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

FIRST AMENDMENT TO THE RESTATED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF CHATEAU COUNTRY CLUB TOWNHOMES  
(NOT A CONDOMINIUM)

THIS FIRST AMENDMENT, is made this 4 day of December, 2009, by the Chateau  
Country Club Townhomes Association (the "Association"), a Missouri nonprofit corporation, with the  
written approval of more than fifty-one percent (51%) of the Owners of the Association.

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Chateau Country Club  
Townhomes dated December 19, 1986, are recorded in Book 1125 Page 989 of the St. Charles County  
Records (the "Original Declaration"), and the First Amended Declaration of Covenants, Conditions and  
Restrictions of Chateau Country Club Townhomes dated August 28, 1987, are recorded in Book 1180  
Page 84 of the St. Charles County Records (the "First Amended Declaration"); and

WHEREAS, the Restated Declaration of Covenants, Conditions and Restrictions of Chateau  
Country Club Townhomes dated September 21, 2000, are recorded in Book 2445 Page 2129 of the St.  
Charles County Records (the "Restated Declaration"); and

WHEREAS, the Board of Directors of the Association and the Owners have abided by, and  
enforced, the Restated Declaration since it was recorded on September 21, 2000, and the Owners hereby  
affirm the provisions of the Restated Declaration subject only to this First Amendment; and

WHEREAS, Article XII Section 3 of the Original Declaration, Article XII Section 3 of the First  
Amended Declaration, and Article XI Section 3 of the Restated Declaration each provide that the Owners

GUINNESS & BUEHLER L L C  
2850 WEST CLAY  
SUITE 210  
SAINT CHARLES, MO 63301



may amend the Declaration by an instrument signed by not less than fifty-one percent (51%) of the Owners, provided that, twenty (20) years has passed; and

WHEREAS, it is acknowledged that twenty (20) years has passed since the Original Declaration and the First Amended Declaration were recorded; and

WHEREAS, the Owners of property in Chateau Country Club Townhomes have reviewed and approved this First Amendments as indicated by the attached signatures;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreement of not less than fifty-one percent (51%) of the Owners, the Board of Directors hereby declares the Declaration amended as follows:

ARTICLE V (EXTERIOR MAINTENANCE) is deleted in its entirety and replaced in lieu therewith, the following:

ARTICLE V  
EXTERIOR MAINTENANCE

Section 1. The Association shall be responsible for maintenance to the Common Elements. In addition, the Association shall be exclusively responsible for exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replace, and care for gutters, downspouts, exterior building surfaces, fences, tie walls, trees, shrubs, grass, walks, and other exterior improvements. Provided however, such exterior maintenance shall not include glass surfaces of exterior doors, skylights, garage doors, and windows, nor shall it include replacement of roofs. Each Lot contains a separate unit which is titled to the Owner and it is the Owner's responsibility to carry insurance for damage to the Owner's property.

Section 2. The Association may make minor repairs to roofs it deems necessary to protect any Unit. However, the primary responsibility for roof repairs and replacement is that of the Owner.

Section 3. The Association shall have the power to contract with any individual or legal entity for the provision of all exterior maintenance of any unit, building, or Common Element.



Section 4. In the event that the need for maintenance or repair is caused either by acts of nature (such as storms, wind or hail) or by the willful or negligent act of the Owner, the Owner's family, guests, or invitees, then the cost of such maintenance or repairs shall be the responsibility of the Owner.

Section 5. An Owner shall not have the right to paint, repair, maintain, or otherwise change or alter the exterior portion of any building until obtaining written approval pursuant to Article VII (Architectural Control).

Section 6. The Association shall provide termite treatment for the outside of the Buildings if termites are detected. The Association will also provide a quarterly application of granules around the perimeter of the buildings for pest control. Any damage or treatment required for the inside of the Units shall be the responsibility of the Owner.

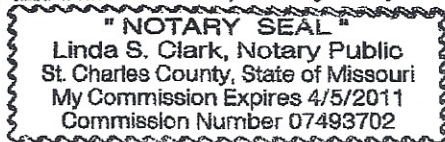
CHATEAU COUNTRY CLUB TOWNHOMES ASSOCIATION

By: Paul A. Garnier  
Paul Garnier, President

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

On this 4 day of December, 2009, before me appeared Paul Garnier, to me personally known, who, being by me duly sworn, did say that he is the President of Chateau Country Club Townhomes Association, a Missouri nonprofit corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors, and said Paul Garnier acknowledged said instrument to be the free act and deed of said corporation, and that said corporation has no corporate seal.

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.



