

Clay County, Missouri
Unofficial Document

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS AND
DISCLOSURES FOR
STALEY FARMS
ADDITIONAL PHASE
(11th Plat)**

THIS DECLARATION is made as of the 27 day of February, 2006, by Staley Land Company, LLC, a Missouri limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Recorder of Deeds of Clay County, Missouri (the "Recording Office"), an additional plat of the subdivision known as "Staley Farms"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 1 through 43 and Tracts A, B and C, STALEY FARMS –
ELEVENTH PLAT, SHADOW WOODS, a subdivision in the City
of Kansas City, Clay County, Missouri.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements and Disclosures for Staley Farms filed with the Recording Office in Book 4441 at Page 875, as amended by Amendment to Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements and Disclosures for Staley Farms filed with the Recording Office in Book 5030 at Page 34 (as amended, the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the

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Additional Lots shall be, and they hereby are, subject to the covenants, restrictions, easements and other provisions set forth in the Original Declaration. As contemplated in Section 22 of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

Notwithstanding the foregoing, the Additional Lots shall be subject to the following additional or alternative restrictions or provisions (with capitalized terms not defined herein having the meanings set forth in the Original Declaration):

1. Exterior walls of all residences and all appurtenances thereto shall be of stucco (but no stucco board or stuccato), brick, natural stone or (if specifically approved by the Developer) cast stone of a similar tone and form, wood shingles, masonite or wood lap siding, plate glass, glass blocks, wood trim, or any combination thereof, except as and where otherwise expressly approved in writing by the Developer. Exterior concrete blocks shall not be permitted as a finished surface. No exterior walls shall be covered with materials commonly known as sheet goods that when installed have uncovered seams or seams covered with batts, such as, without limitation, 4 feet by 8 feet panels.

2. Chimneys on exterior walls may not be cantilevered and must have a foundation wall underneath and must be constructed of brick, stone, stucco or other masonry products approved by the Developer. No metal or other pipe shall be exposed on the exterior of any fireplace or fireplace flue (other than a minimal amount of exterior metal or piping from a direct vent fireplace). All fireplace flues in chimneys shall be capped with a black or color-conforming metal rain cap.

3. Roofs of residences shall be covered with wood shingles, wood shakes, concrete tiles, clay tiles, slate, or high quality composition shingles, all of the specific types, colors, styles, dimensions and other aesthetic factors approved by the Developer in writing.

4. No trampolines shall be permitted on the Additional Lots. Jungle gyms and similar play structures are prohibited on Additional Lots bordering in whole or in part on the Golf Course, except with the express written consent of the Developer.

5. No residence shall be constructed upon any Additional Lot unless it has a total finished floor area of at least: 2,000 square feet on the main floor for a ranch style residence (excluding a so-called reverse one and one-half story); 2,400 square feet for a reverse one and one-half story with at least 1,800 square feet on the main floor; 2,400 square feet for a two story residence with at least 1,500 square feet on the main floor; and 2,400 square feet for a one and one-half story residence with at least 1,500 square feet on the main floor. A "reverse one and one-half story" is a ranch style residence with a basement finished comparable in quality to the main floor with at least one bedroom and bathroom in the basement. Finished floor area shall exclude any finished attics, garages, basements (other than in a reverse one and one-half story

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residence) and similar habitable areas. The Developer, in its absolute discretion, may allow variances from the minimum square footage requirement.

6. Within 60 days after the issuance of any permanent or temporary certificate of occupancy for the residence on an Additional Lot, the Owner thereof shall landscape the Additional Lot to the same standards as that generally prevailing throughout the Subdivision, which shall include an amount of landscaping for the front and side yards of the Additional Lot at least equal to 1% of the total sale price to the home buyer of the Additional Lot plus the improvements to be made to the Additional Lot (which required minimum landscaping amount does not include grading, sod, sprinkler systems, fences, pools, retaining walls or landscape walls).

Tracts A, B and C of Staley Farms – Eleventh Plat, Shadow Woods are “Common Areas” under the Original Declaration.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed the day and year first above written.

STALEY LAND COMPANY, LLC

By: Mark R. Simpson
Mark R. Simpson, Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Be it remembered that on this 27 day of February, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark R. Simpson, to me personally known, who being by me duly sworn did say that he is a Member of STALEY LAND COMPANY, LLC, a Missouri limited liability company, and that said instrument was signed and delivered in behalf of said limited liability company and that said Mark R. Simpson acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

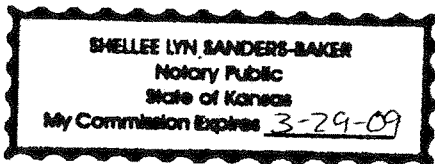
My Commission Expires:

3-29-09
[SEAL]

Shellee Lyn Sanders-Baker
Notary Public in and for said County and State

Print Name: Shellee Lyn Sanders-Baker

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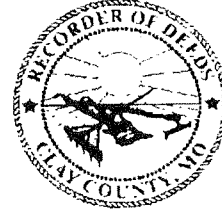
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Date and Time: 06/26/2006 at 03:44:19 PM

Instrument Number: 2006027293

Book: 5415 Page: 14

Instrument Type REST
Page Count 3
Recording Fee \$30.00 S



Robert T Sevier, Recorder



Grantor STALEY LAND CO
Grantee STALEY LAND CO

RECORDING COVER SHEET

Title of Document: Amended and Restated Staley Farms Homeowners' Association Declaration Additional Phase (8th Plat)

Date of Document: June 15, 2006

Grantor: Staley Land Company, LLC

Grantees: Staley Land Company, LLC
Staley Farms Homeowners' Association

Grantees' Mailing Address: 10800 Farley, Suite 265
Overland Park, KS 66210-1418

Legal Description: Lots 1 through 32 and Tracts A, B, C, D and E, STALEY FARMS - EIGHTH PLAT, THE ENCLAVE, a subdivision in the City of Kansas City, Clay County, Missouri.

