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BOOK PAGE

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RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
11/28/2023 12:42 PM

MICHAEL BUTLER
RECORDER OF DEEDS

PAGES: 7
AMOUNT DUE: 73.00
5615995

Michael Butler
RECORDER OF DEEDS, CITY OF ST. LOUIS
RECORDING CERTIFICATION SHEET
NON-STANDARD FORMAT

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Doubled Sided

TITLE: 2023 ~~Supplement~~ to the Deed of Restrictions of Westminster Plg
Amendment

DATE: 11/28/23

GRANTOR (S): Owners of Real Estate fronting
on Westminster Place in City Blocks
4907 B and 5051 B of the City of St Louis, mo

GRANTEE (S): Owners of real estate fronting on
Westminster Place in City Blocks 4907 B and
5051 B of the City of St Louis mo

GRANTOR'S MAILING ADDRESS:

5142 Westminster Place
St Louis mo 63108

GRANTEE'S MAILING ADDRESS:

5142 Westminster Place
St Louis mo 63108

LEGAL DESCRIPTION: That part of Blocks 4907 B and 5051 B
of the City of St Louis, Missouri, bounded east by the west line

of Kingshighway Blvd, South by the north line of a 15-foot public alley
in said Block 4907 B, bounded west by the east line of Lake Ave, and bounded north by the

REFERENCE BOOK & PAGE NUMBER: Book 7785 South line of a 15-foot
public alley in
Block 5051 B
Page ~~188~~ 155

2023 Supplement to the Deed of Restrictions of Westminster Place **Amendment**

This Supplement to the Deed of Restrictions of Westminster Place is made and entered into as of the {date}, 2023, by and between those owners of real estate fronting on Westminster Place in City Block 4907B and 5051B of the City of St. Louis, Missouri, from the west line of Kingshighway Boulevard to the east line of Lake Avenue, who subscribed hereto, hereinafter called the "Owners;" and Dr. Carmel R. Boykin-Wright, Dr. Eva Gonzales, Dr. Reuben D. Johnson, Daniel J. Landiss, Eric C. Rogers, Matthew Sauter, and James P. Tobin, hereinafter called the "Trustees."

WITNESSETH, that:

WHEREAS, the "Owners" are the holders and owners of legal title to various, but not necessarily all of the parcels of real estate situated within the hereinafter described City Blocks in the City of St. Louis, Missouri, the description of their respective parcels appearing hereinafter opposite their names, which City Blocks are as follows:

That part of Block 4907B and 5051B of the City of St. Louis, Missouri, bounded east by the west line of Kingshighway Boulevard, south by the north line of a 15 foot public alley in said block 4907B, bounded west by the east line of Lake Avenue, and bounded north by the south line of a 15 foot public alley in Block 5151B; and

WHEREAS, it is the desire and intention of the parties hereto, for their mutual benefit and advantage, by the execution of this supplement to the Deed of Restrictions and observance thereof, to further the purpose and intent of the original Deed of Restrictions of Westminster Place which is to resist and prevent the encroachment and incidence of blight and decay; to preserve the exclusive residential character of the area in general, and particularly of their respective parcels of ground; to maintain said neighborhood and the respective parcels as a desirable place of residence; to provide for the health, welfare, and safety of the residents in said area; and to maintain the value of their property by prohibiting undesirable, objectionable, dangerous, deleterious uses; and

WHEREAS, it is the desire and intention of the subscribers hereto to provide for an additional assessment over and above the assessment currently being levied upon each parcel to provide the Trustees with sufficient funds to pay the costs and expenses incurred and to be incurred in connection with the performance of their duties; and

WHEREAS, the Trustees have been nominated, appointed and elected as Trustees for the purposes of these presents; and

WHEREAS, it is the desire and intention of the subscribers hereto firmly to bind themselves, their heirs, executors, administrators, successors, and assigns and their respective parcels of land and improvements pursuant to the terms, covenants, restrictions and conditions hereof and to provide effectually for the enforcement of the terms, provisions, restrictions and conditions hereinafter set out.

