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*Paula Baier
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Perry, Mo. 63070
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2025R-025690

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DEBBIE DUNNEGAN, RECORDER

JEFFERSON COUNTY, MO

PAGES 5

RECORDING FEE 36.75



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TITLE OF DOCUMENT: FIRST AMENDED AND RESTATED
Declaration OF TRUST AND PROTECTIVE
COVENANTS OF TIARA AT THE ABBEY

DATE OF DOCUMENT:

OCTOBER 12, 2015

GRANTOR(S):

TIARA at The Abbey Homeowner's
ASSOCIATION

GRANTEE(S):

TIARA at The Abbey Homeowner's
ASSOCIATION

STATUTORY MAILING ADDRESS(S):

P.O. Box 515027
ST. LOUIS MO 63151

LEGAL DESCRIPTION:

SEE ATTACHED Exhibit A.

REFERENCE BOOK AND PAGE(S):

2015R-036358

AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF TRUST AND PROTECTIVE COVENANTS OF TIARA AT THE ABBEY

This Amendment to the First Amended and Restated Declaration of Trust and Protective Covenants of Tiara at the Abbey (Amendment") is made as of the 1st day of October, 2025, by Tiara at the Abbey Homeowner's Association (the "Association").

RECITALS

A. The First Amended and Restated Declaration of Trust and Protective Covenants of Tiara at the Abbey ("Declarations") was recorded on November 9, 2015, at Book 2015R-036358 at the Jefferson County Recorder's Office.

B. Article VI, Section 7 of the Declarations allows for the amendment of the Declarations, requiring a vote in favor of the proposed amendment by a simple majority of all lot owners.

C. The Association desires to update the Association's annual assessment amount.

D. During the March, 2025, Association meeting, and via proxy thereafter the Association Owners voted in favor by ballot vote of 64 Yes and 30 No to increasing and updating the annual assessment amount to \$295.00.

E. The Association Members have complied with the requirements set forth in the Declarations, and desire to amend the Declarations as set forth below.

NOW, THEREFORE, the Association Members hereby amend the Declarations, as follows:

1. Article IV, Section A of the Declarations shall be deleted and modified to update the annual assessment amount. The new provision and assessment amount is set forth below:

"It shall be the duty of every owner to pay his/her proportionate share of the expenses of administration, maintenance, and repair of TIARA at the ABBEY and of the other expenses provided for herein. Said assessment of **two hundred ninety-five dollars (\$295.00)** shall be for the purpose of providing funds to carry out the general duties and powers of the Board of Trustees as herein described and for the future purpose of enabling the Board of Trustees to defend and enforce restrictions accurately; to maintain and operate the common property, parks, parkways, paths, easements, sewers, utilities, parking areas, trees, and other facilities and to dispose of garbage and rubbish or otherwise properly protect the health, safety, and general welfare of the property owners

and to perform any of their duties or rights hereunder, except as expressly limited hereunder. Unsold lots or those owned by builders designated by Developer are not subject to association assessments. Each owner shall be responsible for payment of the assessment as set forth below. Payments thereof shall be in such amounts and at such times as may be determined by the Trustees, as hereinafter provided.

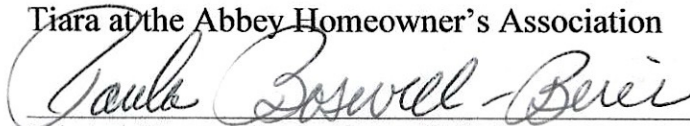
The assessment shall be payable in equal shares per lot by each owner of TIARA at the ABBEY, notwithstanding the fact that some expenses may benefit fewer than all owners.

If any expense is caused by the negligent or intentional act, admission or omission of any owner or his/her employees, agents, guests, or invites, such expense may be assessed exclusively against his/her respective lot."

2. **No Further Amendment.** Other than to the extent modified by this Amendment and prior supplements, amendments and restatements, if any, the Declarations shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has executed this instrument the day and year first above written.

Tiara at the Abbey Homeowner's Association



Printed Name: Paula Boswell-Beier

Title: Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF Jefferson

On this 16th day of October, 2025, before me personally
appeared Paula Boswell-Beier, to me known to be the
trustee of Tiara at the Abbey Homeowner's Association,
and that said instrument was signed on behalf of Tiara at the Abbey Homeowner's
Association, and that said officer has acknowledged said instrument to be the free act and
deed of said entity.

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.

Emily Huffman
Notary Public

My Commission Expires: 4-7-2029

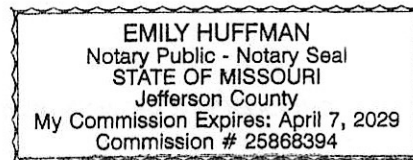


Exhibit A



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2015R-036358

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DEBBIE DUNNEGAN, RECORDER

PAGES 19

REC FEE: 78.00

NS FEE:



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Law Solutions LLC
1 Elko Dr.

Julesburg, MO 63028

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: First Amended and Restated Declaration of Trust and Protective Covenants of Tiara at the Abbey

DATE OF DOCUMENT: October 12, 2015

GRANTOR(S): Tiara at the Abbey Homeowner's Association
MAILING ADDRESS:

GRANTEE(S): Tiara at the Abbey Homeowner's Association
MAILING ADDRESS:

LEGAL DESCRIPTION: Amended Plat of Tiara at the Abbey, Plat Bk 156, Pg 10; Tiara at the Abbey Phase II, Plat Bk 162, Pg 12; Boundary Line Adjustment Lots 10 & 11, Plat Bk 163, Pg 19B; Tiara at the Abbey Phase III, Plat Bk 175, Pg 7; Tiara at the Abbey Phase IV, Plat Bk 185, Pg 21; Boundary Line Adjustment Plat Lot 149 & 150, Plat Bk 188, Pg 13; Boundary Line Adjustment Plat Lot 80 of Ph II & Lot 165 of Ph III, Plat Bk 184, Pg 5; Boundary Line Adjustment Plat Lot 49 & 50, Plat Bk 194, Page 25