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REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Christina Spaulding
RECORDER OF DEEDS

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**DECLARATION OF AMENDED
COVENANTS AND RESTRICTIONS
FOR RAVENWOOD SUBDIVISION**

WITNESSETH:

WHEREAS, the undersigned, Ravenwood Homeowners Association Board, grantor, with a mailing address of 4319 S. National, Box 237, Springfield, Missouri, 65810-2607, for the subdivision know as Ravenwood Subdivision, a subdivision of Greene County, Missouri, make this Declaration of Amended Covenants and Restrictions for Ravenwood Subdivision; and



WHEREAS, there is currently in effect certain Covenants and Restrictions that apply to certain lots in the Ravenwood Subdivision; and

WHEREAS, some of the provisions contained in said Covenants and Restrictions currently in effect require consolidation and revisions; and

WHEREAS, the majority of the homeowners in Ravenwood Subdivision desire to amend the Covenants and Restrictions currently in effect by adopting these amended Covenants and Restrictions and create additional Covenants and Restrictions to all of the lots within Ravenwood Subdivision as set forth in this instrument;

NOW, THEREFORE, the Ravenwood Homeowners Association Board and a majority of the homeowners of Ravenwood Subdivision do hereby agree and consent to the following:

**Article I
DEFINITIONS**

Section 1: As used in this document:

(a) "Ravenwood Subdivision" shall include all of the property contained in the following description:

See attached Exhibit 1

(b) "Association" shall mean and refer to Ravenwood Homeowners Association and its successors and assigns.

1559/2324 1590/1753 1687/192
1587/1048 1620/2115 1 1508/1919

- (c) "Board" shall mean the Board of Directors of the Association.
- (d) "City" shall mean the City of Springfield, Missouri and its City Council and City Manager.
- (e) "Common Area" shall mean all real property owned by the Association or designated as Community Area, open or drainage area on a final plat and intended for the common use and enjoyment of the Owners.
- (f) "Corner Lot" shall mean any Lot which abuts, other than at its rear line, upon more than one street.
- (g) "Declaration" shall mean the covenants, conditions and restrictions and all other provisions set forth in this entire document, as the same may from time to time be amended, together with any and all Supplementary Declarations may be amended from time to time.
- (h) "Lot" shall mean any parcel of real property designated as a Lot on any recorded Subdivision Plat within Ravenwood Subdivision or any additions thereto.
- (i) "Owner(s)" shall mean the record owner, whether one or more persons or entities, of a fee or undivided interest in any Lot. The foregoing does not include any persons or entities who hold an interest in any Lot merely as security for the performance of an obligation. Except as stated otherwise in this Declaration, the term "Owner" shall not include a lessee or tenant.
- (j) "Plans and Specifications" shall mean any and all documents designed to guide or control the improvement, or other proposal in question, including but not limited to those indication size, shape, location, configuration, or materials, all site plans, excavation, and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all building products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to the improvement or proposal in question requested by the Board or Developer.
- (k) "Property" or "Properties" shall mean and refer to the land included in the above-described legal description.
- (l) "Single Family Residence" shall mean a structure containing one dwelling only and occupied by not more than one family.
- (m) "Subdivision Plat" shall mean a recorded plat covering any or all of the property referred to in this Declaration.

Article II
AMENDMENT OF PRIOR RESTRICTIONS

Any and all prior Covenants and Restrictions recorded with the Greene County Recorder's office are hereby amended in their entirety and replaced with the Covenants and Restrictions contained herein. The amendment of the above states Covenants and Restrictions are contingent upon the amended Covenants and Restrictions contained herein being filed with the Recorder of Deeds, running with the land known as Ravenwood Subdivision and being enforced as Covenants and Restrictions of

Ravenwood Subdivision. The amendment of prior restrictions was made pursuant to the rules, regulations and conditions of each and every prior applicable restrictive covenant. Attached hereto and incorporated herein by reference as Exhibit 2 is the Affidavit of the members of the Association.

