

On 22 June 1985 the First Supplement to the Deed of Restrictions of Westminster Place was recorded on Page 519 of Book 477 in the Office of the Recorder of Deeds, City of St. Louis:

Supplement to the Deed of Restrictions of Westminster Place

This Supplement to the Deed of Restrictions of Westminster Place is made and entered into as of the 10th day of December, 1984, 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 Pamela Boggeman, the Rev. William D. Chapman, Patricia Gabriel, Dr. Mary Johnson, Daniel Landiss, Arthur Littlefield, and William Merriman, 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 extend the period for which the original Deed of Restrictions shall remain in effect and to provide for an additional assessment over and above the \$100.00 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 supplements 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 115ff by adding the following subsections:

1. There shall be a new paragraph added to section 6, B, subsection 3, which paragraph shall be the fourth paragraph and shall read as follows:

In addition to the assessments of the second paragraph herein, upon recommendation of a majority of the Trustees and with approval of two-thirds (2/3) of the owners, an additional amount may be levied against each parcel, subject to the same terms and conditions as the initial assessment.

2. Subsection 7, shall be supplemented to contain the following:

These restrictions shall remain in full force and effect for an additional twenty (20) years from June 1, 1997 and shall automatically be extended for an additional twenty (20) year period thereafter, unless the persons owning the majority of the parcels of ground affected hereby or by any supplement hereto shall execute and acknowledge and cause to be recorded an instrument to evidence their election that said restriction shall be terminated, which election shall be made and said document recorded at least six (6) months prior to the expiration of the then current term thereof.

This supplement to the Deed of Restrictions shall become effective only when executed by the owners of 49 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.

Summary: The cap on yearly assessments was removed, and the Deed of Restrictions was extended until 2037. A precedent was set that the signatures of 49 owners are required to supplement or amend the Deed of Restrictions.