

Exhibit A

Date: Tuesday, December 15, 2009 9:42 AM

From: ConstructionHotline <ServiceRequests@ameren.com>

To: ktebbe@charter.net <ktebbe@charter.net>

Subject: Account# 39180-32011- Dusk to Dawn Light Information

Component Type	Light Number	Pole Number	Light Location
9500 HPS Post Top	Z4045		BATES RD & FALCON HILL PKWY
9500 HPS Post Top	Z4046		2000 AVALON MIST CIR
9500 HPS Post Top	Z4047		2002 AVALON MIST CIR
9500 HPS Post Top	Z4048		2003 AVALON MIST CIR
9500 HPS Post Top	Z4049		2014 AVALON MIST CIR
9500 HPS Post Top	Z4050		2020 AVALON MIST CIR
9500 HPS Post Top	Z4051		2030 AVALON MIST CIR
9500 HPS Post Top	Z4052		2036 AVALON MIST CIR
9500 HPS Post Top	Z4053		2044 AVALON MIST CIR
9500 HPS Post Top	Z4054		2055 AVALON MIST CIR
9500 HPS Post Top	Z4055		2062 AVALON MIST CIR
9500 HPS Post Top	Z4056		311 SIR CALVERT CT

Please let us know if you have any other questions.

Thanks,

Paula

AmerenUE

***** The information contained in this message may be privileged and/or confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message are solely those of the author and do not necessarily represent those of Ameren. All emails are subject to monitoring and archival. Finally, the recipient should check this message and any attachments for the presence of viruses. Ameren accepts no liability for any damage caused by any virus transmitted by this email. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer. Ameren Corporation *****

Keep This Portion For Your Records

ACCOUNT NUMBER	39180-32011
NAME	AVALON HOA
SERVICE	000 AVALON PL 0 FALLON, MO 63366

DATE	Nov 25, 2009
------	--------------

TOTAL AMOUNT DUE BY	Dec 8, 2009	\$377.07
AMOUNT PAYABLE AFTER DUE DATE		\$382.73

Payment Received on Nov 3, 2009

\$377.15

Lighting kWh Service To 11/24/2009

1020.0000

SUMMARY

Service To

LIGHTING SERVICE BILLING

Rate 5M Private Area Lighting

Service From 10/23/2009 To 11/24/2009

Lighting Charge		\$334.11	
Rider FAC Adjustment	1.020.00 kWh @ -.00036000	-\$0.37	
Total Service Amount			\$333.74
Missouri State Sales Tax		\$14.10	
Missouri Local Sales Tax		\$12.26	
O'Fallon Municipal Charge		\$16.97	
Total Tax Related Charges			\$43.33

QUANTITY	DESCRIPTION	MONTHLY RATE	PRO-RATE FACTOR	AMOUNT	DATE SERVICE TO
21	9500 HPS Post Top	15.91	1.0000000	334.11	Nov 24, 2009

Current Amount Due	\$377.07
Prior Amount Due	\$0.00
Total Amount Due	\$377.07

A late payment charge of 1.5% will be added for any unpaid balance on all accounts after the due date.

Exhibit B

Exhibit C



Commissioners

ROBERT M. CALYTON III
Chairman

JEFF DAVIS

TERRY M. JARRETT

KEVIN GUNN

ROBERT S. KENNEY

Missouri Public Service Commission

POST OFFICE BOX 360
JEFFERSON CITY MISSOURI 65102
573-526-1500
573-751-1847 (Fax Number)
<http://www.psc.mo.gov>

WESS A. HENDERSON
Executive Director

DANA K. JOYCE
Director, Administration

ROBERT SCHALLENBERG
Director, Utility Services

NATELLE DIETRICH
Director, Utility Operations

STEVEN C. REED
Secretary/General Counsel

KEVIN A. THOMPSON
Chief Staff Counsel

January 11, 2010

Mr. Kerry Tebbe
2021 Avalon Mist Circle
St. Calvert, MO 63368

DARDENNE PRAIRIE MO 63368

Dear Mr. Tebbe:

This letter is a follow up to our telephone conversation of December 17, 2009 regarding the complaint you filed December 14, 2009, regarding the overcharge of utility lights by AmerenUE (Ameren).

According to the company's records, the Avalon Home Owners Association had been billed for nine (9) lights that should have been billed to someone else. Those lights have since been removed from the Avalon Home Owners Association account and Ameren has credited the Avalon Home Owners Association account a total of \$2,890.16 for the time the account has been open under Avalon Home Owners Association. Ameren indicates the original work order was to install twelve (12) dusk to dawn street lighting for the Avalon subdivision.

During our conversation you mentioned the previous responsible party was Taylor Morley Homes. On October 13, 2004 the additional nine (9) lights were added to the Taylor Morely account Ameren indicates they are not able to find any record of why the additional nine (9) lights were originally added to the Taylor Morley account. Ameren's records indicate that Taylor Morley Homes was the responsible party from December 11, 2003 to May 27, 2008. Ameren indicates the Home Owner's Association has only had the street light account in their name since May 27, 2008; therefore, Ameren is not willing to credit the current account for any monies paid prior to May 27, 2008.

Receipt of this letter serves as your notice of closure into this matter. Thank you for contacting our office regarding this matter. If I can assist you further in any way, please do not hesitate to contact me at 1-800-392-4211.