Article III
PROPERTY SUBJECT TO THE
COVENANTS AND RESTRICTIONS

The Board hereby declares that all of the real property within Ravenwood Subdivision is and shall be held, conveyed, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to these Covenants and Restrictions as amended or modified from time to time. The Covenants and Restrictions, as amended or modified, are in furtherance of a general plan for the Subdivision, improvement and sale of said real property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of said real property and every part thereof. All of these Covenants and Restrictions shall run with all of the real property within Ravenwood Subdivision for all purposes and shall be binding upon and inure to the benefit of all Owners and their successors in interest as well as all person, firms, or corporations who may from time to time own, hold, lease, rent, occupy or purchase any of the real property within Ravenwood Subdivision, or any part thereof, as well as their heirs, assigns and successors.

Article IV
USE AND BUILDING RESTRICTIONS

The following restrictions are imposed upon each Lot for the benefit of all Owners:

Section 1: Single Family Residential Use. All Lots, except those specifically listed herein, shall be used, improved and devoted exclusively as a one family dwelling and no gainful occupation, profession, trade or other nonresidential use shall be conducted on any such Lot. This section shall be no more restrictive than the city ordinance. Nothing herein shall be deemed to prevent the leasing of any such dwelling from time to time by the Owner thereof, subject to all the provisions of this Declaration. Not more than one (1) dwelling house shall be constructed on any one lot and each dwelling house shall be designed for and used as the residence for only on (1) family, provided that the necessary garage may be constructed in connection with said dwelling house, and provided that no garage shall be constructed unless it is of sufficient size to accommodate two (2) or more standard size automobiles.

Section 2: Animals. No animals, fowl, or livestock, other than a reasonable number of generally recognized house pets, shall be raised, bred or maintained on any Property and then only if they are kept solely as domestic pets and not for commercial purposes. All animals are restricted to the Owner's Lot, except when leashed and under control of the owner.

Section 3: Improvements and Alterations. No residence, building, fence, wall, exterior of the residence or exterior of any other structure shall be commenced, erected, improved, or materially altered without first obtaining a building permit which is a standard requirement of the city of Springfield. The exterior surface of a single family structure, if painted or resurfaced, must be in good taste and compatible and in harmony with the surrounding residences. Residence, outbuilding(s), and fence must be kept in good condition and repair at all times and not allowed to fall into disrepair. No fence or wall shall be erected, placed or altered on any lot closer to the street than the applicable minimum setback lines as set forth in Section 10. No old house, modular, prefabricated, manufactured, or other old building shall be moved in or placed upon any Lot. All outbuildings constructed prior to

September 1, 2005 shall be allowed to remain on the lot at which it is located as of that date, but must be maintained or improved to meet the standards applicable to the construction of any new buildings.

Section 4: Temporary Occupancy. No trailer of any variety, incomplete building, tent, shack, or garage and no temporary building or structure of any kind shall be used at any time for a residence on any Property within Ravenwood Subdivision. Temporary buildings or structures used during the construction of a dwelling on any such Property shall be removed immediately after the completion of construction.

Section 5: Trailers, Boats and Motor Vehicles. No truck larger than a pickup, motor coach, travel trailer, camper or boat shall be permitted to remain in the Subdivision longer than necessary for loading and unloading and for general cleaning. All visible vehicles must be registered, have a license plate & current tags.

Section 6: Maintenance of Lawns and Plantings. Each Owner of a Lot within Ravenwood Subdivision shall keep all shrubs, trees, grass and plantings, including the area located between the boundary line of his property and the street on which such Owner's property abuts, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. In the event that any Owner fails to maintain his lawn or plantings as provided herein, the Board, or its agents, may enter upon said Lot and may do so and the Owner shall reimburse the Board for all of its costs upon demand.

Section 7: Nuisances. No rubbish, debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot within Ravenwood Subdivision, and no odors shall be permitted to arise therefrom so as to render any such Lot or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other Lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such Property. No Owner, nor any guest, tenant or invitee of any Owner shall engage in any noxious or offensive activity that is reasonably likely to disturb the peace and well-being of the other Owners of the Subdivision.

Section 8: Signs. No sign of any kind shall be displayed to the public view of any Lot except:

- (a) One sign of not more than five (5) square feet advertising the property for sale or rent;
- (b) Signs of such shape, size and location as the Board deems necessary for security control;
- (c) Signs used for the advertisement of a garage sale, which shall not be placed for a period longer than 5 days.
- (d) Political election signs displayed not more than 30 days prior to a primary or general election and displayed less than 5 days after the election.

