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MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: JSTUTSMAN

ELECTRONICALLY RECORDED

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- 1. Title of Document:** **Amendment #2 to the Declaration of Covenants, Conditions, Easements and Restrictions of Green Forest Village**
- 2. Date of Document:** As of September 8, 2022
- 3. Grantor(s):** **Bridgewater Communities, Inc.**
- 4. Grantee(s):** **The Villas at Green Forest Village Homeowners Association**
- 5. Grantee's Mailing Address:** **c/o Bridgewater Communities, Inc.
11225 Mosley Manor Ct
St. Louis, MO 63141**
- 6. Legal Description:** **N/A**
- 7. Reference(s) to Book and Page(s):** **Book DE4929 and Pages 1684-1724 and further amended in Book DE7086 and Pages 2423-2427.**

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached Amendment #2 to the Declaration of Covenants, Conditions, Easements and Restrictions of Green Forest Village. In the event of a conflict between the provisions of the attached Amendment #2 to the Declaration of Covenants, Conditions, Easements and Restrictions of Green Forest Village and the provisions of this cover page, the attached Amendment #2 to the Declaration of Covenants, Conditions, Easements and Restrictions of Green Forest Village shall prevail and control.

**Title Partners Agency, LLC
2507 HWY K
O'FALLON, MO 63368**

Amendment #2
to the
Declaration of Covenants, Conditions, Easements and Restrictions

The following amendments are to be made to the original Declaration of Covenants, Conditions, Easements and Restrictions of Green Forest Village as recorded on February 15, 2008, in Book DE4929 and Pages 1684-1724 and further amended on June 10, 2019, in Book DE7086 and Pages 2423-2427.

1. Add Article XII to Exhibit D – Bylaws

Article XII
Virtual Meetings

Virtual Meetings are allowed to replace all Association in person meetings upon 2/3's of the Board's approval. Meeting notices remain in effect as with "in person" meetings. Verbal votes allowed in the Indentures or Bylaws can be taken and recorded in the meeting minutes. Any nomination or vote that is required to be in writing per the Indentures or Bylaws will still be required to be in writing.

Definition of Virtual Meeting: any electronic multi-participant meeting which may include but are not limited to conference calls, video calls and group video/meeting internet powered media.

2. Pages 10-12 ARTICLE III Section B, Section 3 will be replaced in its entirety with:

Section 3. Exterior maintenance, repair or replacement by the Association that is **NOT INCLUDED**: concrete driveway, concrete driveway approach (located in the street Right of Way), concrete public sidewalk, concrete private sidewalk, concrete porch, concrete patio, wooden deck structure and its decking and hand rails, garage door, garage door opener, exterior doors, windows, patio doors, skylights, air conditioning equipment, exhaust fans, vents, and owner installed attachments to the exterior including but not limited to: extendable awnings. An Owner shall not have the right to apply a different color, paint/stain, or quality (other than the same color paint/stain or quality as originally provided by the Declarant) to doors, exterior trim, decks or patios without prior written approval by the Board.