

This document has legal consequences.  
 If you do not understand it, consult your attorney.  
 The text of this form may not be altered in any manner without written acknowledgement of all parties.

©ST. LOUIS REALTORS®  
 Approved by Counsel for St. Louis REALTORS®  
 To be used exclusively by REALTOR® members of St Louis REALTORS® and those issued a use license by St Louis REALTORS®

Form # 2091                      01/26

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 27669 Jackson Court, Warrenton, MO 63383

**Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.**

**TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

**TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.** If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

<b>STATUTORY DISCLOSURES</b>				
<b>Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.</b>				
<b>LEAD-BASED PAINT</b>				
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
<b>METHAMPHETAMINE</b>				
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
<b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b>				
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. <b>Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6	Please explain any "Yes" answers you gave in this section:						
<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Please explain any "Yes" answers you gave in this section:						
<b>ADDITIONAL DISCLOSURES</b>							
<b>Lead-Based Paint</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Are you aware if it has ever been covered or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11	Are you aware if the property has been tested for lead?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:						
<b>Radon</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
13	Are you aware if the property has been tested for radon gas?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Are you aware if the property has ever been mitigated for radon gas?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Please explain any "Yes" answers you gave in this section:						
<b>Mold</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
16	Are you aware of the presence of any mold on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Are you aware of anything with mold on the property that has ever been covered or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18	Are you aware if the property has ever been tested for the presence of mold?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Please explain any "Yes" answers you gave in this section:						
<b>Asbestos Materials</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Are you aware of any asbestos material that has been encapsulated or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Are you aware if the property has been tested for the presence of asbestos?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	Please explain any "Yes" answers you gave in this section:						
<b>Other Environmental Concerns</b>			<b>YES</b>	<b>NO</b>	<b>UNK</b>		
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
25	Please explain any "Yes" answers you gave in this section:						
<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>							
26	Development Name	Garland Woods Subdivision					
27	Contact Name	Unk	Phone #				
28	Type of Property (check all that apply)	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Condominium	<input type="checkbox"/> Townhome	<input type="checkbox"/> Villa	<input type="checkbox"/> Co-op
29	Mandatory Assessment #1	\$ 350 per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi-Annual	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Other
30	Mandatory Assessment #2	\$ _____ per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi-Annual	<input type="checkbox"/> Annual	<input type="checkbox"/> Other
31	Mandatory Assessment(s) include:						
	<input checked="" type="checkbox"/> entrance sign/structure <input checked="" type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input checked="" type="checkbox"/> snow removal common area <input checked="" type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____						

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

40 Please explain any "Yes" answers you gave in this section:

**UTILITIES**

Services	Current Provider	Phone #		Avg Monthly Cost
41 Propane			<input type="checkbox"/> Owned   <input type="checkbox"/> Leased	
42 Gas				
43 Electric	Ameren			
44 Water				
45 Sewer				
46 Trash	Grace Hauling			
47 Recycle				
48 Internet	Spectrum			
49 Phone				

**HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS**

Type of Heating Equipment:

50 Zone 1: Age 15yrs Brand	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other
51 Zone 2: Age 15yrs Brand	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other

Fuel Source of Heating Equipment:

52 Zone 1:	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other
53 Zone 2:	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other

Type of Air Conditioner:

54 Zone 1: Age 15yrs Brand	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other
55 Zone 2: Age 15yrs Brand	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

59 **With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:**

60 Please explain any "Yes" or "Other" answers you gave in this section:

**FIREPLACE(S)**

	YES	NO	UNK
61 Location 1: Room: Living Room Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK Functional and properly vented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62 Location 2: Room: Basement Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK Functional and properly vented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63 Location 3: Room: Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK Functional and properly vented?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
64 Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

65 Please explain any "Yes" or "No" answers you gave in this section:  
All functioning and vented

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT**

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:
67 Water Heater 1: Age: Unk Location: Basement Tank Size: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other
68 Water Heater 2: Age: Unk Location: Utility Room Tank Size: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other

		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub? <b>(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Please explain any "Yes" or "Other" answers you gave in this section: Swimming pool			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
74	What is the source of your drinking water? <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? 2025 Is test documented? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, is it <input checked="" type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
		YES	NO	UNK
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
79	What is the type of sewerage system to which the house is connected? <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80	If septic/aerator, when was system last serviced? Unk			
		YES	NO	UNK
81	Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section:			
<b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>				
Type of Service Panel(s):				
85	Panel 1: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86	Panel 2: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87	Panel 3: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:				
88	Panel 1: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> UNK <input type="checkbox"/> Other			
		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92	Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93	Are you aware of any active knob and tube wiring in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94	Please explain any "Yes" answers you gave in this section:			
<b>CONSTRUCTION</b>				
95	The property was originally constructed in: 2007 . Seller has occupied property from 2012 to Present .			
96	List all significant additions, modifications, renovations, & alterations to the property during your ownership below: Finished garage to mother in law quarters, had roof replaced 2020, added above ground pool, added basketball court, added patio in back, had property logged			
		YES	NO	UNK
97	Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98	Please explain any "No" answers you gave in this section:			

FOUNDATION			
99	Type of Foundation: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:		
		YES	NO
100	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
105	Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
106	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
107	Is the home equipped with a sump pit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
108	Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
112	Please explain any "Yes" answers you gave in this section:		
ROOF, GUTTERS AND DOWNSPOUTS			
113	What is the approximate age of the roof? 6yrs Is it documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
114	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
115	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
119	Please explain any "Yes" answers you gave in this section and attach any documentation: Hail insurance claim in 2020		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
121	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130	Please explain any "Yes" answers you gave in this section:		

SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Does the survey include all existing improvements on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any shared or common features with adjoining properties?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137	Please explain any "Yes" answers you gave in this section:					
INSURANCE				YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. Claimed hail for roof in 2020					
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
140	Range/Stove	<input type="checkbox"/> N/A	Age 2yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141	Oven	<input type="checkbox"/> N/A	Age 2yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
142	Cooktop	<input type="checkbox"/> N/A	Age 2yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
143	Outdoor Grill	<input type="checkbox"/> N/A	Age 10yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
144	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
145	Built in Microwave	<input type="checkbox"/> N/A	Age New			
146	Built in Refrigerator	<input checked="" type="checkbox"/> N/A	Age			
147	Dishwasher	<input type="checkbox"/> N/A	Age 10yrs			
148	Garbage Disposal	<input checked="" type="checkbox"/> N/A	Age			
149	Trash Compactor	<input checked="" type="checkbox"/> N/A	Age			
150	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars			
151	Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights			
152	Security System/Cameras	<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
				YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is the property designated as a historical home or located in a historic district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	Are you aware of any pets having been kept in or on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware if carpet has been laid over a damaged wood floor?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	Please explain any "Yes" answers you gave in this section: 2 dogs pive on the property					

**ADDITIONAL COMMENTS**

167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177

Seller attaches the following document(s): \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:**

Seller acknowledges having carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

\_\_\_\_\_

SELLER SIGNATURE

DATE

*Andrew D Craven* dotloop verified  
03/16/26 1:36 PM MDT  
96IF-JOGR-AAWK-T5VL

SELLER SIGNATURE

DATE

Rae Ann Craven

Seller Printed Name

Andrew D Craven

Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT:**

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_

BUYER SIGNATURE

DATE

\_\_\_\_\_

BUYER SIGNATURE

DATE

\_\_\_\_\_

Buyer Printed Name

\_\_\_\_\_

Buyer Printed Name

This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgement of all parties.

Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 27669 Jackson Court Warrenton MO 63383 DATE:

2 SEPTIC (Explain any "Yes" answers):

3 Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system
4 is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface
5 that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- 6 (a) How many people occupy the property? 6
7 (b) Has the property been vacant over any period during the last 12 months?
8 (c) Does any other property owner share this system?
9 (d) Is any part of your system located on a neighbor's property?
10 (e) Is there a well within 50 feet of the septic tank?
11 (f) Does the system have an aerator?
12 (g) Of what is the bottom of the tank constructed?
13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system?
14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon?
15 (j) Are any of the pipes exposed?
16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
17 If "Yes", is there any from your system onto your neighbor's property?
18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property?
19 (m) Have you noticed any noxious, offensive or unusual odors from the system?
20 (n) Have you experienced slow drainage or drain backups?
21 (o) Is there a current maintenance service agreement covering your system?
22 If "Yes", what is the annual cost and who is the current provider?
23 (p) Does any government authority require a maintenance service agreement for the
24 new homeowner?
25 (q) Have you ever been notified/cited by any governmental authority on problems
26 related to the system?
27 (r) Has a service company ever recommended any work to be done to the system?
28 (s) Are you aware of any defects?
29 (t) Have you expanded, updated or modified the septic system?
30 (u) Have you cleaned or pumped the system during your ownership of the property?
31 If "Yes", when was it done and who did the work?

32 WELLS (Explain any "Yes" answers):

- 33 (a) Is any part of the well located on a neighbor's property?
34 (b) Is the well shared with any other properties?
35 If "Yes", is there a recorded well agreement?
36 (c) Are you aware of any problems relating to the quality or source of drinking water?
37 (d) Have you ever been notified/cited by any governmental authority on problems
38 related to the system?
39 (e) Has a service company ever recommended any work be done to the system?
40 (f) Are you aware of any defects?
41 (g) Are you aware of any plans to bring public water to this property?

42 Explanation of any "Yes" answers and additional comments for either of the above sections:

43 Flows into a lagoon
44
45
46
47
48
49
50

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and  
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property  
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

54 *Andrew D Craven* dotloop verified 03/16/26 1:36 PM MDT QQWA-UL33-VICS-SE7D  
55 SELLER SIGNATURE DATE

*Rae Ann Craven* dotloop verified 03/15/26 9:18 PM CDT H1FC-ESGB-WHP-MMZE  
SELLER SIGNATURE DATE

56 Andrew D Craven  
57 Seller Printed Name

Rae Ann Craven  
Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure  
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.  
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important  
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an  
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical  
63 defects in property.

