

JO CO KS	BK:202102	PG:007056
	20210217-0007056	
Electronic Recording		2/17/2021
Pages: 5	F: \$89.00	11:58 AM
Register of Deeds		T20210013408

---

(Space ~~above~~ reserved for Recorder of Deeds certification) *Chicago 210377*

**Title of Document:** *Fourth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions*

**Date of Document:** *January 28, 2021*

**Grantor(s):** *Steeplechase Homes Association*

**Grantee(s):** *Steeplechase Homes Association*

**Grantee(s) Mailing Address:** *c/o Marc A. Russell*



**DUGGAN SHADWICK  
DOERR & KURLBAUM LLC**

9101 W. 110<sup>th</sup> Street, Suite 200  
Overland Park, KS 66210

**Legal Description:** See attached Exhibit A

**Reference Book and Page(s):** **Book 4718, Page 225; Book 6188, Page 626; Book 6922, Page 858**

---

---

(Space ~~above~~ reserved for Recorder of Deeds certification)

Chicago 210377

**Title of Document:** *Fourth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions*

**Date of Document:** *January 28, 2021*

**Grantor(s):** *Steeplechase Homes Association*

**Grantee(s):** *Steeplechase Homes Association*

**Grantee(s) Mailing Address:** *c/o Marc A. Russell*



DUGGAN SHADWICK  
DOERR & KURLBAUM LLC

9101 W. 110<sup>th</sup> Street, Suite 200  
Overland Park, KS 66210

**Legal Description:** See attached Exhibit A

**Reference Book and Page(s):** **Book 4718, Page 225; Book 6188, Page 626; Book 6922, Page 858**

---

## **FOURTH AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FOURTH AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (the "Fourth Amendment") is made effective as of the 28<sup>th</sup> day of January, 2021 (the "Effective Date") by the Board of Directors and members of the Steeplechase Homes Association, a Kansas not for profit organization (the "Association").

WHEREAS, the Association is the homeowners association for the Steeplechase Subdivision, a residential subdivision located in the City of Leawood, Johnson County, Kansas (the "Subdivision"), which covers the real property legally described on Exhibit A, attached hereto and incorporated herein;

WHEREAS, the Subdivision is subject to that certain Declaration of Easement, Covenants, Conditions and Restrictions concerning the Subdivision (the "Original Declaration") which was executed by the developer/declarant of the Subdivision (Pulte Homes of Greater Kansas City, Inc.) and filed of record on November 1, 1995 in the Johnson County Register of Deed's Office (the "Register's Office") in Book 4718, Page 225, which Original Declaration was subsequently amended by: that certain First Amendment to the Original Declaration filed of record on May 27, 1999 in the Register's Office in Book 6188, Page 626; that certain Annexation and Second Amendment to the Original Declaration filed of record on March 22, 2001 in the Register's Office in Book 6922, Page 858; and that certain Third Amendment to the Original Declaration filed of record on March 16, 2007 in Book 200703, Page 5283 (collectively the "Declaration"); and

WHEREAS, the Association now desires to further amend the Declaration as described herein.

NOW, THEREFORE, after presenting the modifications of the Declaration set forth below to the Board of Directors and Members of the Association, both of which approved the same pursuant to Section 12.1 of the Declaration at the 2021 Annual Meeting of the Association Members held on January 27, 2021, the Declaration is hereby modified as follows:

1. Section 8.1 of the Declaration is hereby amended to add the following subparagraph (d) after Section 8.1(c):

**Section 8.1     Residential Use.**

(d) Owner Occupancy. Except as set forth in this Section 8.1(d), each residence shall be occupied by only the fee simple Owner of such Lot and such Owners family and other allowed persons as described in Section 8.1(b), and no residence or Lot (or any portion thereof) shall be offered or utilized for any temporary, short-term, or long-term occupancy, lease, or license (written or otherwise) during the term hereof (the "Lease Restriction"), it being agreed by the Board of Directors and members that such Lease Restriction is a reasonable restriction which benefits the safety, value, and greater good of the Subdivision. Notwithstanding anything herein to the contrary, all Lots and residences presently utilized for lease in violation of the Lease Restriction as of the Effective Date (the "Exempted Lot(s)/Residence(s)") shall be deemed to be in compliance with the Lease Restriction

until such time as fee simple title to each such Exempted Lot/Residence is sold, transferred or conveyed to any third party. Upon any future sale, transfer or conveyance of fee title to the Exempted Lots/Residences, such Exempted Lot/Residence then sold, transferred or conveyed shall thereafter be subject to the Lease Restriction during the term hereof and no longer exempted from the same. A complete list of such Exempted Lots/Residences shall be kept on record at the office of the Association.

2. This Fourth Amendment was approved by a majority vote of the Board of Directors of the Association and adopted by the members of the Association at the 2021 Annual Meeting of the Association Members held on January 27, 2021, by the affirmative vote of at least two-thirds of all members entitled to vote at such meeting, with written evidence of such vote on record at the office of the Association. The president of the Association has been duly authorized to execute this Fourth Amendment and file the same of record in the Register's Office.

3. The Declaration as amended by this document shall remain in full force and effect in accordance with its terms.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the parties have set their hands on the dates shown below.

Steeplechase Homes Association,  
a Kansas not for profit organization

BY: LeAnn Wiggins  
NAME: LeAnn Wiggins  
ITS: President

Date: 2/8/2021

STATE OF KANSAS )

) ss

COUNTY OF JOHNSON )

On this 8 day of February, 2021, before me appeared LeAnn Wiggins, to me personally known, who being by me duly sworn, did say that he/she is the present of Steeplechase Homes Association, a Kansas not for profit organization, and that the foregoing instrument was signed in behalf of said organization and said President, acknowledged execution of the foregoing instrument to be his/her free act and deed as president of said organization.

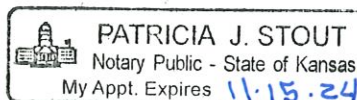
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date last above written.

Patricia J. Stout

Notary Public

My commission expires:

November 15, 2024



**EXHIBIT A**  
**Legal Description of the Subdivision**

Lots 1-89 and 99-110, Tract A, Tract B, Tract C, Tract D, and Tract E, Plat of Steeplechase, a subdivision in Johnson County, Kansas, according to the plat thereof recorded in Book 89 at Page 46,

and

Lots 111-116 and 118-161, and Tract F, Plat of Steeplechase 2<sup>nd</sup> Plat (Replat of a portion of Lots 90, 96, 97 and 98 Steeplechase 1<sup>st</sup> Plat), a subdivision in Johnson County, Kansas, according to the plat thereof recorded in Book 115, Page 30,

and

Lots 162-231, Steeplechase 3<sup>rd</sup> Plat (A Repat of Lots 90 through 98, Steeplechase 1<sup>st</sup> Plat and Lot 117, Steeplechase 2<sup>nd</sup> Plat and NW ¼ Section 3, Township 14, Range 25), a subdivision in Johnson County, Kansas, according to the plat thereof recorded in Book 118, Page 49,

and

Lots 232-280, Tract G, Tract H, and Tract J, Steeplechase 4<sup>th</sup> Plat, a subdivision in Johnson County, Kansas, according to the plat thereof recorded in Book 124, Page 32.