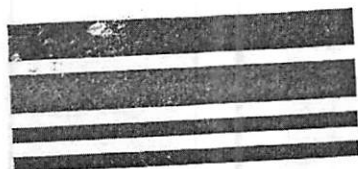


Copy



4 Seasons HOA
Amendment #7

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT: AMDT
GRANTOR: FOUR SEASON BY TR ETAL
TO: [Blank]
GRANTEE: [Blank]

PROPERTY DESCRIPTION: MISSOUR STEVENS ESTATE LOT PT 2

Lien Number	Notation X	Locator
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NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

Document Number
1,190

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 6 pages, (this page inclusive), was filed for record in my office on the 12 day of October 2006 at 02:33 PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

J. Ann Reber
Deputy Recorder



Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

Mail to:

Four Season Trustee Harry Dunning 23 Buring Tree Dr Chesterfield, Mo. 63017
--

Destination code: M

- N.P.
- N.P.C
- N.N.C.
- N.N.I.

RECORDING FEE \$36.39
(Paid at the time of Recording)

*Amend 7
12 31 7
2006*

6
Notation

**AMENDMENT NO. 7 TO TRUST AGREEMENT
AND INDENTURE OF RESTRICTIONS OF
FOUR SEASONS SUBDIVISION**

10/12/06

WHEREAS, a "Trust Agreement And Indenture Of Restrictions of Four Seasons Subdivision" dated February 1, 1962 and signed May 8, 1962 ("Indenture") was recorded in Book 4821, Page 454 of St. Louis County Recorder of Deeds to govern the operation of the FOUR SEASONS SUBDIVISION. (*See Exhibit A*)

WHEREAS, the Indenture has previously been amended by instruments recorded in the St. Louis County Recorder of Deeds as follows:

First Amendment - "Amendment To Trust Agreement And Indenture Of Restrictions Of Four Seasons Subdivision" dated 8/1/64 and recorded 1/22/65 in Book 5587, Pages 423-426 of the St. Louis County Recorder of Deeds ("First Amendment");

Second Amendment - "Amendment No. 2 To Trust Agreement And Indenture Of Restrictions Of Four Seasons Subdivision" dated 1/29/65 and recorded 2/3/65 in Book 5595, Pages 207-209 of the St. Louis County Recorder of Deeds ("Second Amendment");

Third Amendment - "Amendment Of March 1966 To Trust Indenture" dated 3/14/66 and recorded 3/18/66 in Book 5924, Pages 316-317 of the St. Louis County Recorder of Deeds ("Third Amendment");

Fourth Amendment - "Amendment No. 4 To Trust Agreement And Indenture Of Restrictions Of Four Seasons Subdivision" dated 12/11/77 and recorded 12/19/77 in Book 7019, Pages 287-298 of the St. Louis County Recorder of Deeds ("Fourth Amendment");

Fifth Amendment - "Amendment No. 5 To Trust Agreement And Indenture Of Restrictions Of Four Seasons Subdivision" dated 8/9/79 and recorded 8/9/79 in Book 7184, Pages 1738-1752 of the St. Louis County Recorder of Deeds ("Fifth Amendment"); and

Sixth Amendment - "Amendment No. 6 To Trust Agreement And Indenture Of Restrictions Of Four Seasons Subdivision" dated 8/30/79 and recorded 8/31/79 in Book 7191, Pages 306-307 of the St. Louis County Recorder of Deeds ("Sixth Amendment").

As used herein, the term Indenture includes all amendments to the Indenture as set forth herein.

WHEREAS, pursuant to the power to amend contained in Article V of the Indenture, and with the consent of two-thirds (2/3) of the record owners pursuant to the Indenture,

NOW, THEREFORE, the Indenture is amended in the following respects:

1. Paragraph 1 of Section 3.14. of the Indenture, Section 3.14. of the Fourth Amendment, and Section 3.14. of the Fifth Amendment are all hereby confirmed to be revoked and replaced in entirety as follows:

Sec. 3.14. Assessment

In order to provide the means necessary to make the payments and perform the duties and avail themselves of and exercise the rights and powers aforesaid, and secure the various ends contemplated and intended to be effected by means of this Indenture (other than special assessments referred to in Section 3.16 of this Article III), the Trustees are hereby empowered to collect each year from the owners of single family lots and the owners of multiple unit buildings a sum of money sufficient for all the general purposes hereinbefore recited (in addition to the special sums hereinafter in Section 3.16 of this Article III mentioned for specific purposes and as otherwise provided in this Indenture). The assessment shall be determined as follows:

- (a) A base assessment of \$400 per single family lot per year, and 75% of this base assessment per year, which is \$300, for each unit of a multiple unit building with both of such sums to be effective January 1, 2007.
- (b) This base assessment shall be subject to adjustment for the fiscal year 2008 and every year thereafter as follows:

The base for computing the adjustment shall be the Consumer Price Index for All Urban Consumers for all items, published by the United States Department of Labor, Bureau of Labor Statistics ("CPI"), which is published for the month of June for the prior fiscal year ("Previous CPI"). If the CPI published for the calendar month nearest the adjustment date (Extension "CPI") has changed from the Previous CPI, the assessment for the following fiscal year shall be adjusted by:

- (1) the Extension CPI less the Previous CPI to obtain an index point change; and then
- (2) divide the index point change by the Previous CPI; and then
- (3) multiply result by prior assessment.

For example, (Prior Assessment; (a) \$400 per single family lot owner per year; and (b) \$300 per unit of a multiple unit building per year)

- (1) Extension CPI (current period) 136.0
less Previous CPI (prior period) 129.9
equals index point change 6.1

- (2) Divide index point change by Previous CPI $6.1 \div 129.9 = .047$

- (3) Multiply result by prior assessment = increase or decrease in assessment; or
 - (a) $\$400.00 \times .047 = \18.80 per single family lot owner per year; and
 - (b) $\$300.00 \times .047 = \14.10 per unit of a multiple unit building per year

- (4) New Assessment = (a) \$418.80 per single family lot owner per year;
 - (b) \$314.10 per unit of a multiple unit building per year

In no event shall the assessment be less than the base assessment set forth in Section 13.4(a).

The CPI for an adjustment shall be the one reported in the most comprehensive official index of the United States Department of Labor, Bureau of Labor Statistics then in use and most nearly answering the foregoing description of the CPI. If it is calculated from a base different from the base 1982-84=100 used for the base above, the base used for calculating the adjusted percentage shall first be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the CPI is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the CPI had not been discontinued or revised.

- (c) The Trustees retain the option of when to apply the effect of the CPI to assessments. However, should the Trustees determine that an annual change according the CPI is not necessary in any particular year, the Trustees shall retain the option of reviewing the cumulative CPI over a five (5) year period and change the assessment accordingly, but not to exceed \$50 in any five (5) year period.
2. In all other respects, the Indentures, as amended, shall remain in full force and effect.

TRUSTEES OF FOUR SEASONS

Harry T. Dunn, Jr. 10-4-06
 Harry T. Dunn, Jr., Co-Trustee Date

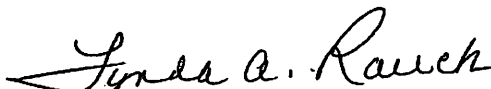
James Sheahan 10-4-06
 James Sheahan, Co-Trustee Date

A. Charles Shikany 10-4-06
 A. Charles Shikany, Co-Trustee Date

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

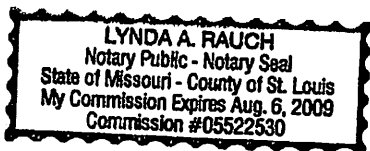
On this 4th day of OCTOBER, 2006, before me personally appeared Harry T. Dunn, Jr., James Sheahan, and A. Charles Shikany, Co-Trustees of Four Seasons, to me known to be the persons described in and who executed the foregoing instrument as Co-Trustees of Four Seasons, and acknowledged that they executed the same 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.



Notary Public

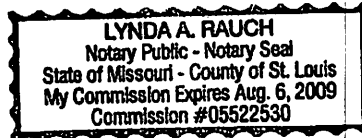
My term expires:



STATE OF Missouri)
) ss.
COUNTY OF St. Louis)

Subscribed and sworn to before me this 29th day of September,
in the year 2006.

Lynda A. Rauch
Notary Public



TRUSTEES OF FOUR SEASONS SUBSIVISION:

James Sheahan
James Sheahan

Harry T. Dunn, Jr.
Harry T. Dunn, Jr.

A. Charles Shikany
A. Charles Shikany

STATE OF Missouri)
) ss.
COUNTY OF St. Louis)

On this 29th day of September, 2006, before me, the undersigned notary public, personally appeared, James Sheahan, Harry T. Dunn, Jr. and A. Charles Shikany, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness, whereof, I hereunto set my hand and official seal.

Lynda A. Rauch
Notary Public