64    
65 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

66 \_\_\_\_\_  
67 Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

©ST. LOUIS REALTORS®  
Approved by Counsel for St. Louis REALTORS®  
To be used exclusively by REALTORS®

Form # 2180 01/20

**POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT**  
**(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)**

1 To be completed by **SELLER** concerning 27669 Jackson Court, Warrenton, MO 63383 (Property Address)

2 **Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all.**  
3 **If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may**  
4 **surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake**  
5 **inspection.**

6 **POOL**

7 **(A) General Information: (Give closest approximation that is known)**

8 (1) Age 5 yrs (2) Shape Round (3) Size (length x width) 33ft (4) Depth 52 inch (5) Volume (gallons) 28,000  
9 (6) Type:  
10 Above ground (please check the following that apply)  Vinyl liner  Other  
11 In ground (please check the following that apply)  Concrete  Stainless  Gunitite  Fiberglass  Vinyl liner  
12  Other  
13 (7) Pool Builder Watsons  
14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater  
15  Other  
16 (9) Pool service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)  
17 (10) Last opened by Homeowner Last closed by \_\_\_\_\_  
18 (11) Age of heater \_\_\_\_\_ Heating source \_\_\_\_\_ (12) Age of pump 1 yr  
19 (13) Age of filter 5 yrs Type of filter  Sand  DE  Other \_\_\_\_\_

20 Additional comments/information:  
21 \_\_\_\_\_  
22 \_\_\_\_\_  
23 \_\_\_\_\_

24 **(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including,**  
25 **but not limited to the following):**

26 Tile and grouting, coping, interior finish, caulking/expansion joints and deck  
27 \_\_\_\_\_  
28 \_\_\_\_\_  
29 \_\_\_\_\_

30 **(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including,**  
31 **but not limited to the following):**

32 Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers  
33 Added deck last year \_\_\_\_\_  
34 \_\_\_\_\_  
35 \_\_\_\_\_

36 **(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical**  
37 **equipment (including, but not limited to the following):**

38 \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 **(E) Leaks and/or Defects:**

42 (1) Are you aware of any leaks in the pool or pool components  Yes  No  
43 (2) Are you aware of any defects relating to the pool or to any of the pool components  Yes  No

44 Explain any "Yes" answers in this section:  
45 \_\_\_\_\_  
46 \_\_\_\_\_  
47 \_\_\_\_\_  
48 \_\_\_\_\_

49 **SPA**

50 **General Information: (Give closest approximation that is known)**

- 51 (1) Age \_\_\_\_\_ (2) Volume (gallons) \_\_\_\_\_ (3) Manufacturer \_\_\_\_\_ (4) Construction \_\_\_\_\_
- 52 (5) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Other \_\_\_\_\_
- 53 (6) Spa service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)
- 54 (7) Age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_
- 55 (8) Age of pump \_\_\_\_\_ (9) Age of filter \_\_\_\_\_ (10) Number of jets \_\_\_\_\_
- 56 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the
- 57 items above) \_\_\_\_\_
- 58 \_\_\_\_\_
- 59 \_\_\_\_\_
- 60 (12) Are you aware of any defects  Yes  No If Yes, please explain \_\_\_\_\_
- 61 \_\_\_\_\_
- 62 \_\_\_\_\_

63 **PONDS and LAKES**

64 **General Information: (Give the closest approximation that is known)**

- 65 (1) Number of Ponds/Lakes \_\_\_\_\_ (2) Age \_\_\_\_\_ (3) Depth \_\_\_\_\_ (4) Size (e.g. gallons, acreage) \_\_\_\_\_
- 66 (5) Type  Natural  Artificial
- 67 (6) Construction  Concrete  Plastic  Other \_\_\_\_\_
- 68 (7) Water source \_\_\_\_\_
- 69 (8) Does any sewage run into the Pond/Lake  Yes  No
- 70 (9) Is the Pond/Lake shared  Yes  No
- 71 (10) Is the Pond/Lake stocked  Yes  No
- 72 (11) Pond service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)
- 73 (12) If heated, age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_
- 74 (13) Is there a pump  Yes  No Age of pump \_\_\_\_\_
- 75 (14) Have any chemicals been added  Yes  No
- 76 (15) Is there a filtration system  Yes  No Age of filter \_\_\_\_\_
- 77 (16) Is there an overflow system  Yes  No
- 78 (17) If there is an overflow system, does overflow run onto adjoining properties  Yes  No
- 79 (18) Are there any leaks  Yes  No
- 80 (19) Is there a fountain(s)  Yes  No
- 81 (20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake
- 82  Yes  No
- 83 (21) Are you aware of any defects  Yes  No

84 Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

85 \_\_\_\_\_  
86 \_\_\_\_\_  
87 \_\_\_\_\_

88 **SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and  
89 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property  
90 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

91 *Rae Ann Craven* dotloop verified 03/15/26 9:18 PM CDT SWC8-XA5C-3PEQ-2RR7  
92 SELLER SIGNATURE DATE

93 Rae Ann Craven  
94 Seller Printed Name

91 *Andrew D Craven* dotloop verified 03/16/26 1:36 PM MDT OJ85-6V5R-VVVH-ZAJ0  
92 SELLER SIGNATURE DATE

93 Andrew D Craven  
94 Seller Printed Name

95 **BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's  
96 Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual  
97 knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Sellers Disclosure Statement and  
98 any other important information provided by either Seller or Broker (including any information obtained through the Multiple Listing  
99 Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or  
100 repairing physical defects in property.

101 \_\_\_\_\_  
102 BUYER SIGNATURE DATE

103 \_\_\_\_\_  
104 Buyer Printed Name

101 \_\_\_\_\_  
102 BUYER SIGNATURE DATE

103 \_\_\_\_\_  
104 Buyer Printed Name

This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgement of all parties.