Sincerely,

Pam

Consumer Specialist II
Missouri Public Service Commission

Enclosure: Tariff Sheets (39-44) - Service classification No. 5(M)

January 25, 2010

RECEIVED

JAN 29 2010

TO: The Missouri Public Service Commission
Consumer Services Division
Jefferson City, Missouri 65102
200 Madison Street
Attention: Pam Consumer Specialist

CUSTOMER SERVICES
PUBLIC SERVICE COMMISSION

FROM: Mr. Kerry Tebbe Telephone 314-606-6940
Trustee of Home Owners Association Known as Avalon
2021 Avalon Mist Circle
Dardenne Prairie, MO, 63368

RE: Lease Billing Dispute with Ameren U.E. and Avalon Home Owners Association

Dear Pam:

I have enclosed Legal Documents regarding **Declaration Of Trust, Covenants, Conditions and Restrictions Of Avalon**. You will Note the highlighted areas whereas on the February 10, 2003 Avalon Home Owners Association was formed. See Page 1, 2 Whereas section at the top of the page in regards to the maintaining of. And easements for utilities, and Article 1 and Definitions Section 1. Pages 27, and 28 Whereas all signatures were affixed and notarize and submitted to the County of St. Charles, Book Number 3539 Page Number 582.

Please see the **General Warranty Deed Document** as it relates to the development known as Avalon and Avalon Home Owners Association This Document was submitted to the County of St. Charles and recorded on Book 3539 Page 555 on July 24, 2003. Also there is a tract of land submitted to the County of St Charles and recorded on Book 40, Page 63-64. You will note that the street names are clearly placed on the plot of land.

In 2003 Ameren U.E. knew very well what streets lights were located in the development known as Avalon. Ameren U.E. installed these street lights. These street lights are owned by Ameren U. E. and leased by the Home Owners Association known as Avalon since Feburary, 10, 2003. It is Ameren who failed to separate their bills from the Home Owners Association known as Providence and the Home Owners Association known as Avalon. In my opinion Ameren illegally co-mingled street light lease billings between The Providence Home Owners Association and The Avalon Home Owners Association. Clearly Ameren U.E. should have provided separate billings regardless as to who paid these bills. **See recent Ameren U.E. Bill dated November**

25, 2009. Note The bill submitted, states that Avalon HOA has 21 lights, however it does not indicate location of said lights being billed. In addition, Ameren U. E. has paid Municipal Taxes to the City of O'Fallon Missouri. Avalon Subdivision is in the City of Dardenne Prairie which has no Municipal Tax on Utilities. This Tax has been paid to the City of O'Fallon by The Home Owners Association of Avalon since February 10, 2003.

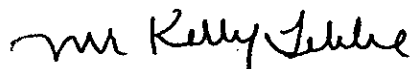
Prior to May 27, 2008, Avalon Home Owners Association bills and disputes were handled by an identity known as Taylor Morley Management Company. This Company paid the bills on behalf of the Avalon Home Owners Association for a Monthly Fee. See letter dated November 16, 2005 sent by Taylor Morley Management Company to a resident. It clearly states that the Board of Directors of Avalon Homeowners Association was giving approval for property improvements of this resident. This also re-enforces the argument that The Home Owners Association of Avalon existed and all bills related to the street lights were being paid to Ameren U.E. by the Taylor Morley Management Company.

See enclosed document e-mailed to me on December 15, 2009 by Ameren U.E. representative Paula . Clearly identifying the street lights within Avalon It appears that not only did Ameren U.E. know where the street lights were located in the Subdivision of Avalon. In addition Ameren U.E. also had knowledge of specific light poles through their numbering system.

It is clear that Ameren U. E's argument of their bills were being paid by the developer known as Taylor Morley Homes Inc. is simply not true. The bills prior to December 11, 2008 were being paid by separate company known as Taylor Morley Management Company on behalf of Avalon Home Owners Association. Every individual homeowner that belongs to Avalon Home Owners Association was over billed for leased lights by Ameren U.E. since February 10, 2003. The tariff as described by the P.S.C. and Ameren U. E. describes a disputed metered utility charge and it time limitations for credit or refund as it related to a individual and corporation . No where do I find a section regarding false charges for leased street lights .

The Residents of Avalon and The Avalon Homeowners Association therefore, demand a refund and or credit including all taxes paid to the City of O'Fallon for the 9 lights, back to the date of February 10, 2003, from Ameren U.E. These 9 street lights Have been and are still being leased from Ameren U. E. by The Providence Homeowners Association.

Very truly yours,




Mr. Kerry Tebbe

Exhibit D

BOOK 3539 PAGE 556

7-104
State of Missouri }
County of St. Charles }

I hereby certify that this instrument was
FILED FOR RECORD and is RECORDED
on the Date and Time and in the Book and
Page as stamped hereon.


