

Notarization

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 24 day of July, 1996

SPRING CREEK CONDOMINIUM ASSOCIATION.
a Missouri nonprofit corporation

By: Jean M. Graefe
President Jean M. Graefe

(NO SEAL)

Attest Kathryn Jones
Secretary

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

On this 24th day of JULY, 1996, before me appeared JEAN M. 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 JEAN M. GRAEFE acknowledged said instrument to be the free act and deed of said corporation.

My commission expires:
RODNA C KING
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. NOV 12, 1996

Rodna C. King
Notary Public