©ST. LOUIS REALTORS® Approved by Counsel for St. Louis REALTORS® To be used exclusively by REALTOR® members of St. Louis REALTORS® and those issued a use license by St. Louis REALTORS®

Form # 2049 07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: 27669 Jackson Court, Warrenton, MO 63383

2 Lead Warning Statement

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 Seller's Disclosure

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11 [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing

13 [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

16 (b) Records and reports available to Seller (check one below):

17 [ ] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):

20 [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

22 Buyer's Acknowledgment (initial appropriate blanks)

23 [ ] [ ] Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

25 [ ] [ ] Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

26 Buyer has (check one below):

28 [ ] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or

30 [ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 Agent's Acknowledgment (initial)

33 [ ] Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

34 (To be completed by listing agent or if not listed, agent assisting Buyer.)

35 Certification of Accuracy

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 [ ] BUYER SIGNATURE DATE

40 Buyer Printed Name

42 [ ] BUYER SIGNATURE DATE

44 Buyer Printed Name

46 [ ] BUYER'S AGENT SIGNATURE DATE

48 Buyer's Agent Printed Name

38 [Rae Ann Craven] dotloop verified 03/14/26 7:19 PM CDT KDHE-NXZT-MRMS-XTHH SELLER SIGNATURE DATE

40 Rae Ann Craven Seller Printed Name

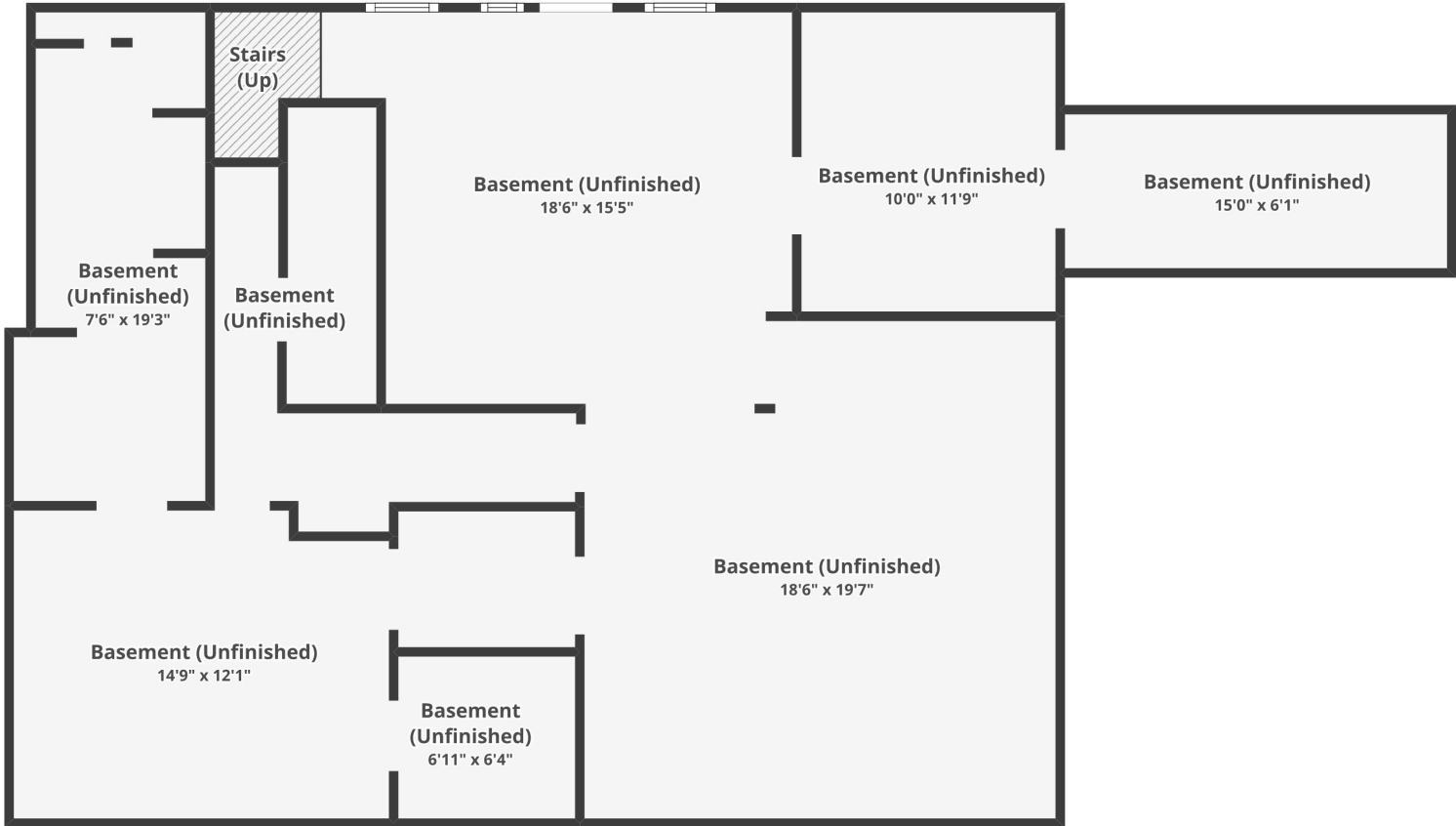
42 [Andrew D Craven] dotloop verified 03/15/26 8:48 AM MDT FOWA-SUDP-JNOU-QJNT SELLER SIGNATURE DATE

