

Recording Date/Time: 08/15/2025 at 08:10:12 AM

Book: 772 Page: 102

Instr #: 202506799

Pages: 5

Fee: \$36.00



Electronically Recorded

COOK VETTER DOERHOFF AND LANDWEHR

Judy K. Ridgeway
Recorder of Deeds

Title of Document: Amendment of Subdivision Covenants Charleston Place Subdivision

Date of Document: August 12, 2025

Grantor(s): Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P.

Grantee(s): Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P.

Mailing Address(s): c/o Roger W. Cameron
2618 Schellridge Road
Jefferson City, MO 65109

Legal Description: Charleston Place Subdivision, per plat of record at Plat Book 11, Page 718; Plat Book 11, Page 847; Plat Book 11, Page 891; Plat Book 12, Page 268; Plat Book 12, Page 64; Plat Book 12, Page 96; Plat Book 12, Page 267; and Plat Book 12, Page 297, Cole County Recorder's Office.

Reference Book and Page(s):	Plat Book 11, Page 718	Plat Book 12, Page 64
	Plat Book 11, Page 847	Plat Book 12, Page 96
	Plat Book 11, Page 891	Plat Book 12, Page 267
	Plat Book 12, Page 268	Plat Book 12, Page 297

Book 364, Page 390
Book 377, Page 932
Book 378, Page 304
Book 381, Page 916
Book 406, Page 511
Book 748, Page 442
Book 760, Page 46

AMENDMENT OF SUBDIVISION COVENANTS
CHARLESTON PLACE SUBDIVISION

Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., the Developer of Charleston Place Subdivision in Cole County, Missouri, per certain plats of record filed at the Cole County Recorder's Office at:

Plat Book 11, Page 718	Plat Book 12, Page 64
Plat Book 11, Page 847	Plat Book 12, Page 96
Plat Book 11, Page 891	Plat Book 12, Page 267
Plat Book 12, Page 268	Plat Book 12, Page 297

pursuant to Section 2 of Article XIII of the Covenants identified below, hereby amends the said Covenants as follows:

Article IX Section 5 (General Appearance and Use) is amended by the addition of the following new provisions:

Owners may keep and maintain up to six (6) chickens. Chickens must be confined to a coop and not allowed to roam. The location, size and appearance of the coop shall be approved in advance by the Architectural Control Committee and shall not be visible from the street or located within one hundred (100) feet of any other residence. The coop and surrounding areas shall be kept clean and free from droppings. No noxious odors shall be allowed to escape the premises. No roosters are allowed.

Garage door openings shall not be greater than ten (10) feet in height unless specifically approved in advance by the Architectural Control Committee. All garages of single-family homes must be attached two-car or three-car garages with the doors on the side of the home and not facing the street.

Solar panels must be located on the roof and shall be in compliance with state law.

Home businesses must be registered with the Architectural Control Committee and must conform to performance standards in the Jefferson City Zoning Code, the provisions of which are adopted as part of these Covenants.

Article IX Section 5 (General Appearance and Use) is amended by replacing the current provision that reads:

Fences may be erected along rear lot lines, but only after the design and materials to be used in constructing the fences are approved by the Architectural Control Committee of the Association

with the following new provision:

Fences may be erected along rear and side lot lines, but only after the design and materials to be used in constructing the fences are approved by the Architectural Control Committee. Rear fences shall not be greater than six (6) feet high; and side fences shall not be greater our (4) feet high. Side fences shall not be located closer to the street than the rear building line of the residence. All fences shall be at least two (2) feet inside the property line. No chain link fences will be allowed.

The current Covenants and Restrictions, and previous amendments, are recorded at:

Book 364, Page 390
Book 377, Page 932
Book 378, Page 304
Book 381, Page 916
Book 406, Page 511
Book 748, Page 442
Book 760, Page 46

This space left blank due to pagination.

CHARLESTON PLACE DEVELOPMENT COMPANY,
A MISSOURI PARTNERSHIP CORRECTLY KNOWN AS
CHARLESTON PLACE DEVELOPMENT L.P.

R. L. NOREMAC CORP., General Partner

By: Roger W. Cameron
Roger W. Cameron, President of
R. L. NOREMAC CORP.

ESTATE LAND DEVELOPMENT, INC., General Partner

By: Kent George
Kent George, President of
ESTATE LAND DEVELOPMENT, INC.

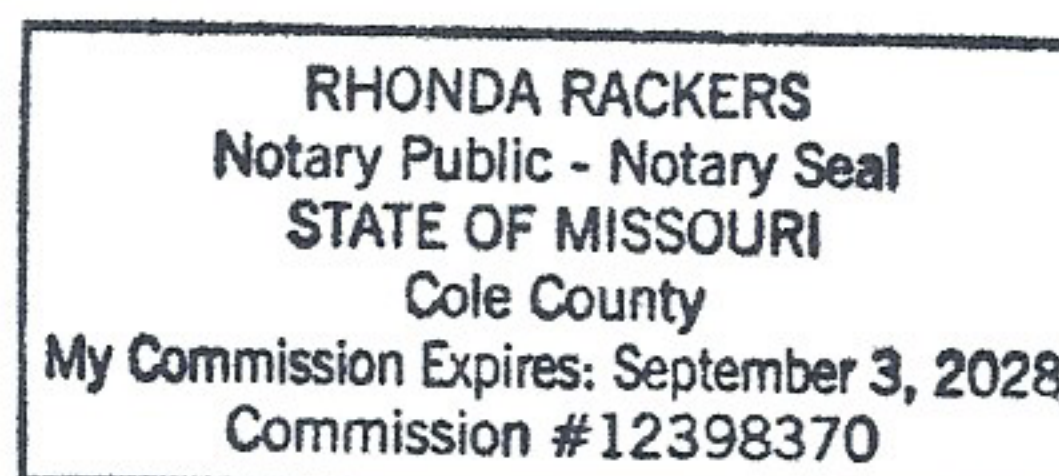
STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

On this 12th day of August, 2025, before me appeared Roger W. Cameron, President of R. L. Noremac Corp., General Partner of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., to me known to be the person described in and who executed the foregoing as the general partner or designated agent of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., and acknowledged that he executed the same as the free act and deed of said partnership and is acting for and on behalf of and as a general partner or designated agent of the said partnership.

Rhonda Rackers

Notary Public

My commission expires: Sept 3 2028



STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

On this 12th day of August, 2025, before me appeared Kent George, President of Estate Land Development, Inc., General Partner of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., to me known to be the person described in and who executed the foregoing as the general partner or designated agent of Charleston Place Development Company, a Missouri Partnership correctly known as Charleston Place Development L.P., and acknowledged that he executed the same as the free act and deed of said partnership and is acting for and on behalf of and as a general partner or designated agent of the said partnership.

Rhonda Rackers

Notary Public

My commission expires: Sept 3 2028