Linda S. Clark  
Notary Public

My Commission Expires:



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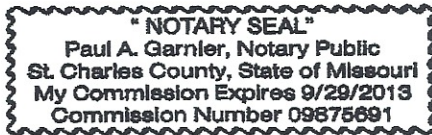
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

On this 21st day of November, 2009, before me personally appeared Ray Lodes, Beverly J. Lodes, Jeffrey D. Larson, Ava Larson, Charles P. Elledge, Joy Elledge, Wayne L. Dietrich, Charles S. Pattie, Robyn Hughes, Dennis Hughes, Mary Jo Reise, Margaret N. Bragg, Brenda Austin, Michael Kinze, Betty Haake, Ralph Haake, Merrill T. Vault, Andrew Paterson, Jennifer Lynne, Marian Piant, Patsy Lay, Pam Wheat, Jackie Kelley Brewer, Paul McAlister, Mary Lou Forst, Mary Dissett, James R. Schulik, Diane Loosesr, Lisa Gose, Harold L. Basch, Lois J. Basch, and Diane Gibbs, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

  
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Notary Public

My Commission Expires:





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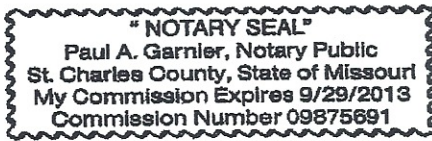
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

On this 21st day of November, 2009, before me personally appeared Karen Thurmer, Deanna Fulkerson, Tim Steinhoff, Joan Mahon, Virgil VanDover, Betty Vandover, Janet Schlattmann, Bill Schlattmann, Mary J. Streck, Henry Schoene, Shirley M. Schoene, Anita Stanier, Diana Prause, Jerald Harvard, Robert McManimie, JoAnn Moran, Richard Moran, Dorothy Dougherty, Steven Donkle, Andrea Johnson, Janet C. Vitale, Sam S. Vitale, Joseph Stinger, Gail Nelson, Judith A. Richardson, Joanne E. Bader, Barbara Lloyd, Herman W. Elmore, and Gloria J. Elmore, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

  
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Notary Public

My Commission Expires:



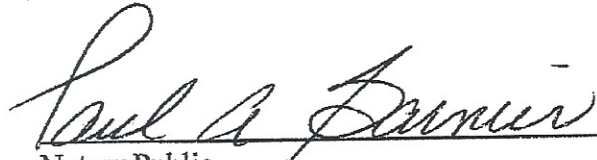


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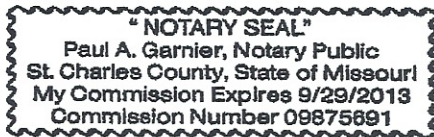
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

On this 22nd day of November, 2009, before me personally appeared Julie Kauffman, Judith Mahoney, Timothy Mahoney, Deanna Wineland, Martin Bathe, Jr., Grace D. Stiften, Edward M. Stiften, Ronald Townsend, Dolores Townsend, Robert S. Daugherty, Debra Mansir, Katherine Paydon, Robert E. Myers, III, Georgia L. Myers, Jennifer C. Myers, Jacqueline Leonard, James A. McIntosh, Elizabeth Kelly, Judi Steffe, Barbara Schulik, Christopher Johnson, Christine Johnson, and Delilah Washington, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

  
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Notary Public

My Commission Expires:





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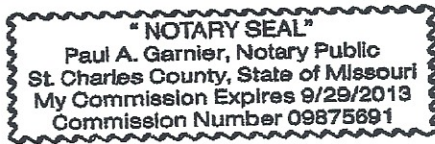
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

On this 30th day of November, 2009, before me personally appeared Stephen R. Young, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

*Paul A. Garnier*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



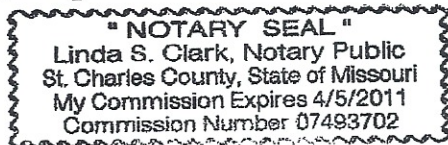
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF ST. CHARLES )

On this 30th day of November, 2009, before me personally appeared Paul A. Garnier and Julia A. Garnier, 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.

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.

*Linda S. Clark*  
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Notary Public

My Commission Expires:



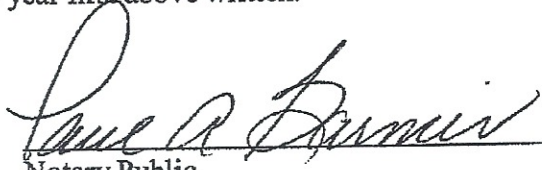


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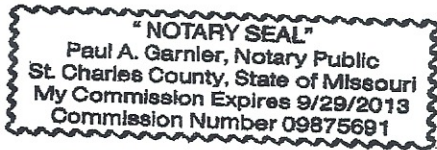
STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF ST. CHARLES    )

On this 1<sup>st</sup> day of December, 2009, before me personally appeared Carol Miller, Betty Leeker, Lynn Gibbons, David A. Dalton, Sr., Elizabeth Dalton, Norene Wilkins, Allen H. Rudolph, Carolyn S. Rudolph, Charles L. Mara, Sandra M. Watson and Dan Scantlan, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

  
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Notary Public

My Commission Expires:







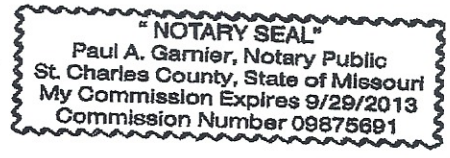
STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF ST. CHARLES    )

On this 3<sup>rd</sup> day of December, 2009, before me personally appeared Roger Arbuthnot, Jr., Shirley Cox, Theodore M. Price, Pauline Price, Lori Scantlan, Pamela G. B. Rasmussen, Janice A. Saputo, Lester V. Hager, and Katie D. Stewart, to me known to be the persons described in and who executed the foregoing document, and acknowledged that they executed the same as their free act and deed.

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.

*Paul A. Garnier*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



**Pages with names and signatures omitted for privacy reasons**