44 Andrew D Craven Seller Printed Name

46 [ ] LISTING AGENT SIGNATURE DATE

48 John Meier Listing Agent Printed Name

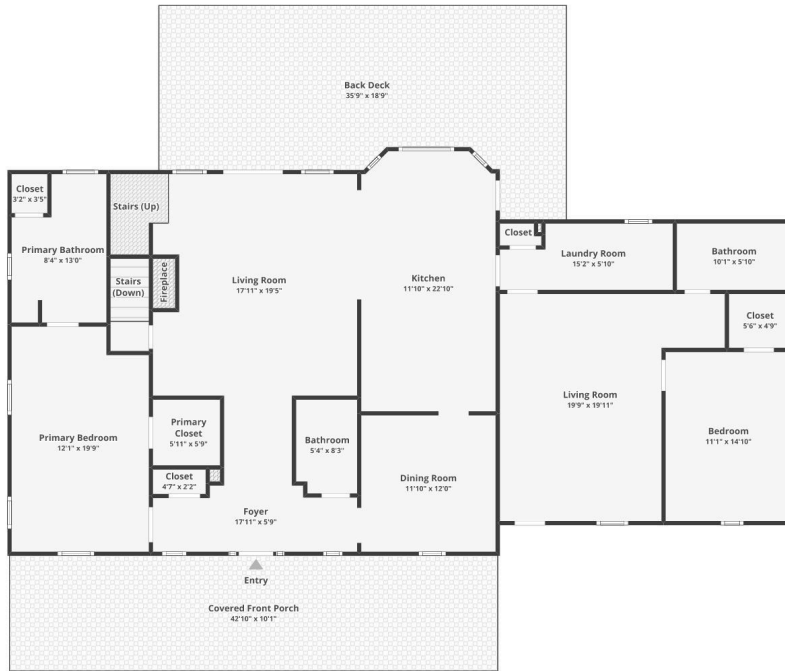
50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)



27669 Jackson Ct, Warrenton, MO 63383

Basement

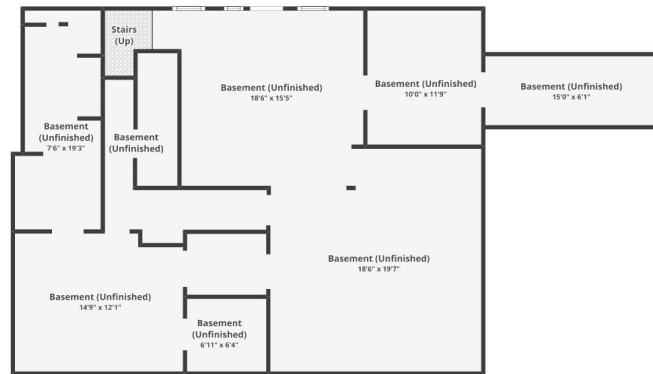
Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