Reference Book and Page(s) Book 4441 at Page 914; Book 5030 at Page 35; Book 5176 at Page 5

After recording return to:

Polsinelli Shalton Welte Suelthaus PC
Stanley N. Woodworth, Esq.
6201 College Boulevard, Suite 500
Overland Park, Kansas 66211

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**AMENDED AND RESTATED
STALEY FARMS
HOMEOWNERS' ASSOCIATION DECLARATION
ADDITIONAL PHASE
(8th Plat)**

THIS DECLARATION is made as of the 15th day of June, 2006, by Staley Land Company, LLC, a Missouri limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Recorder of Deeds of Clay County, Missouri (the "Recording Office"), an additional plat of the subdivision known as "Staley Farms"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 1 through 32 and Tracts A, B, C, D and E, STALEY FARMS - EIGHTH PLAT, THE ENCLAVE, a subdivision in the City of Kansas City, Clay County, Missouri.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, assessments, charges and other provisions contained in that certain Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 4441 at Page 914, as amended by Amendment to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5030 at Page 35 and by Amendment No. 2 to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5176 at Page 5 (as amended, the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, assessments, charges and other provisions set forth in the Original Declaration. As contemplated in Article VIII of the

Date and Time: 08/10/2006 at 01:35:38 PM

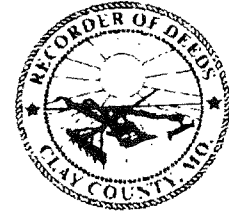
Instrument Number: 2006035126

Book: 5462 Page: 25

Instrument Type: REST

Page Count: 3

Recording Fee: \$30.00 S



Robert T Sevier, Recorder



Grantor STALEY LAND CO
Grantee STALEY LAND CO

RECORDING COVER SHEET

Title of Document: Amended and Restated Staley Farms Homeowners' Association Declaration Additional Phase (9th Plat)

Date of Document: July 10, 2006

Grantor: Staley Land Company, LLC

Grantees: Staley Land Company, LLC
Staley Farms Homeowners' Association

Grantees' Mailing Address: 10800 Farley, Suite 265
Overland Park, KS 66210-1418

Legal Description: Lots 27 through 56 and Tracts A, B, C and D, STALEY FARMS – NINTH PLAT, THE ELAN, a subdivision in the City of Kansas City, Clay County, Missouri.

Reference Book and Page(s) Book 4441 at Page 914; Book 5030 at Page 35; Book 5176 at Page 5

After recording return to:

Polsinelli Shalton Welte Suelthaus PC
Stanley N. Woodworth, Esq.
6201 College Boulevard, Suite 500
Overland Park, Kansas 66211

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**AMENDED AND RESTATED
STALEY FARMS
HOMEOWNERS' ASSOCIATION DECLARATION
ADDITIONAL PHASE
(9th Plat)**

THIS DECLARATION is made as of the 6th day of July, 2006, by Staley Land Company, LLC, a Missouri limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Recorder of Deeds of Clay County, Missouri (the "Recording Office"), an additional plat of the subdivision known as "Staley Farms"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 27 through 56 and Tracts A, B, C and D, STALEY FARMS – NINTH PLAT, THE ELAN, a subdivision in the City of Kansas City, Clay County, Missouri.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, assessments, charges and other provisions contained in that certain Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 4441 at Page 914, as amended by Amendment to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5030 at Page 35 and by Amendment No. 2 to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5176 at Page 5 (as amended, the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, assessments, charges and other provisions set forth in the Original Declaration. As contemplated in Article VIII of the

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**AMENDED AND RESTATED
STALEY FARMS
HOMEOWNERS' ASSOCIATION DECLARATION
ADDITIONAL PHASE
(11th Plat)**

THIS DECLARATION is made as of the 27 day of February, 2007, by Staley Land Company, LLC, a Missouri limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Recorder of Deeds of Clay County, Missouri (the "Recording Office"), an additional plat of the subdivision known as "Staley Farms"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 1 through 43 and Tracts A, B and C, STALEY FARMS –
ELEVENTH PLAT, SHADOW WOODS, a subdivision in the City
of Kansas City, Clay County, Missouri.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, assessments, charges and other provisions contained in that certain Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 4441 at Page 914, as amended by Amendment to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5030 at Page 35 and by Amendment No. 2 to Amended and Restated Staley Farms Homeowners' Association Declaration filed with the Recording Office in Book 5176 at Page 5 (as amended, the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, assessments, charges and

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other provisions set forth in the Original Declaration. As contemplated in Article VIII of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

Tracts A, B and C of Staley Farms – Eleventh Plat, Shadow Woods are “Common Areas” under the Original Declaration.

STALEY LAND COMPANY, LLC

By: *Mark R. Simpson*
Mark R. Simpson, Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Be it remembered that on this 27 day of February, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark R. Simpson, to me personally known, who being by me duly sworn did say that he is a Member of STALEY LAND COMPANY, LLC, a Missouri limited liability company, and that said instrument was signed and delivered in behalf of said limited liability company and that said Mark R. Simpson acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires:

3-29-09
[SEAL]

Shellee Lyn Sanders-Baker
Notary Public in and for said County and State

Print Name: Shellee Lyn Sanders-Baker

