Section 1 of the Declaration, the Owners are authorized to amend the Declaration by approval of two-thirds (2/3) of all the Owners; and

WHEREAS, pursuant to Article V, Section 3 of the Declaration, the Owner are authorized to increase the rate maximum rate of assessments by approval of a majority of Members voting at a meeting; and


WHEREAS, pursuant to Article XXI, Section 1 of the By-Laws of Lake Saint Louis Community Association ("By-Laws"), the Owners are authorized to amend the By-Laws by approval of a majority of the votes cast; and

WHEREAS, the Association presented an amendment to the Declaration to raise assessments and to the By-Laws related to virtual meetings, electronic voting, and allocation of revenue ("Proposed Amendment"); and

WHEREAS, the Proposed Amendment has been adopted pursuant to the Declaration and By-Laws.

NOW THEREFORE, be it resolved, the Board declares the Proposed Amendment as duly adopted.

The Board authorizes the President and Secretary of the Board to execute the Proposed Amendment, and to deliver the signed and notarized Proposed Amendment to the Association's legal counsel for recording in the land records of St. Charles County, Missouri. A recorded copy shall be distributed to all the Owners. This Resolution is unanimously approved by the Board of Directors.

By: 
President

By: 
Secretary