NOW, THEREFORE in consideration of the premises and the respective and mutual agreements to burden and restrict the particular parcels of ground hereinafter described, the parties agree among themselves to the following supplement to the original Deed of Restrictions of Westminster Place as recorded in the Office of the Recorder of Deeds, City of St. Louis in Book 7785, page ~~1154~~ by amending the following subsection:

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The fourth paragraph of section 6, B, subsection 3, which was added by the First Supplement to the original Deed of Restrictions, shall be removed and be replaced by a new fourth paragraph and shall read as follows:

“In addition to the assessments of the second paragraph herein, upon recommendation by a majority of the Trustees, and by a majority vote of the Owners present at the annual meeting or at a special meeting called for this purpose or delivering a documented absentee ballot; an additional amount may be levied against each parcel, subject to the same terms and conditions as the initial assessment.”

This supplement to the Deed of Restrictions shall become effective only when executed by the owners of 38 parcels of ground included in the Blocks hereby affected, nor shall this supplement be placed of record until a sufficient number of signatures has been affixed hereto in accordance with the aforesaid requirement.

AFFIRMATION of APPROVAL for SECOND SUPPLEMENT

The undersigned owners of real estate fronting on Westminster Place in City Blocks 4907B and 5051B of the City of St. Louis, Missouri hereby submit their approval of a Second Supplement to the Deed of Restrictions as presented on April 29, 2023.

5023		5062	
5026		5063	
5027		5066	
5032		5067	
5035		5070	
5038		5071	
5041		5076	
5044		5077	
5045		5082	
5048		5083	
5052		5086	
5053		5089	
5056		5092	
5057		5095	

AFFIRMATION of APPROVAL for SECOND SUPPLEMENT, page 2

The undersigned owners of real estate fronting on Westminster Place in City Blocks 4907B and 5051B of the City of St. Louis, Missouri hereby submit their approval of a Second Supplement to the Deed of Restrictions as presented on April 29, 2023.

5097	5132
5098 <i>Lana Lee</i>	5133 <i>James P. Tol</i>
5101	5136 <i>Stephen M. Muddell</i>
5102 <i>and</i>	5139
5106	5142 <i>mtg Sab</i>
5109 <i>James M. Muddell</i>	5143 <i>James M. Muddell</i>
5112 <i>H. H. H.</i>	5148 <i>Joel B. Harris</i>
5115	5149 <i>- No -</i>
5117 <i>H. H. H.</i>	5150
5118 <i>Joan K. Kelleberger</i>	5153 <i>Joan K.</i>
5122	5154
5123	5155 <i>Joel B. Harris</i>
5128 <i>E. Roy</i>	5156 <i>Joel B. Harris</i>
5129 <i>Joan K. Kelleberger</i>	5159 <i>Joan K.</i>

AFFIRMATION OF APPROVAL FOR SECOND SUPPLEMENT

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that the following individuals appeared and acknowledged that he/she signed, sealed, and delivered the foregoing instrument as his/her free and voluntary act, for the uses and purposes therein set forth:

5023	Eric Nunez	5027	Michelle Kniep
5035	Maryann Rhea	5041	Nathalie Pettus
5044	Lewis Thomas, Kathleen Donovan	5045	Eva Gonzales
5048	Dan Naughton	5052	Aaron Biala, Iskra Posic
5053	Dan Landiss	5056	Allison Wright
5057	John Barlow	5062	Tai Ugunjobi
5063	Ben Johnson	5066	Nicole Gore
5067	Suzann Byland	5070	Amy Gais
5071	Chad Comer	5077	Thomas Welsh
5082	Jerry Baumgartner	5083	Jeff Sims
5086	Brittany Linden	5092	Heather Cirre
5095	Frances Pestello	5098	Laura Lee
5102	Allison Miller	5109	Damon Clines
5112	Aaron Pupa	5117	Tillet Mills
5118	Joan Kindleberger	5128	Eric Rogers
5129	Scott Leisler, Jackie Leisler	5132	Jim Tobin
5136	Nathan Mundell	5142	Matthew Sauter
5143	Carmel Boykin-Wright	5148	Joel Harris
5153	Jessica Barreca	5155	Sarah Cunningham
5156	David Thibodaux	5159	Bryan Carr

GIVEN under my hand and notarial seal this 22nd day of November, 2023.


Notary Public