Section 9: Residence Size. The minimum square footage of a one-level residence shall be 1,350 square feet, excluding garages, open porches, decks and terraces. The minimum square footage of a two-level residence shall be 1,050 square feet on the main level and at least 700 square feet on the upper level, excluding garages, open porches, decks and terraces.

Section 10: Residence Location and Setbacks. No residence, building or structure of any nature shall be located closer than the setback distances hereinafter set forth from the street on which such dwelling faces, to-wit: forty (40) feet on rectangular lots; thirty-five (35) feet on lots contiguous to cul-de-sacs. The foundations and walls of residential buildings, including porches, pave terraces, decks, porticoes, attached garages, shall not be built closer than nine (9) feet from the side property lines on rectangular lots and not closer than eight (8) feet from the side of property lines on lots contiguous to cul-de-sacs, except corner lots where the restriction is and shall be that no building wall or foundation shall be constructed closer than twelve and one half (12 ½) feet from the side street. On each Lot there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 11: Easements. Easements reserved for installation and maintenance of utilities and drainage facilities are shown upon the recorded plat of Ravenwood Subdivision. Any easement entered into by any Owner with any other Owner or other party must receive prior approval from the Board.

Section 12: Garages. The doors of all garages shall be kept closed at all times except when necessary for ingress and egress. Each residence shall have a minimum of a two-car garage.

Section 13: Basketball Goals. No permanent basketball goals shall be attached to or on the front or side of any residence or garage and neither shall by basketball goal be permanently placed or erected at any place in a front or side yard. Portable basketball goals will be permitted on or adjacent to driveways. Good judgment and consideration for our neighbors and the neighborhood should be exercised as to late evening hours and removal of any basketball goal when not in use. The Board recommends that all basketball goals be removed nightly by 9:00 p.m. and altogether during the winter months. All permanent goals in existence prior to June 1, 2005 shall be allowed to remain.

Section 14: Septic Tanks. No septic tanks will be allowed on any Lot for any purpose. Under no circumstances are outside toilets to be permitted except for one day social functions, subject to approval by the Board.

Section 15: Covenants and Restrictions Applicable to Two Family Dwellings. In addition to all other sections contained in this Article, there are certain two family dwellings, commonly known as duplexes, located within the Ravenwood Subdivision on East Lark Street at the following numerical addresses:

1603	1606	1711	1756	1839	1947
1605	1612	1713	1764	1841	1949
1611	1614	1704	1761	1843	1957
1613	1620	1706	1763	1847	1959
1619	1622	1712	1741	1849	
1621	1632	1714	1743	1907	

1631	1634	1724	1751	1909
1633	1640	1726	1753	1917
1639	1642	1734	1721	1919
1641	1654	1736	1723	1927
1651	1656	1744	1731	1929
1653	1701	1746	1733	1932
1604	1703	1754	1837	1934

In addition to the other restrictions contained in all other sections of this Article, the following provisions shall only apply to the above-stated duplexes:

(a) All Lots shall be used, improved and devoted exclusively as a two family dwelling and no gainful occupation, profession, trade or other nonresidential use shall be conducted on any such Lot. Nothing herein shall be deemed to prevent the leasing of any such dwelling from time to time by the Owner thereof, subject to all the provisions of this Declaration. Not more than one (1) dwelling house shall be constructed on any one Lot and each dwelling house shall be designed for and used as the residence for one two (2) families, provided that the necessary garage may be constructed in connection with said dwelling house and provided that no garage shall be constructed unless it is of sufficient size to accommodate at least one (1) or more standard size automobiles.

(b) No residence, building or structure of any nature shall be located closer than the setback distances hereinafter set forth from the street on which such dwelling faces, to-wit: twenty-nine (29) feet on rectangular lots. The foundations and walls of residential buildings, including porches, porticoes, paved terraces, decks and attached garages shall not be built closer than eight (8) feet from the side property line on rectangular Lots, except corner lots, where the restriction is and shall be that no building wall or foundations shall be constructed be built closer than twelve and one half (12 ½) feet from the side property line abutting the street. On each Lot there will be a rear yard having a depth of not less than twenty-five (25) feet on which no building or structure shall be erected unless and until approved by the Board. No structures shall be approved for animal habitation.