BARBARA J. HALL
Recorder of St. Charles County



106061

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

JUL 24 2003

By 
Time 8:18am

DECLARATION OF
TRUST, COVENANTS, CONDITIONS AND RESTRICTIONS
OF
AVALON

A Planned Unit Development Procedure

THIS DECLARATION, made and entered into this 10th day of February
2003, by Taylor-Morley, Inc., a Missouri corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 29.54 acres in area of real property located in the City of Dardenne Prairie, County of St. Charles, State of Missouri, known as Avalon; and

WHEREAS, Avalon consists of one (1) residential area to be known as Avalon (referred to herein as either the "Development" or as "Avalon"), as more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council of Dardenne Prairie, on August 22, 2002, by its Ordinance Number 580 adopted and approved the Declarant's Site Development Plan of the Development; and

WHEREAS, there will be designated, established and recited on the recorded plat of the Development, as amended, Common Areas (as that term is defined herein) and certain easements which are for either the exclusive or non-exclusive use and benefit of the Owner or Owners (as those terms are defined herein) of the Lots (as that term is defined herein) and parcels shown on said Development (except for those streets or easements which are now or may hereafter be dedicated to public bodies and agencies) and which have been provided for the purpose of constructing, maintaining and operating sewers, pipes, poles, a retaining wall, the footbridge, walking path, the detention area, any median dividers located within the roads in the Development, wires, gates, storm water drainage, streetlights, an entrance monument, private roads, if any, cul-de-sacs, and other facilities and public utilities for the use and benefit of the Owner or Owners of the Lots located within the Development; and

WHEREAS, it is the purpose and intention of this Declaration to preserve the Development as a restricted neighborhood and to protect the same against certain uses by the adoption of a common neighborhood plan and scheme of restrictions, and to apply that plan and restrictions to all of the Lots located therein; and

WHEREAS, all reservations, limitations, conditions, easements and covenants herein contained, any and all of which are hereafter either referred to as "Restrictions" or as "Covenants and Restrictions," are jointly and severally for the benefit of all persons who may purchase, hold, lease or own from time to time any of the several Lots covered by this Declaration; and

WHEREAS, Declarant will by separate instrument convey to the Association (as that term is defined herein), and establish as Common Areas, the property so designated on the plat of the Development; and

WHEREAS, under said instrument, the Association shall hold said Common Areas for the duration of the Development, and thereafter, fee simple title thereto shall vest in all the then recorded Lot Owners as tenants in common.

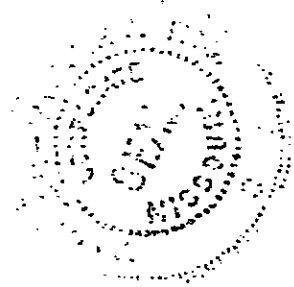
NOW, THEREFORE, Declarant hereby declares that all of the property located within the Development shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to Avalon Homeowners' Association, a nonprofit corporation to be formed in accordance with and under the Nonprofit Corporation Law of the State of Missouri, its successors and assigns.

Section 2. "Articles of Incorporation" shall mean and refer to the Articles of Incorporation of the Association.

IN WITNESS WHEREOF, the Declarant, by its duly authorized officers, has executed this Declaration this 10th day of February, 2003.



TAYLOR-MORLEY, INC.,
a Missouri Corporation

By: Mark T. Morley Pres
(name) (title)
Mark T. Morley, President + COO

Julie A. Kennedy, Secy
Secretary
Julie A. Kennedy

BOARD OF DIRECTORS

John E. Bennett
John E. Bennett

Timothy J. Lysell
Timothy J. Lysell

Kevin J. Krafve
Kevin J. Krafve

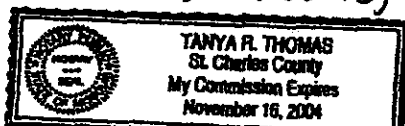
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 10th day of February, in the year 2003, before me appeared Mark T. Morley, to me personally known, who, being by me duly sworn, did say that he is the President + COO of TAYLOR-MORLEY, INC., a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of its Board of Directors and Mark T. Morley acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.

Tanya R. Thomas
Notary Public

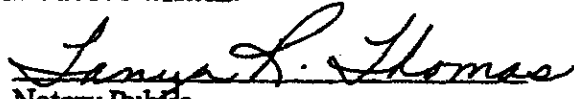
My Commission expires: Nov. 16, 2004



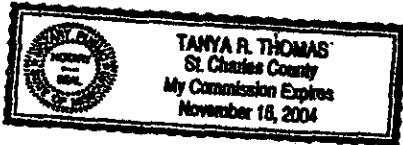
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 10th day of February, in the year 2003, before me appeared JOHN E. BENNETT, TIMOTHY J. LYSELL and KEVIN J. KRAFVE, to me personally known, who, being by me duly sworn, did say that they are members of the Board of Directors described in and who executed the foregoing instrument, and acknowledged said instrument was signed on behalf of the Board of Directors and JOHN E. BENNETT, TIMOTHY J. LYSELL and KEVIN J. KRAFVE acknowledged said instrument to be the free act and deed of said Board of Directors.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.


Notary Public

My Commission expires: Nov. 16, 2004



ODMAVPCDOCS\SL01\4301749\1

Exhibit E

View Image

Document	20041122001111590	Time Recorded	11:02:06 AM
Date Recorded	11/22/2004	Remarks	
Document Type	RESTRIC	Consideration Amount	0
Amount	123.00	Pages	35
Type	DE	File/ID#	
Book	4033	Page	1014

Grantors

Seq	Firm	Name
1	Y	TAYLOR-MORLEY INC
2	Y	PROVIDENCE

Grantees

Seq	Firm	Name
1	Y	PROVIDENCE HOMEOWNERS ASSN
2	Y	PROVIDENCE

Legal

Legal Description
Other:SEE RECORD

Notaries**Referenced By**

Instrument #	Book	Page
<u>20041122001111600</u>	41	277
<u>20050412000319130</u>	42	59
<u>20050926000918260</u>	42	293
<u>20060213000127440</u>	43	80
<u>20060525000438500</u>	43	188
<u>20060926000824530</u>	43	400
<u>20061020000902040</u>	44	39
<u>20070111000033020</u>	4665	733
<u>20080718000513690</u>	5023	507