FLOOR 1



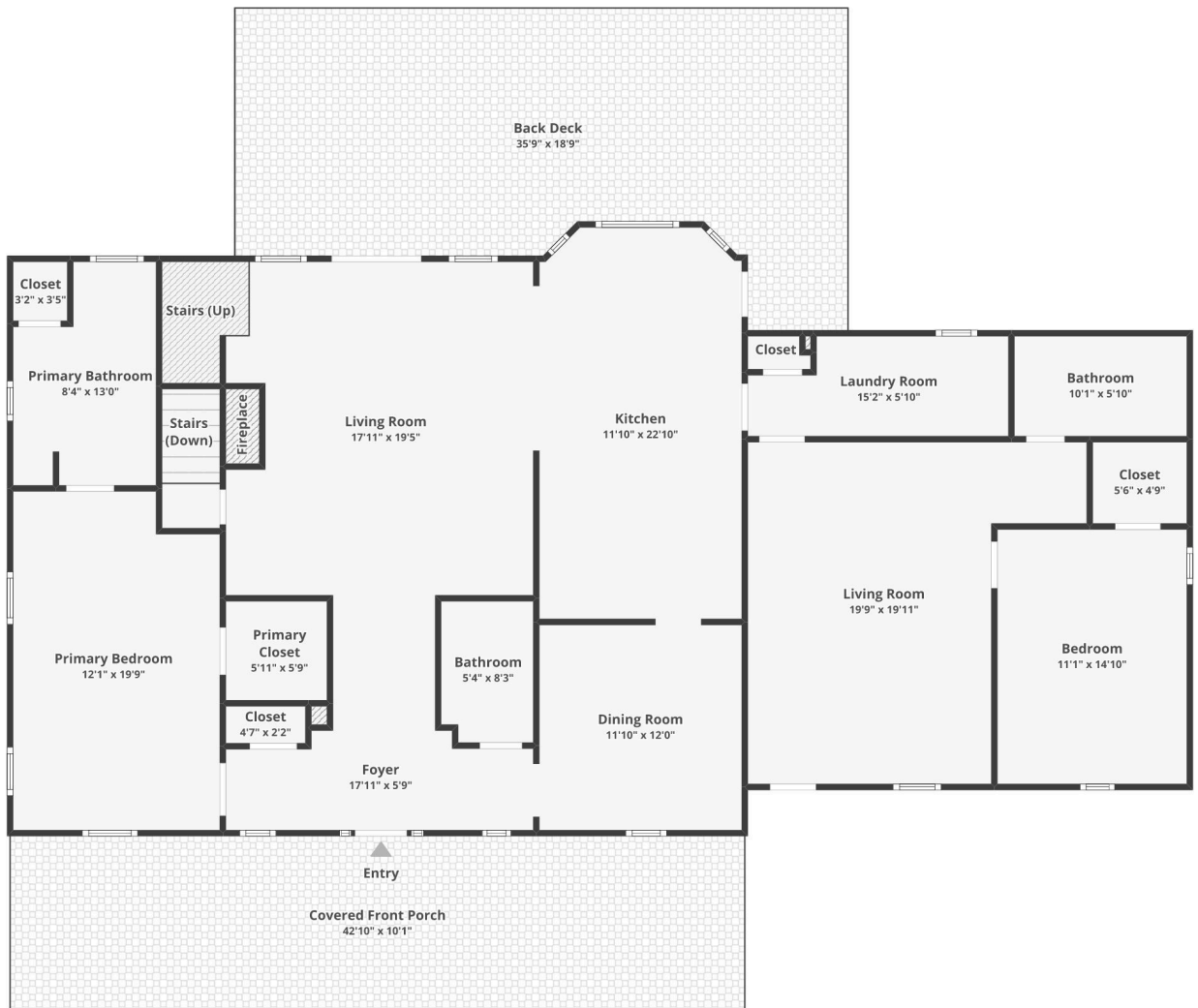
FLOOR 2



BASEMENT

arrenton, MO 63383

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



27669 Jackson Ct, Warrenton, MO 63383

Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



27669 Jackson Ct, Warrenton, MO 63383

Floor 2

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

RECORDED and INDEXED

01355

STATE OF MISSOURI

County of Warren

I hereby certify that this instrument was FILED FOR RECORD

on June 9 . 20 06

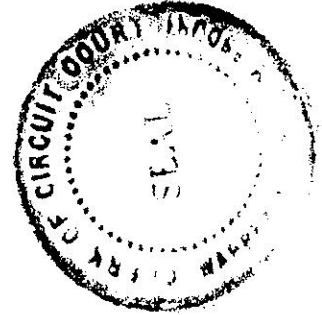
at 8 30 min A.M. and is

recorded in Book 1391 Page 766

JERRI JORDAN

Ex-Officio Recorder of Deeds

By Deborah A. Crisman  
Deputy Recorder 51



Title of Document: AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GARLAND WOODS SUBDIVISION  
Date of Document:

Grantor(s): TRUSTEES OF GARLAND WOODS ASSOCIATION

Grantee(s): TRUSTEES OF GARLAND WOODS ASSOCIATION

Mailing Address(es): JO GARY WILSON, SECRETARY  
27962 SHERIDAN CT.  
WARRENTON, MO. 63383

Legal Description:

PART OF SECTIONS 19, 29, 30 AND 31, TOWNSHIP 47 NORTH, RANGE 3 AND SECTION 25, TOWNSHIP 47 NORTH, RANGE 4 WEST, WARREN COUNTY, MISSOURI

Reference Book and Page(s):

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
GARLAND WOODS SUBDIVISION**

The real property which is subject to this Declaration is located in Warren County, Missouri, and is particularly described as all lots in **GARLAND WOODS SUBDIVISION** being 1,071 acres, more or less, located in Sections 19, 29, 30 and 31, Township 47 North, Range 3 and in Section 25, Township 47 North, Range 4 West, Warren County, Missouri as conveyed by General Warranty Deed recorded in Book 886 Page 158 of the Warren County Recorder's Office.

The above described property comprising **GARLAND WOODS SUBDIVISION** and shall be subject to the following Covenants, Conditions and Restrictions:

**1. DWELLING SIZE:**

- a. **ONE-STORY DWELLINGS.** The ground floor area of the main structure of a one-story dwelling, exclusive of open porches, breezeways and garages, shall be not less than 1,600 square feet.
  
- b. **TWO-STORY OR STORY AND ONE-HALF DWELLING.** The ground floor area of the main structure of a two-story or a story and a

half dwelling exclusive of open porches, breezeways and garages shall be not less than 1,000 square feet. Total living space in a Two-Story or Story and One-Half dwelling, exclusive of open porches, breezeways and garages, shall be not less than 2,000 square feet.

- c. **SPLIT LEVEL DWELLINGS.** In the case of a split-level dwelling, or a split foyer dwelling, there shall be a minimum of 1,000 square feet of living space above grade, and such above grade living space shall be exclusive of open porches, breezeways and garages. Total living space in a split-level dwelling shall be not less than 1,800 square feet exclusive of open porches, breezeways and garages.

- 2.No lot shall be used except for single-family residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories and not to exceed 35 feet in height, together with such other outbuildings customarily used as a private garage and storage space. Not more than two (2) additional storage buildings may be erected on any lot, and such additional buildings may not be erected until after a residence is erected on the lot and occupied by the lot owner unless approved by a majority of the Trustees. All outbuildings must comply with the same distance from **property** lines and road frontage as residences and are subject to approval by the Trustees. No building shall be located on any lot closer to the street than the minimum building set-back line of seventy-five (75) feet of the road easement or fifty (50) feet from the property line.

- 3.No mobile, modular or earth sheltered homes may be constructed on any lot, and only custom built homes entirely fabricated on the site shall be permitted in GARLAND WOODS SUBDIVISION.