(c) The minimum square footage of a one-level residence shall be 1,150 square feet, excluding garages, open porches, decks and terraces. The minimum square footage of a two-level residence shall be 1,300 square feet, total excluding garages, open porches, decks and terraces.

(d) To the extent that any provision of this Section 15 is inconsistent with any other Section contained in this Article, the provisions of this Section shall be controlling as to all structures identified herein.

Section 16: Remedies. In the event that an Owner (or guest, invitee, licensee, tenant, lessee, family member, agent or employee thereof), shall violate, or permit to be violated, any of the provisions set forth in this Article, the Board shall cause to be delivered to said Owner a written Notice of Violation. Said Notice of Violation shall set forth the nature of the alleged violation and shall request

that the violation be voluntarily terminated and remedied within a reasonable time from the mailing date of said Notice of Violation.

If, after ten (10) days have lapsed from the date of said Notice of Violation, the violation has not been voluntarily terminated by the Owner, the Board shall have the authority to pursue and effect any and all remedies which may be calculated as reasonably necessary to remove and/or terminate the cause of said violation, including actions at law, monetary fines, or equitable remedies such as injunctions compelling removal of improvements made to property in violation of any provisions set forth herein. This authority shall include, but shall not be limited to, the power to employ laborers to enter upon the premises of said Owner for the purpose of removing and/or terminating the cause of said violation. If, by virtue of the exercise of the authority granted herein, the Association shall incur expenses in connection with the process of removing and/or terminating said violation, the Owner will be liable for all expenses related thereto, including reasonable attorneys' fees and all litigation costs.

For purposes of administering this section, the determination of whether a violation has been or is being committed shall be made exclusively by the Board after taking into consideration the facts and circumstances surrounding the particular violative situation, condition, or occurrence.

Article V

GENERAL PROVISIONS

Section 1: **Enforcement.** The Board shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this instrument as modified and amended, including the recovery of all attorneys' fees and costs. Any unpaid attorneys' fees or costs shall constitute a lien on the Lot, until said Lot Owner pays said fees and costs in full. Failure by the Board or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2: **Severability.** Invalidation of any one of this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3: **Amendment.**

- (a) The Covenants and Restrictions shall run with and bind the land for a term of one (1) year from the date this instrument is recorded, after which time they shall be automatically extended for successive periods of one (1) year unless otherwise amended as herein provided.
- (b) The Covenants and Restrictions may be amended in whole or in part at any time by an instrument in writing approved by a majority of homeowners.

Section 4: Violations and Nuisance. Every act or omission whereby any provision of this instrument is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action, by Board or any Owner or Owners of Lots within Ravenwood Subdivision with the written consent of the Association.

Section 5: Violation of Law. Any violation of any state, municipal, or local law, ordinance or regulation, pertaining to the ownership, occupation, or use of any Property within Ravenwood Subdivision is hereby declared to be a violation of the Covenants and Restrictions and subject to any or all of the enforcement procedures set forth in said Restrictions.

Section 6: Remedies Cumulative. Each remedy provided by the Covenants and Restrictions is cumulative and not exclusive.

Section 7: Delivery of Notices of Violation. Any written notice of other documents relating to or required by the Covenants and Restrictions may be delivered either personally or by mail. If by mail, it shall be deemed to have been delivered the day after a copy of same has been deposited in the United States mail, postage prepaid, addressed as follows:

- (a) If to Board, 4319 S. National, Box 237, Springfield, MO 65810-2607, or to the current Board address.
- (b) Personally, and if by mail shall be by registered mail, return receipt requested signed by addressee only.

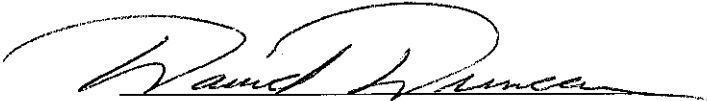
Provided however, that any such address may be changed at any time by the party concerned by furnishing a written notice of change of address to the Board. Each Owner of a Lot shall file the correct mailing address of such Owner with the Board and shall promptly notify the Board in writing of any subsequent change of address.

