

5/36.55



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2020R-046584

FILED AND RECORDED
IN OFFICIAL RECORD

12/03/2020 12:54:11PM
DEBBIE DUNNEGAN, RECORDER

PAGES 5

REC FEE: 36.55

NS FEE:

STONEBRIDGE CUSTOM HOMES LLC
5854 CRYSTAL TREE CORNERS
ST LOUIS MO 63128

RECEIVED

DEC 03 2020



COVER PAGE

TITLE OF DOCUMENT: 1st Amendment to
TRUST AGREEMENT

DATE OF DOCUMENT: 9/22/20

GRANTOR(S): Tuscan Valley Estates

GRANTEE(S): Tuscan Valley Estates

STATUTORY MAILING ADDRESS(S): Stonebridge Custom
Homes
5854 Crystal Ave
Corners
St Louis MO 63128

LEGAL DESCRIPTION:

REFERENCE BOOK AND PAGE(S): 2017R-018504
2017R-018505

1st Amendment to the existing Indentures of Trust and
Restrictions for Tuscan Valley Estates Subdivision
dated June 19, 2017

2017R - 018 504
2017R - 018 505
6A Page 9 of the trust Indentures

Violation Notice and Fine Schedule

In the event that there is a violation of the Indentures or the Rules and Regulations, the community manager will mail a written notification to the homeowner and tenant (if applicable).

A homeowner that has been issued a violation shall have the opportunity to present their side of the case. This can be in writing or a requested meeting with the community manager and the board. The homeowner will have twenty one (21) calendar days from the date on the notification to arrange a meeting or deliver their written material to the community manager.

For each letter, the homeowner will have twenty one (21) calendar days from the date on the notification to contact the community manager with details on how and when the violation will be addressed.

If the homeowner has not responded to the community manager with either a plan to resolve the violation or confirmation that the violation has been resolved or requested an opportunity to be heard, then additional steps will be taken as outlined in the process below.

Process overview (for the same violation)

- | | |
|------------------------------|------------------------------|
| 1 st notification | – Letter outlining violation |
| 2nd notification | – Letter outlining violation |
| 3rd notification | – Letter with \$50 fine |
| 4th notification | – Letter with \$125 fine |
| 5th notification | – Turned over to an attorney |

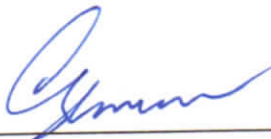
In the event a homeowner has received a violation letter, corrects the violation but then later repeats the same violation, the violation process shall begin with the next step in the notification process. (e.g. If the 1st notification was previously sent, the process will resume with the 2nd notification).

An additional management and handling fee may be added to each subsequent notification.

Fines are due and payable upon receipt.

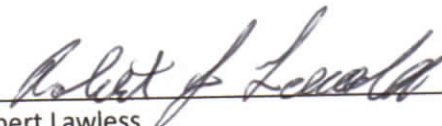
Tuscan Valley Estate Indentures provide authority for MAB to collect their legal fees from a homeowner with a violation associated to the legal fees.

Tuscan Valley Estate Home Owners Association has the explicit right to file liens against homeowners who are behind homeowner's association fees as well as fines and court cost assessed by the MAB



Clayton Francois

Date 9/16/20



Robert Lawless

Date 9/22/20

ACKNOWLEDGEMENT BY INDIVIDUAL

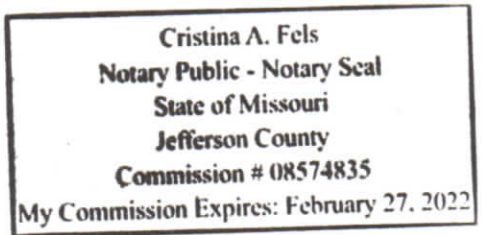
STATE OF MISSOURI)
COUNTY OF JEFFERSON) ss.

On the 16th day of September, 2020, before me appeared Clayton Francois, personally known to me to be the person executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his/her knowledge and belief and acknowledged to me that s/he executed the same as his/her 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.

Cristina A. Fels
Notary Public

My commission expires: 2/27/2022



ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF MISSOURI)
COUNTY OF JEFFERSON) ss.

On the 22ND day of September, 2020, before me appeared Robert Lawless, personally known to me to be the person executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his/her knowledge and belief and acknowledged to me that s/he executed the same as his/her 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.

Cristina A. Fels
Notary Public

My commission expires: 2/27/2022