- 4.No dwelling, or other structures shall be erected, placed or altered on any lot until the square footage of the dwelling has been confirmed by the trustees to meet the dwelling size requirements of Article 1. In the event the trustees fail to approve or disapprove within thirty (30) days after building plans, including outbuildings have been submitted for approval, they will be considered approved.
- 5.No person shall be permitted to live on any lot in a garage, outbuilding, trailer, temporary building or tent or other structure not designated and approved as a permanent and stationary residence.
- 6.Any dwelling begun upon the lot shall be completed within nine (9) months thereafter. All footings, foundations and basements shall be constructed of poured concrete. No structure of a temporary nature, mobile home, house trailer, tent or shack shall be placed, erected or maintained upon any lot. No basement erected or maintained on any lot shall be used temporarily, or permanently as a place of residence. Portable toilets may be used during construction on any lot for not more than nine (9) months.
- 7.No swine, chickens, ducks, geese, guineas or other fowl shall be raised, bred, or kept upon any lot for any purpose. No animals of any kind shall be raised, bred or kept upon any lot for any commercial purpose; kennels for raising dogs for commercial sale are strictly prohibited and no livestock confinement facilities of any kind shall be permitted on any lot and swine are not to be kept on any lot for any reason.
- 8.Unlicensed motor vehicles excepting construction equipment, farm equipment, ATV's, golf carts, trail bikes and motorcycles shall not be operated on GARLAND WOODS SUBDIVISION roads. Unlicensed drivers shall not be permitted to operate motor vehicles on garland woods subdivision roads.
- 9.No mobile home shall be stored or parked upon any lot. There shall be no vehicle parking upon any lot unless it is licensed to be driven and is used on public roads a minimum of once every thirty days and any such vehicle larger than a standard size pickup truck and any boat or trailer must be parked to the rear of the residence. No freight or similar type trailers shall be parked on any lot or used for storage on any lot. Any

visible storage must be screened from view of roads and other lots.

10. The owner or owners of open land shall keep all weeds and grass cut so that such weeds and grass shall not exceed eighteen (18) inches in height, and in no event shall the grass and weeds immediately surrounding a residence built on a lot exceed six (6) inches in height. If the grounds are not kept mowed according to standards, the Trustees have the right to enter upon the lots to mow and a fee as determined by a majority of the Trustees may be charged against the owner or owners. The Trustees shall not be deemed guilty or liable for any matter of trespass or any other act in performing the abatement, removal or clean up rights granted herein.

10a. Lot owners shall keep their property in a reasonable state of appearance, and repair, so as not to create a nuisance or annoyance to their neighbors.

11. The Trustees of GARLAND WOODS SUBDIVISION shall have full authority and power to determine what road maintenance and repairs are necessary and to contract for such maintenance and repairs on behalf of the owners of lots. Commencing on the 1st day of January each lot shall pay an annual assessment of Two Hundred and Fifty and No/100ths Dollars (\$250.00) for road maintenance and repairs. The aforesaid obligation to pay for road maintenance and repairs and the annual assessments therefor constitutes a lien against the lot of each property owner in favor of the Trustees. Such lien shall arise from the time it is incurred until it is paid in full. This assessment is subject to change and can be changed as specified under Article 25 of the Covenants, Conditions and Restrictions of Garland Woods Subdivision. At the time of purchase, each owner becomes jointly responsible for the cost of maintenance and for the cost of improvements on the roads as originally constructed. All GARLAND WOODS SUBDIVISION lot owners' jointly own platted road and utility easements as shown on plat cabinet B, slide 367 of the Warren County Records.

12. Special assessments shall be approved as specified under Article 25. At any time the Trustees consider it necessary to make any expenditure requiring an assessment additional to the annual assessment, the Trustees must submit the proposal in writing as specified under Article 25 for approval. Notice of special

assessments shall become delinquent thirty (30) days after the billing due date.

13. Any lot owner who owns two (2) or more connecting tracts with one (1) single family residence will be considered as a single lot owner entitled to one (1) vote and shall be assessed as only one (1) lot, except the developer, who will have one (1) vote and one (1) assessment for each unsold lot in the subdivision.

14. Notice of all assessments shall be mailed by the Trustees to the last address used by the Collector for tax bills. If any assessment is not paid within thirty (30) days after the due date, such assessment shall bear interest from such due date at the rate of one percent (1%) per month compounded monthly. In addition to such lien, the personal obligation of the then owner to pay such assessment shall remain his personal obligation regardless of passage of title to his lot to successor. The Trustees may bring legal action against the owner personally obligated to pay the same, and in addition, may execute and acknowledge an instrument reciting the levy of the assessment with respect to such lot and cause the same to be recorded in the Office of the Recorder of Deeds of Warren County, Missouri and thereafter institute an appropriate legal action to enforce such lien when payment of the assessment is six (6) months in arrears. Upon payment, the Trustees shall execute and record (at the expense of the owner of the affected lot) a release of such lien. All costs, including reasonable attorney's fees incurred by the Trustees in enforcing the payment of any delinquent assessment shall be paid by the lot owner in default and the amount of such costs, including reasonable attorney's fees shall be a lien against the lot involved until paid. The lien of any assessment provided for herein shall be subordinate to the lien of any first mortgage now or placed upon any lot subject due to assessments which become due and payable prior to a sale or transfer of such lot pursuant to foreclosure or in lieu of foreclosure. Such sale or transfer shall not relieve such lot from liability for any assessments thereafter becoming due, nor form the lien of any such subsequent assessment. The term "Mortgage" or Mortgages" shall include deed of trust or deeds of trust. Any owner whose assessment is in arrears over twelve (12) months may be subject to a suit for compliance by the GARLAND WOODS SUBDIVISION Trustees at their discretion. If a lot owner is found in non-compliance such lot owner becomes liable for fees that are

incurred for recovering damages, including reasonable attorney's fees, or other dues for such infringement or omissions.