Section 8: The Declaration. By acceptance of a deed or by acquiring any ownership interest in any of the real property included within this instrument, each person or entity, for himself, his heirs, personal representatives, successors, transferees, and assigns, binds himself, his heirs and personal representatives to the covenants, conditions, rules and regulations now or hereafter imposed by this instrument and any amendments thereto. In addition, each such person by so doing thereby acknowledges that this instrument sets forth a general scheme for the improvement and development of the real property covered thereby. Each such person acknowledges that the covenants, conditions, rules and regulations may change from time to time, thereby requiring changes be made to their Lot in accordance with any changes to the covenants, rules and regulations.

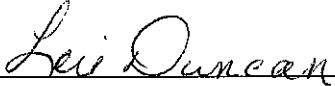
Section 9: City of Springfield Rights. Notwithstanding any other provision to the contrary within these Covenants, and in conjunction with the powers granted to the City of Springfield under Chapter 36, Article III, Division 5, Section 36-463(6) & (7), et seq., as amended, readopted or recodified from time to time, which is incorporated herein by reference, in the event for any reason the Association should fail to maintain any Common Area or Areas, or in the event the Association should be involuntarily dissolved and the Lot Owners fail to maintain such Common Area or Areas, then the City

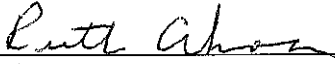
shall have the right and full authority and ability to intercede and maintain the Common Areas and assess the City's costs of same to the Lot Owners within the subdivision or any lot or parcels previously served by the Association or any of the Common Areas of the subdivision, on a pro rata basis of square footage of the lots involved and such shall run as a lien against the lots. The City shall be given the power provided herein, as well as any other remedy available to it under Law, to set and enforce such assessments to pay for the maintenance of, or abatement of any nuisance contained in, any Common Area or Areas. The Association may not be dissolved without the written consent of the City Manager of the City.

IN WITNESS WHEREOF, we the undersigned Ravenwood Homeowners Association Board set their hand and seal this 17th day of October, 2022.


David Duncan, President

~~Carole Lambert, Vice President~~


Lori Duncan, Secretary


Ruth Ankrom, Treasurer


Roy Holand, Board Member


Art Drossel, Board Member


Kelly Watson, Board Member


Kathy Grey, Board Member


Nadia Abraham, Board Member

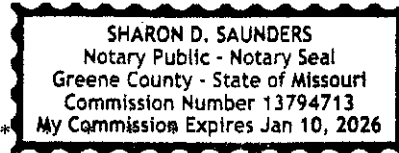
~~Arnold Berenstein, Board Member~~

State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared David Duncan, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

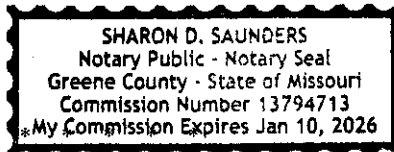


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Lori Duncan, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

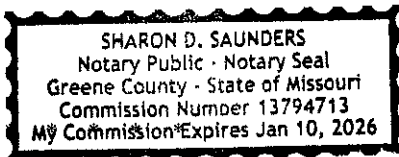


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Ruth Ankrom, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

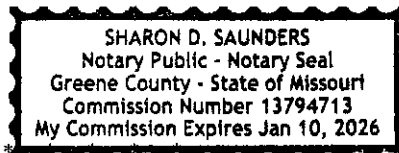


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Roy Holand, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

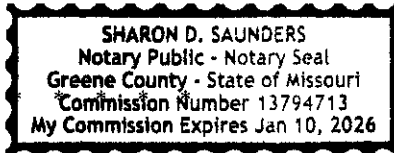


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Art Drossel, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

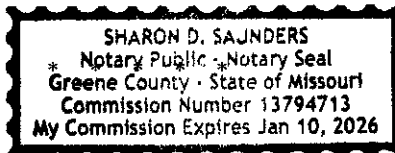


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Kelly Watson, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

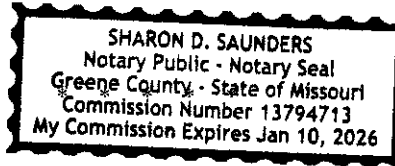


State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Kathy Irely, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders



State of Missouri)
) SS
County of Greene)

On this 17th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Nadia Abraham, known to me to be the person who executed the within Covenants and Restrictions, and acknowledged to me that he/she executed the same for the purposes therein stated.