Referenced To

Instrument #	Book	Page
<u>20040827000840430</u>	41	150

Exhibit F

File Number: 20032111214

Charter # N00533504

Date Filed: 07/16/2003 02:46 PM

Matt Blunt

Secretary of State

State of Missouri
Creation - NonProfit 2 Page(s)



T0320513692

MO 65102

Rebecca McDow

James C. K
600 W. Main Street, R

Articles of Incorporation of a Nonprofit Corporation

(To be submitted in duplicate with a filing fee of \$25.00)

The undersigned natural person(s) of the age of eighteen years or more, for the purpose of forming a corporation under the Missouri Nonprofit Corporation Act, adopt the following Articles of Incorporation:

- (1) The name of the corporation is: PROVIDENCE CONDOMINIUM ASSOCIATION
- (2) This corporation is a Mutual Benefit Corporation formed for the association management of a residential community.
- (3) The period of duration of the corporation is perpetual.
- (4) The name and street address of the Registered Agent and Registered Office in Missouri is:
ROBERT H. EPSTEIN, 101 South Hanley Rd., 16th Floor, St. Louis, MO 63105
- (5) The name and address of each incorporator:
ROBERT H. EPSTEIN, 101 South Hanley Rd., 16th Floor, St. Louis, MO 63105
- (6) Does the corporation have members? YES X NO
- (7) The assets of the corporation will be distributed on dissolution as follows:

The corporation may be dissolved only in accordance with the laws of the State of Missouri. Upon dissolution of the corporation, other than a dissolution incident to a merger or consolidation, the liquid assets of the corporation shall be distributed to its Members, each Unit receiving an equal share, and the Common Elements (as defined in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence Condominium and the Bylaws of Providence Condominium Association) shall be distributed in the manner required by the Declaration and Bylaws. All other assets of the corporation shall be dedicated to a public authority, or granted and conveyed to a nonprofit association, trust or similar organization, to be devoted to purposes similar to the purposes for which the assets were held prior to such distribution.

- (8) The corporation is formed for the following purposes:

- (a) To act as a homeowners' association, and in connection therewith to perform all the duties and obligations of the homeowners' association set forth in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence Condominium.
- (b) To engage in any purpose permitted by Section 355.126 of the Missouri Nonprofit Corporation Act, and in connection therewith to exercise all powers granted general nonprofit corporations in the State of Missouri.
- (9) The effective date of this document is the date it is filed by the Secretary of State of Missouri.
- (10) The terms used in these Articles shall have the same meaning as in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence Condominium, and in the By-Laws of Providence Condominium Association.

IN AFFIRMATION OF THE FACTS STATED ABOVE,

Signed by Incorporator(s):



ROBERT H. EPSTEIN



State of Missouri
Matt Blunt, Secretary of State

Corporation Division
P. O. Box 778 - 600 W. Main Street, Room 322
Jefferson City, MO 65102

File Number: 200434110703
N00533504
Date Filed: 12/03/2004
Matt Blunt
Secretary of State

**Articles of Amendment
for a Nonprofit Corporation**
(Submit with filing fee of \$10.00)

The undersigned corporation, for the purpose of amending its Articles of Incorporation, hereby executes the following Articles of Amendment:

- (1) The name of the corporation is: PROVIDENCE CONDOMINIUM ASSOCIATION (Charter N00533504)
- (2) An amendment was adopted on October 25, 2004 and changed Articles (1), (7), (8(a)) and (10) to state as follows:

Article (1). The name of the corporation is PROVIDENCE HOMEOWNERS' ASSOCIATION.

Article (7). The assets of the corporation will be distributed on dissolution as follows:

The corporation may be dissolved only in accordance with the laws of the State of Missouri. Upon dissolution of the corporation, other than a dissolution incident to a merger or consolidation, the liquid assets of the corporation shall be distributed to its Members, each Lot receiving an equal share, and the Common Area (as defined in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence and the By-Laws of Providence Homeowners' Association) shall be distributed in the manner required by said Declaration and By-Laws. All other assets of the corporation shall be dedicated to a public authority, or granted and conveyed to a nonprofit association, trust or similar organization, to be devoted to purposes similar to the purposes for which the assets were held prior to such distribution.

Article (8)(a). The corporation is formed for the following purposes:

- (a) To act as a nonprofit association, and in connection therewith to perform all the duties and obligations of the nonprofit association set forth in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence.

Article (10). The terms used in these Articles shall have the same meaning as in the Declaration of Trust, Covenants, Conditions and Restrictions of Providence and the By-Laws of Providence Homeowners' Association.

