

18-4824

FILED FOR RECORD ON THE 21st DAY OF
November 2018 AT 3
O'CLOCK 21 MIN P M. RECORDED
IN BOOK 653 PAGE 2793
BEVERLY BURNETT, RECORDER OF DEEDS,
BENTON COUNTY, MO
BY: Beverly Burnett DEPUTY

COVER PAGE

TITLE OF DOCUMENT ON (NEXT) PAGE

**PG 14 OF THE "AMENDED DECLARATION OF
COVENANTS, RESTRICTIONS AND BY-LAWS"**

DATE OF DOCUMENT ON (NEXT) PAGE

OCT 2016

GRANTOR ON (NEXT) PAGE

BENT TREE HARBOR HOA, INC.

GRANTEE ON (NEXT) PAGE

N/A

REFERENCE BOOK/PAGE ON (NEXT) PAGE 638/2107 2094

LEGAL DESCRIPTION (NEXT) PAGE **AMENDED PG 14
ARTICLE V, 2. ANNUAL ASSESSMENTS**

**THIS IS A COVER PAGE ATTACHED TO DOCUMENT FOR
RECORDING PURPOSES**

2. Financial Limitations of the Board of Trustees.

- a. The Board shall have the right to sell, trade or dispose of any Association equipment that is worn out, unsafe or not usable without member's approval by posting a 30-day notice at the office and guardhouse prior to the sale.
- b. The Board shall have the right to sell, trade, or dispose of any property that has been donated to the Association by an individual owner without member's approval by posting a 30-day notice at the office or the guardhouse prior to the sale.
- c. The board shall not commit the members to any financial obligations above \$7,500.00 without the prior approval of the members. **VOTED REVISED 4/20/13**
- d. Should the need arise whereby the Board needs to seek member's approval of financial obligations, the Board shall make known its intentions by posting a 30-day notice of the meeting at the office, guardhouse, and/or other locations in Bent Tree Harbor.

Article V

Assessments by the Association

1. Purpose of Assessments. The Association is hereby authorized, empowered and granted the right to make assessments upon and against the lots in the subdivision or the purpose of carrying out the general duties and powers of the Association as described herein and for the further purpose of enabling the Association to defend and enforce the restrictive covenants as hereinafter described.

2. Annual Assessments. Each current property owner shall be required to pay to the Association, an annual assessment of **\$135.00** for the first lot owned and **\$67.50** for each additional lot owned. The annual assessment may be raised by a vote at an annual or special meeting. **VOTED REVISED 10/8/16**

All payments must be paid directly to Bent Tree Harbor Home Owners' Association.

3. Payment of Assessments. All of the above referenced assessments shall be due at the time of purchase. Subsequent annual assessments on all lots shall be paid by December 31st of every year and will be considered past due on December 31st. Members with unpaid balances due on their accounts will not receive new stickers or be permitted to have guest privileges and will not be permitted to drive on Bent Tree Harbor common roads.

4. Unpaid Assessments. Members with unpaid assessments will be subject to collections, lien and/or foreclosure of one or all of their property(s). All fees including, but not limited to, all assessments currently due, finance charges (late fees), attorney's fees and court costs accumulated to collect on a past-due balance will be the responsibility of the Owner. Any member having caused the Association to foreclose on any lot(s) through court proceedings will be banned from entering Bent Tree Harbor as a guest of another Owner or otherwise.

5. Owner Guests. Any Owner who is current on their assessments, allowing guest

BENT TREE HOME OWNER'S ASSN. INC

Current Covenants/Restrictions & By-Laws

Attached are the Amended Page 14 Article V Section 2 of Covenants/Restrictions & By-Laws, per the voting results from Special Meeting on 10/8/2016. They are to be recorded in the office of Benton County, Missouri, verified by the Bent Tree Harbor Trustees, August 2018.

Donald Brown
Donald Brown, President

Joseph Williamson
Joseph Williamson, Vice President

Randy Brown
Randy Brown, Secretary/Office Trustee

David Scott
David Scott, Security Trustee

Steve Cox, Sr.
Steve Cox, Sr, Maintenance Trustee

Notary Seal

Notary Tonya R Seal

My term expires 4-27-19

Date 11-19-18

In the State of Missouri, County of Benton, on this 19 day of November 2018

Before me personally appeared Donald Brown, Joseph Williamson, Randy Brown, David Scott and Steve Cox, Sr., Trustees known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same under authority of the Bent Tree Harbor Trusteeship and as the free act and deed of the Trusteeship.