Sharon D Saunders
Notary Public Signature

Print: Sharon D Saunders

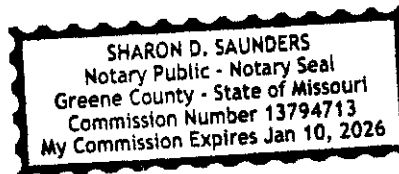


EXHIBIT 1

All of Lots 1 through 286 in the RAVENWOOD SUBDIVISION, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

All of Lots 1 through 19 in the RAVENWOOD 1st ADDITION, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

All of Lots 1 through 25 in the RAVENWOOD 2nd ADDITION, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

All of Lots 1 through 18 in the RAVENWOOD 3rd ADDITION, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

All of Lots 1 through 38 in the RAVENWOOD NORTH ADDITION, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

All of Lots 1 through 13 in RAVENWOOD SOUTH, a subdivision in Greene County, Missouri, according to the recorded plat thereof.

EXHIBIT 2
AFFIDAVIT

COMES NOW all members of the Board of Directors of the Ravenwood Homeowners Association of Springfield, Missouri and state on their oath the following:

1. That we did approve the proposed amendments to the Declaration of Amended Covenants and Restrictions for Ravenwood Subdivision (the “amended covenants”) to appear on the voting ballot to be distributed to all residents of the Ravenwood Subdivision; and
2. That said approval occurred at a special meeting of the Board on August 15, 2022, which was open for attendance to all residents of the Ravenwood Subdivision; and
3. That at said meeting of the Board, a special meeting of all residents and owners of lots of Ravenwood Subdivision was scheduled for September 27, 2022, to allow residents to ask questions about the proposed amended covenants; and
4. That notice of said special meeting was given to all property owners in Ravenwood Subdivision by means of a hand delivered printed flyer, and a copy mailed to all landlords, stating the date, time, place and purpose of the meeting, as well as the deadline of October 7, 2022 for returning the ballots; and
5. That notice of said meeting was held as advertised at 7:00 pm on September 27, 2022, at the First Cumberland Presbyterian Church located at 4216 S. Charleston Ave.; and
6. That prior to said meeting, a copy of the ballot with the proposed amended covenants was delivered to all property owners to whom notice of the meeting was given, and that the deadline of October 7, 2022 for returning the ballots was clearly stated on the front page of the document; and
7. That during said special meeting attended by 37 homeowners, all resident questions brought up during said meeting were addressed; and that the deadline of October 7, 2022 for returning the ballots was again clearly stated in the meeting; and it made known that the ballots would be counted in a public meeting held on October 8, 2022 at 2:00 pm at the First Cumberland Presbyterian Church located at 4216 S. Charleston Ave.; and
8. That at said public meeting on October 8, 2022, all signed ballots were counted and the proposed amendments were approved as follows:

Article IV, Section 3 – Improvements and Alterations

The following sentence was added: Residence, outbuilding(s), and fence must be kept in good condition and repair at all times and not allowed to fall into disrepair.

SUBDIVISION	TOTAL LOTS	VOTES APPROVING
Ravenwood Subdivision	286	143
Ravenwood 1 st Addition	19	13
Ravenwood 2 nd Addition	25	13
Ravenwood 3 rd Addition	18	8
Ravenwood North	38	22
Ravenwood South	13	10

Article IV, Section 4 – Temporary Occupancy

Replace the first sentence with the following (changes in bold): No **trailer of any variety**, incomplete building, tent, shack, or garage and no temporary building or structure of any kind shall be used at any time for a residence on any Property within the Ravenwood Subdivision.

SUBDIVISION	TOTAL LOTS	VOTES APPROVING
Ravenwood Subdivision	286	135
Ravenwood 1 st Addition	19	14
Ravenwood 2 nd Addition	25	14
Ravenwood 3 rd Addition	18	9
Ravenwood North	38	20
Ravenwood South	13	10

Article IV, Section 5 – Trailers, Boats and Motor Vehicles

The following sentence was added: All visible vehicles must be registered, have a license plate & current tags.

SUBDIVISION	TOTAL LOTS	VOTES APPROVING
Ravenwood Subdivision	286	136
Ravenwood 1 st Addition	19	12
Ravenwood 2 nd Addition	25	15
Ravenwood 3 rd Addition	18	9
Ravenwood North	38	20
Ravenwood South	13	8