- (3) If approval of members was not required, and the amendment(s) was approved by a sufficient vote of the Board of Directors or Incorporators, check here and skip to number (5): ☒
- (4) If approval by members was required, check here and provide the following information: ☐
- A. Number of memberships outstanding: _____

Please see next page

Name And Address To Return Filed Document:

Carol S. Pate, Legal Assistant
Gallop, Johnson & Neuman, L.C.
101 South Hanley - 16th Floor
Clayton, MO 63105

State of Missouri
Amend/Restate - NonProfit 2 Page(s)



10433813571

7- T0432716618

4-29

Exhibit G

BOOK 3539 PAGE 553

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORD OF DEEDS
FILED FOR RECORD
106060
JUL 24 2003

By Dustin G. Hall
Time 8:18am

GENERAL WARRANTY DEED

THIS DEED, made an entered into this 10th day of February, 2003, by and between TAYLOR-MORLEY, INC., a Missouri corporation, Party of the First Part, and the AVALON HOMEOWNERS' ASSOCIATION, a Missouri nonprofit corporation, Party of the Second Part, 17107 Chesterfield Airport Road, Chesterfield, Missouri 63005;

WITNESSETH: that the said Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00), together with other good and valuable consideration, paid by the Party of the Second Part, the receipt and sufficiency of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Party of the Second Part, pursuant to its authority under the Declaration of Trust, Covenants, Conditions and Restrictions of Avalon, filed for record in the Recorder's Office of St. Charles County, Missouri, on 10/06/01, 2003, as Daily No. _____ of the St. Charles County Records, the following described real estate situated in the County of St. Charles, State of Missouri, to-wit:

See Exhibit "A", attached hereto and made a part hereof by this reference.

314-434-9000 Taylor-Morley

TO HAVE AND TO HOLD the same IN TRUST in accordance with and pursuant to the Declaration of Trust, Covenants, Conditions and Restrictions of Avalon, together with all rights and appurtenances to the same belonging, unto the said Party of the Second Part and to its successors and assigns, for the sole benefit, use and enjoyment of the lot and parcel owners and tenants, present and future, of the plat(s) of Avalon for the duration of the subdivision. In the event the subdivision shall be vacated by any applicable governmental agencies, fee simple title shall thereupon vest in the then lot and parcel owners of the plat(s) of Avalon as tenants in common.

In the event it shall become necessary for any public agency to acquire all or any part of the property herein conveyed to the Avalon Homeowners' Association, for any public purpose, the Board of Directors of the Avalon Homeowners' Association, during the period of trust as well as the time fixed for the appointment or election of Directors, are hereby authorized to negotiate with such public agency for such acquisition and to execute instruments necessary for that purpose. Should acquisition by eminent domain become necessary, only the Board of Directors need be made parties, and in any event the proceeds received shall be held by the Board of Directors for the benefit of those entitled to the use of the common property, roads or easements.

The said Party of the First Part hereby covenants that it, and its successors and assigns, shall and will warrant and defend the title to the real estate unto the said Party of the Second Part and to its successors forever against the claim of all persons whomsoever, excepting, however, the general taxes becoming a lien after the date of this deed.

EXHIBIT "A"

All of the property designated as "Common Area," "Common Ground" or "Common Land," depicted on the plat of AVALON, filed for record in Plat Book 40, Page 63-64 of the St. Charles County, Missouri Records.

IN WITNESS WHEREOF, the said Party of the First Part has executed these presents
the day and year first above written.

TAYLOR-MORLEY, INC.
a Missouri corporation

By: Mark T. Morley
Mark T. Morley

Title: President + COO



ATTEST:

By: Julie A. Kennedy, Sec'y
Julie A. Kennedy
Title: Secretary

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

On this 10th day of February, 2003, before me appeared Mark T. Morley
to me personally known, who, being by me duly sworn, did say that he is the
President + C.O.O. of TAYLOR-MORLEY, INC., a corporation of the State of
Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said
corporation; and that said instrument was signed and sealed in behalf of the corporation by
authority of its Board of Directors and said Mark T. Morley acknowledged said
instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal
in the County and State aforesaid, the day and year last above written.



Tanya R. Thomas
Notary Public

00MAVPCDOCS/SLD1430198B1





A TRACT OF LAND PART OF LOT 8 OF THE
SUBDIVISION OF CAROLINE M. BATES FARM
BRING PART OF LOTS 7 AND 11 OF THE
WALNUT GROVE TRACT IN U.S. SURVEY
1608, TOWNSHIP 46 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI.

AVALON

60' W. ROOM

TYP. LOT

30' L.

1" = 30'

12/1/42

AVALON RECORD PLAT

FILED **WILLIAM & ASSOCIATES**
PROFESSIONAL LIMITED LIABILITY COMPANY

FOR THE
RECORD
OF THE
COMMISSION
ON THE
STATUS OF WOMEN
IN THE
UNITED STATES
OF AMERICA
IN 1975

Exhibit H

State of Missouri

Rebecca McDowell Cook, Secretary of State

Corporation Division
P. O. Box 778, Jefferson City, MO 65102

James C. Kirkpatrick State Information Center
600 W. Main Street, Rm 322, Jefferson City, MO 65101

FILED

JAN 27 2003

Articles of Incorporation of a Nonprofit Corporation

(To be submitted in duplicate with a filing fee of \$25.00)

Matthew B. Blum
SECRETARY OF STATE

The undersigned natural person(s) of the age of eighteen years or more, for the purpose of forming a corporation under the Missouri Nonprofit Corporation Act, adopt the following Articles of Incorporation:

