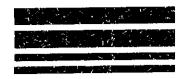
B-10902 P-2014/2016





## DANIEL T. O'LEARY RECORDER OF DEEDS ST. LOUIS COUNTY MISSOURI 41 SOUTH CENTRAL CLAYTON, MO 63105

## RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET TYPE OF TO **GRANTEE GRANTOR** INSTRUMENT SPRING CREEK CONDO ASSOC AMDT PROPERTY DESCRIPTION: SPRING CREEK CONDO Document Number Locator Notation Lien Number 916 X STATE OF MISSOURI ) SS. COUNTY OF ST. LOUIS ) I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 30 day of July 1996 at 02:35 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page. In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid. Recorder of Deed St. Louis County, Missouri Deputy Recorder RECORDING FEE \$21.32 (Paid at the time of Recording) N.P. N.P.C N.N.C. N.N.I. Mail to: MARVIN J. NODIEF

BONHOMME #1910

Destination code:

Do Not Kemove This Page

World to M

## FIRST AMENDMENT TO SPRING CREEK CONDOMINIUM RESTATEMENT OF DECLARATION

WHEREAS, Spring Creek Condominium exists by virtue of and subject to the Spring Creek Condominium Restatement of Declaration, as recorded in Book 8559, Page 2198 of the official records of the Recorder of Deeds of St. Louis County, Missouri, as may be amended ("Declaration"), said property being more particularly described in Exhibit "A" to the Declaration; and

WHEREAS, Article Twenty-Seven of the Declaration authorizes amendment or modification of the Declaration by a vote or agreement of the Unit Owners in accordance with the procedure set forth therein; and

WHEREAS, the Unit Owners of Spring Creek Condominium, in compliance with Article Twenty-Seven of the Declaration, desire to amend the Declaration for the purpose of fostering equitable sharing of common expenses by adopting equality as a basis for allocating assessments for common expenses, as hereinafter set forth.

NOW, THEREFORE, the Unit Owners of Spring Creek Condominium, pursuant to the authority and procedure to amend as set forth in the Declaration, do hereby amend the Declaration as follows:

- A. Section 5.1.b of Article Five of the Declaration is deleted in its entirety, and a new Section 5.1.b adopted in lieu thereof, to read as follows:
- "b. Common Expense Liability is allocated on the basis of equality, each Unit having the same percentage share of assessments for Common Expenses; provided, however, that this Section shall not prohibit the apportionment of certain Common Expenses to particular Units pursuant to Section 5.2 of this Declaration."
- B. The President and Secretary of the Association are authorized to execute, certify, and record the foregoing amendment upon the vote or agreement of Unit Owners in accordance with the procedures set forth in Article Twenty-Seven of the Declaration.
- C. This amendment shall be effective upon its recording in the official records of the Office of Recorder of Deeds of St. Louis County, Missouri, and shall be applicable to events and circumstances occurring after said effective date.

IN WITNESS WHEREOF, Spring Creek Condominium Association, by its duly authorized officers, has executed this Amendment this Add day of Luclip, 1996

SPRING CREEK CONDOMINIUM ASSOCIATION. a Missouri nonprofit corporation

By: M. M. Starte
President Jean M. Graete

COUNTY OF ST. LOUIS

On this 24th day of 70th 1996, before me appeared TEAN 1. GRAEFE, to me personally known, who, being by me duly sworn, did say that he/she is the President of Spring Creek Condominium Association, a Missouri nonprofit corporation, and that said instrument was signed on behalf of said corporation, and that said TEAN M. GRAEFE acknowledged said instrument to be the free act and deed of said corporation.

SS

My commission expires:

RODNA C KING

NOTARY PUBLIC STATE OF MISSOURI

ST. LOUIS COUNTY

MY COMMISSION EXP. NOV 12,1996

Notary Public