

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR THE VILLAS AT HIGHGROVE

THIS AMENDMENT is made as of the ____ day of _____ 2026, to that certain Declaration of Covenants, Conditions, and Restrictions for the Villas at Highgrove, dated July 22, 1999 and recorded in Book 2287, Page 554 as document No. 64695, in the Office of the St. Charles County Recorder of Deeds (the “Declaration”), by the Owners. (Terms defined in the Declaration are used herein as defined therein unless otherwise indicated.)

RECITALS

A. Article XIII, third paragraph of the Declaration permits the Declaration to be amended by instrument approved by vote or agreement of a majority of the votes of Owners in the Association, signed by the Directors, and made effective upon recording in the Office of the Recorder of Deeds of St. Charles County, Missouri.

B. A majority of the Owners have approved and the Directors have signed hereto attesting to such approval.

AMENDMENTS

NOW, THEREFORE, the Board of Directors hereby amends the Declaration as follows with the approval of a majority of the Owners:

1. Article III, Section 3 of the Declaration shall be amended to strike the phrase “including, without limitation, repairing, maintaining, servicing, improving, or replacing the roof, gutters, siding or exterior brick, drives, porches, patios and sidewalks thereof or any pipes or wiring therein that serve more than one Dwelling or Lot” from the third sentence of the third paragraph thereof.
2. Article VI, Section 5 of the Declaration shall be amended to strike the phrase “such as patios or decks” from the sentence.
3. The first paragraph of Article X of the Declaration shall be amended as follows (*Bold typeface used to indicate additions to the current language. Strikethrough typeface used to indicate language that was removed.*):

Subject to the terms of this Declaration and the obligations and restrictions imposed upon Owners, the Association shall be responsible for **exterior** maintenance to each Lot and the Common Ground. ~~In addition,~~ The Association shall be responsible for exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, including ~~patios, decks,~~ walls, trees, shrubs, grass, ~~walks,~~ and other exterior improvements. Such exterior