- (1) The name of the corporation is: AVALON HOMEOWNERS' ASSOCIATION
- (2) This corporation is a Mutual Benefit Corporation formed for the association management of a residential community.
- (3) The period of duration of the corporation is perpetual.
- (4) The name and street address of the Registered Agent and Registered Office in Missouri is:
ROBERT H. EPSTEIN, 101 South Hanley Rd., 16th Floor, St. Louis, MO 63105
- (5) The name and address of each incorporator:
ROBERT H. EPSTEIN, 101 South Hanley Rd., 16th Floor, St. Louis, MO 63105
- (6) Does the corporation have members? YES X NO
- (7) The assets of the corporation will be distributed on dissolution as follows:

The corporation may be dissolved only in accordance with the laws of the State of Missouri. Upon dissolution of the corporation, other than a dissolution incident to a merger or consolidation, the liquid assets of the corporation shall be distributed to its Members, each Lot receiving an equal share, and the Common Area (as defined in the Declaration of Trust, Covenants, Conditions and Restrictions of Avalon and the Bylaws of Avalon Homeowners' Association) shall be distributed in the manner required by the Declaration and Bylaws. All other assets of the corporation shall be dedicated to a public authority, or granted and conveyed to a nonprofit association, trust or similar organization, to be devoted to purposes similar to the purposes for which the assets were held prior to such distribution.

- (8) The corporation is formed for the following purposes:
 - (a) To act as a homeowners' association, and in connection therewith to perform all the duties and obligations of the homeowners' association set forth in the Declaration of Trust, Covenants, Conditions and Restrictions of Avalon.

Page 1

- (b) To engage in any purpose permitted by Section 355.126 of the Missouri Nonprofit Corporation Act, and in connection therewith to exercise all powers granted general nonprofit corporations in the State of Missouri.
- (9) The effective date of this document is the date it is filed by the Secretary of State of Missouri.
- (10) The terms used in these Articles shall have the same meaning as in the Declaration of Trust, Covenants, Conditions and Restrictions of Avalon, and in the By-Laws of Avalon Homeowners' Association.

IN AFFIRMATION OF THE FACTS STATED ABOVE,

Signed by Incorporator(s):



ROBERT H. EPSTEIN

FILED

JAN 27 2003

\\ODMAVPCDOCS\SL01\4301966\1


SECRETARY OF STATE

No. N00071146

STATE OF MISSOURI



Matt Blunt
Secretary of State

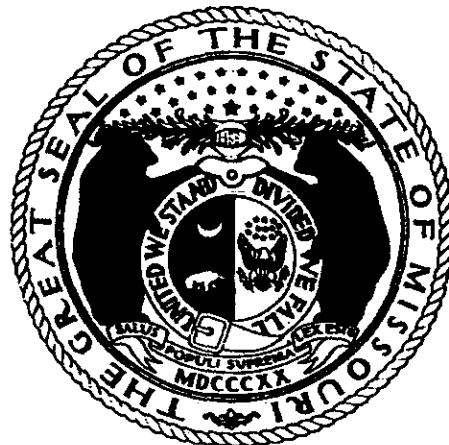
CORPORATION DIVISION
CERTIFICATE OF INCORPORATION
MISSOURI NONPROFIT

WHEREAS, duplicate originals of Articles of Incorporation of
AVALON HOMEOWNERS' ASSOCIATION

have been received and filed in the office of the Secretary of
State, which Articles, in all respects, comply with the
requirements of Missouri Nonprofit Corporation Law;

NOW, THEREFORE, I, MATT BLUNT, Secretary of State of the
State of Missouri, by virtue of the authority vested in me
by law, do hereby certify and declare this entity a body
corporate, duly organized this date and that it is entitled to
all rights and privileges granted corporations organized under
the Missouri Nonprofit Corporation Law.

IN TESTIMONY WHEREOF, I have set my
hand and imprinted the GREAT SEAL of
the State of Missouri, on this, the
27th day of JANUARY, 2003.



Matt Blunt
Secretary of State

\$25.00

File Number:
N00071146
Date Filed: 12/01/2008
Robin Carnahan
Secretary of State


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

NOTICE OF RESIGNATION OF REGISTERED AGENT

TO: SECRETARY OF STATE OF MISSOURI
CORPORATION DIVISION
P. O. Box 778
Jefferson City, Missouri 65102

Notice is hereby given of my resignation as the Registered Agent for Avalon Homeowners' Association, a Missouri corporation (No. N00071146), effective immediately. Further, the Registered Office of the corporation at 101 South Hanley -16th Floor, St. Louis, Missouri 63105, is terminated.

Dated: Nov. 25, 2008.

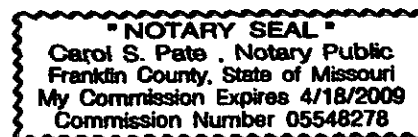

ROBERT H. EPSTEIN
101 South Hanley - 16th Floor
St. Louis, Missouri 63105
(314) 615-6000

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 25th day of November, 2008.


Notary Public

NOTARY SEAL

Copy mailed to: Avalon Homeowners' Association
c/o Mike Duffy
2018 Avalon Mist Circle
Dardenne Prairie, MO 63368



State of Missouri
Change/Resignation of Agent 1 Page(s)

4565431



T0833616551



State of Missouri
Robin Carnahan, Secretary of State

Corporation Division
P. O. Box 778 / 600 W. Main Street, Room 322
Jefferson City, MO 65102

File Number:

N00071146

Date Filed: 12/03/2008

Robin Carnahan


Secretary of State

Statement Of Change Of Registered Agent and/or Registered Office
By a Foreign or Domestic For Profit or Nonprofit Corporation or a Limited Liability Company

Instructions

1. This form is to be used by either a for profit or nonprofit corporation or a limited liability company to change either or both the name of its registered agent and/or the address of its existing registered agent.
2. There is a \$10.00 fee for filing this statement.
3. P.O. Box may only be used in conjunction with a physical street address.
4. Agent and address must be in the State of Missouri.
5. The corporation may not act as its own agent.