15. These provisions may be revised by as authorized under Article 25 so long as any provision does not change or conflict with the restrictions recorded in the original General Warranty Deed executed between grantors and grantees dated July 13, 1998. All lot owners in GARLAND WOODS SUBDIVISION as well as the GARLAND WOODS TRUSTEES, and any owners in the association must abide by these binding restrictions, which are part of all deeds in the development.
16. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at his/her own expense, or by the GARLAND WOODS SUBDIVISION Trustees, when so directed by a majority of owners at the expense of all lot owners. If a lot owner is found in non-compliance, such lot owner becomes liable for fees that are incurred for recovering damages, including reasonable attorney's fees, or other dues for such infringement or omissions. It is, and is hereby declared to be, the intention that each of the covenants and restrictions herein contained shall attach to and remain with each parcel of land within the tract subject hereto and to end with all title's interests and estates in same, and be binding upon every owner. This also includes subdividing property.
17. The Trustees will be comprised of three (3) in number and will be the governing body for GARLAND WOODS SUBDIVISION. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants, and they shall be authorized to grant variances for unusual conditions. Trustees in behalf of, or for the benefit of themselves or any of said owners, or for any or either of them to proceed in law or in equity against the person or persons, infringing or attempting to infringe or omitting to perform such restrictions either to prevent it, him or them from doing so and to recover damages, including reasonable attorney's fees, or other dues from such infringement or omissions.
18. The first Board of Trustees shall consist of WILLIAM REID, BRET BELL and PHILIP REID and shall serve until the first week of November 1999. Afterwards the lot owners shall elect a

new board for three (3) year terms. The remaining Trustees shall select a lot owner to fill any vacancy caused by resignation.

19.No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the Trustees. No timbering within two hundred (200) feet of the subdivision roads is permitted.

20.There shall be no commercial businesses are allowed.

21.There shall be no subdivision of any development parcel allowed within the first three (3) years of purchase.

22.The following restrictions were amended on 12/21/1998 @ 3:20 P.M.

- a. Subdividing of parcels less than six (6) acres is prohibited, except
  - (i) Parcel 3 may be sold as 5.29 acres, (ii) Parcel 2 may be sold in two (2) tracts, and (iii) Common ground used as location of subdivision water supply and sewer system;
- b. Land adjacent to the North boundary (from point "A" to point "B", above descriptions) may be divided to no more than eight (8) tracts and such tracts shall have a minimum size of ten (10) acres. These eight (8) tracts cannot be further divided;
- c. The original developer may divide property into no more than fifty-five (55) parcels; and.
- d. Development is limited to residential and related use.

23.The developer of record and the purchasers of GARLAND WOODS SUBDIVISION shall have the power to change the terms and conditions of these Covenants, Conditions and Restrictions except for the following which are inalterable and cannot be amended:

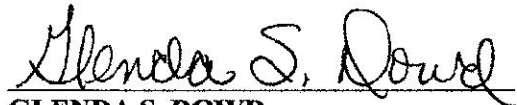
- a. No lot may be subdivided for a period of three (3) years after purchase from the developer;
- b. No lot may be subdivided creating a lot of less than six (6) acres;
- c. The following lots are permanently restricted from further subdividing, namely #3, #4, #7A, #8, #14, #15 and #16A.

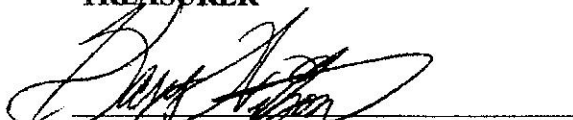
24. These Covenants are to run with the land, are binding on present and future lot owners and shall be administered and enforced by the Trustees of GARLAND WOODS ASSOCIATION, a Not-For-Profit Missouri Corporation.

25. Amendment provisions: Provisions herein may be amended, modified or changed from time to time by the Trustees as long as they own a lot in GARLAND WOODS SUBDIVISION, have mailed ballots of the proposal in writing to all property owners, and have been approved by a sixty percent (60%) majority of the votes cast. The Trustees shall record such amendment in the Office of the Recorder of Deeds of Warren County, Missouri.

IN WITNESS WHEREOF, the Trustees of GARLAND WOODS ASSOCIATION have set their hands this 28<sup>th</sup> day of May, 2006.

  
**JAMES N. MINCHER**  
**PRESIDENT**

  
**GLEND S. DOWD**  
**TREASURER**

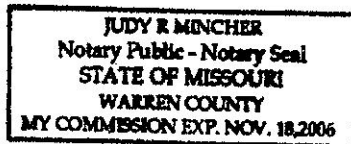
  
**GARY WILSON**  
**SECRETARY**

STATE OF MISSOURI        )  
                                  ) ss.  
COUNTY OF WARREN        )

On this 28<sup>th</sup> day of May, 2006, before me personally appeared JAMES N. MINCHER, GLENDA S. DOWD and GARY WILSON, to me known to be the persons described in and who acknowledged the foregoing instrument, and acknowledged that they executed the foregoing instrument as their 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.

{SEAL}



*Judy R Mincher*

JUDY R. MINCHER Notary Public  
Commissioned in Warren County, MO  
My term expires November 18, 2006.