Charter No. N00071146

- (1) The name of the corporation is: Avalon Homeowners' Association
- (2) The address, including street and number, of its present registered office (before change) is:
101 South Hanley Rd., 16th Floor, St. Louis, MO 63105
Address City/State/Zip
- (3) The address, including street and number, of its registered office is hereby changed to:
199 Clarkson Road, Ellisville, MO 63011
Address (P.O. Box may only be used in conjunction with a physical street address) City/State/Zip
- (4) The name of its present registered agent (before change) is: ROBERT H. EPSTEIN
- (5) The name of the new registered agent is: William H. Jones Jr.
Authorized signature of new registered agent must appear below:

(Signature) (May attach separate originally executed written consent to this form in lieu of this signature)
- (6) The address of its registered office and the address of the office of its registered agent, as changed, will be identical.
- (7) The change was authorized by the business entity named above.

In Affirmation that the facts stated above are true and correct.

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)


(Signature of officer or, if applicable, chairman of the board)

William H. Jones Jr.
(Printed Name)

President
(Title)

11/25/08
(month/day/year)

Name and address to return filed document:

Name: _____

Address: _____

4640396

State of Missouri
Change/Resignation of Agent 1 Page(s)



T0833617503

Exhibit I



November 16, 2005

Matthew Walsh & Jeff Olander
314 Sir Calvert Ct.
O'Fallon, MO 63366

Dear Mr. Walsh & Mr. Olander:

This letter shall serve as approval from the Board of Directors of Avalon Homeowners Association for the installation of a deck. This approval is subject to the plans and specifications that you submitted and any building permit required by the City of O'Fallon.

We appreciate the fact that you followed Association procedures in processing your request and we hope that you enjoy your deck. Please be advised that the maintenance of this item will be 100% your responsibility.

In the event that your deck is not constructed within (90) ninety days from the date of this letter, or if the plans and specifications should change, it is requested that you resubmit your request.

If you have any questions, please feel free to contact me.

Sincerely,

Julie Bartold
Property Manager

MATT BLUNT, Secretary Of State
2002 ANNUAL REGISTRATION REPORT
(Business)

CHECK # 08/009428
AMOUNT \$45.00

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW IT WILL BECOME A PUBLIC DOCUMENT AND ALL INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE.

THIS REPORT IS DUE BY: 02/15/03

00263049
TAYLOR-MORLEY MANAGEMENT CO.

RECEIVED

FEB 10 2003

Matthew Blunt
SECRETARY OF STATE

OUR RECORDS SHOW YOUR FISCAL TAX YEAR AS:	
BEG. MONTH	END MONTH
11/01	10/31
INDICATE IF YOUR FISCAL TAX YEAR HAS CHANGED:	
BEG. MONTH	END MONTH

MR. ROBERT H EPSTEIN
101 SOUTH HANLEY, 16TH FLOOR
ST LOUIS MO 63105

IMPORTANT NOTE: TO CHANGE REGISTERED AGENT
OR OFFICE SHOWN DIRECTLY ABOVE, REQUEST FORM
#59 FROM THE SECRETARY OF STATE. CHANGES MADE
TO THIS FORM ARE NOT EFFECTIVE TO CHANGE THE
REGISTERED AGENT OR OFFICE.

2	PRINCIPAL PLACE OF BUSINESS OR CORPORATE HEADQUARTERS:	17107 Chesterfield Airport Road		
		STREET	Chesterfield	Missouri 63005
		CITY/STATE		ZIP

3	NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE) OF OFFICERS: (MUST HAVE A PRESIDENT AND A SECRETARY; WILL ASSUME PRESIDENT IS ALSO SECRETARY, IF SECRETARY IS NOT LISTED.)		NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE) OF BOARD OF DIRECTORS: (MUST HAVE ONE DIRECTOR. IF NOT LISTED, WILL ASSUME DIRECTORS ARE THE SAME AS OFFICERS.)	
	PRES	Julie A. Kennedy	NAME	William I. Taylor
	STREET/RT.	17107 Chesterfield Airport Road	STREET/RT.	17107 Chesterfield Airport Road
	CITY/STATE/ZIP	Chesterfield, MO 63005	CITY/STATE/ZIP	Chesterfield, MO 63005
	V-PRES	See Attached for Additional Officers	NAME	Mark T. Morley
	STREET/RT.		STREET/RT.	17107 Chesterfield Airport Road
	CITY/STATE/ZIP		CITY/STATE/ZIP	Chesterfield, MO 63005
	SECY	Mark T. Morley	NAME	Julie A. Kennedy
	STREET/RT.	17107 Chesterfield Airport Road	STREET/RT.	17107 Chesterfield Airport Road
	CITY/STATE/ZIP	Chesterfield, MO 63005	CITY/STATE/ZIP	Chesterfield, MO 63005
TREAS.	Mark T. Morley	NAME	Kevin J. Kraive	
STREET/RT.	17107 Chesterfield Airport Road	STREET/RT.	17107 Chesterfield Airport Road	
CITY/STATE/ZIP	Chesterfield, MO 63005	CITY/STATE/ZIP	Chesterfield, MO 63005	
ATTACH NAMES AND ADDRESSES OF ALL OTHER OFFICERS AND DIRECTORS				

4	The undersigned understands that false statements made in this report are punishable for the crime of making a false declaration under Section 575.060 RSMo 1986	
	OFFICER SIGNATURE: <i>Julie A. Kennedy</i> Original signature of officer listed above required. Photocopy or stamped signature not acceptable.	

5	ATTACHED IS THE REGISTRATION FEE OF:	
	<input checked="" type="checkbox"/>	\$45.00 If filed on or before due date
	<input type="checkbox"/>	\$60.00 If within 30 days after due date
	<input type="checkbox"/>	\$75.00 If within 60 days after due date
	<input type="checkbox"/>	\$90.00 If within 90 days after due date
Corporation will be administratively dissolved if report is not filed.		

00263049	
01	0406984
AC	0211999
AC	0411002



CORPORATE E-MAIL ADDRESS (optional)

COMPLETE THE BOXES OR FORM WILL BE RETURNED
RETURN AND MAKE CHECK PAYABLE TO SECRETARY OF STATE

P.O. BOX 1366, JEFFERSON CITY, MO 65102

Robin Carnahan Secretary of State
2008 ANNUAL REGISTRATION REPORT
BUSINESS

File Number: 200901390569

00263049

Date Filed: 01/13/2009

Robin Carnahan
Secretary of State

REPORT DUE BY: 02/28/2009

ANNUAL REPORT MONTH:
November

00263049
TAYLOR-MORLEY MANAGEMENT CO.
MR. ROBERT H EPSTEIN
101 SOUTH HANLEY, 16TH FLOOR
ST LOUIS, MO 63105

PRINCIPAL PLACE OF BUSINESS OR
CORPORATE HEADQUARTERS:

1000 Executive Parkway, Suite 105 (Required)

STREET

St Louis, MO

63141

CITY/STATE

ZIP

If changing the registered agent and/or registered office address, please check the appropriate box(es) and fill in the necessary information.

☐

The new registered agent

IF CHANGING THE REGISTERED AGENT, AN ORIGINAL WRITTEN CONSENT FROM THE NEW
REGISTERED AGENT MUST BE ATTACHED AND FILED WITH THIS REGISTRATION REPORT.

☐

The new registered office address

Must be a Missouri address, PO Box alone is not acceptable. This section is not applicable for Banks, Trusts and Foreign Insurance.

OFFICERS

NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT
ACCEPTABLE). (MUST LIST PRESIDENT AND SECRETARY BELOW)

PRES WILLIAM I. TAYLOR (Required)

STREET/RT 1000 Executive Parkway, Suite 105

CITY/STATE/ZIP St Louis, MO 63141

V-PRES

STREET/RT

CITY/STATE/ZIP

SECY WILLIAM I. TAYLOR (Required)

STREET/RT 1000 Executive Parkway, Suite 105

CITY/STATE/ZIP St Louis, MO 63141

TREAS

STREET/RT

CITY/STATE/ZIP

NAMES AND ADDRESSES OF ALL OTHER OFFICERS AND DIRECTORS ARE ATTACHED

BOARD OF DIRECTORS

NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT
ACCEPTABLE). (MUST LIST AT LEAST ONE DIRECTOR BELOW)

NAME WILLIAM I. TAYLOR (Required)

STREET/RT 1000 Executive Parkway, Suite 105

CITY/STATE/ZIP St Louis, MO 63141

NAME

STREET/RT

CITY/STATE/ZIP

NAME

STREET/RT

CITY/STATE/ZIP

NAME

STREET/RT

CITY/STATE/ZIP

The undersigned understands that false statements made in this report are punishable for the crime of making a false
declaration under Section 575.060 RSMo. Photocopy or stamped signature not acceptable.

Authorized party or officer sign here

WILLIAM I. TAYLOR

(Required)

Please print name and title of signer:

WILLIAM I. TAYLOR

PRESIDENT

NAME

TITLE

REGISTRATION REPORT FEE IS:

- ___ \$20.00 If filed on or before 2/28
___ \$35.00 If filed on or before 3/31
___ \$50.00 If filed on or before 4/30
___ \$65.00 If filed on or before 5/31

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE,
BY LAW IT WILL BECOME A PUBLIC DOCUMENT AND ALL
INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE

E-MAIL ADDRESS (OPTIONAL)

REQUIRED INFORMATION MUST BE COMPLETE OR THE REGISTRATION REPORT WILL BE REJECTED

MAKE CHECK PAYABLE TO DIRECTOR OF REVENUE

RETURN COMPLETED REGISTRATION REPORT AND PAYMENT TO THE SECRETARY OF STATE - P.O. BOX 1366, JEFFERSON CITY, MO 65102

Taylor-Morley Management Co.
Charter No. 00263049

Additional Officers:

Chairman of the Board:	William L. Taylor 17107 Chesterfield Airport Road Chesterfield, MO 63005
Senior Vice President:	Kevin J. Krafve 17107 Chesterfield Airport Road Chesterfield, MO 63005

00 26 30 49
RECEIVED

FEB 10 2003

M. B. Black
SECRETARY OF STATE