

AUG-11-00 10:58 AM RODRICK DEVELOPMENT

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This instrument filed by
Security Land Title Company

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PARK VIEW OF WEDGEWOOD 2ND PLAT

FILED
JOHNSON COUNTY KANSAS

1976 MAY 20 11 00 55.1

DECLARATION OF RESTRICTIONS
AND HOME OWNERS' ASSOCIATION DECLARATION

SARA FULLMANN
REGISTER OF DEEDS

THIS DECLARATION, made as of the 3rd day of May, 1996, by the Declarant,
WEDGEWOOD PARK PARTNERS, a Kansas General Partnership,

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson
County, Kansas, a 2nd Plat of the subdivision known as "PARK VIEW OF WEDGEWOOD"
which plat was recorded on April 26, 1996 in Book 94 of Plats at Page 48; and

WHEREAS, such plat adds the following lots to the subdivision Wedgewood, to-wit:

Lots 90 through 102, inclusive, PARK VIEW OF WEDGEWOOD,

2ND PLAT, a subdivision in the City of Shawnee, Johnson County, Kansas, according to the recorded plat thereof;

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JOHNSON COUNTY KANSAS

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and

SARA FULLMANN
REGISTER OF DEEDS

WHEREAS, the Declarant, as the owner of the foregoing lots ("Additional Lots") desires
to subject the Additional Lots to the covenants, restrictions, easements and other provisions
contained in that certain Declaration of Restrictions, dated as of May 11, 1993 (the "Original
Declaration"), executed Declarant and filed with the Register of Deeds of Johnson County on
May 12, 1993 and recorded in Volume 4582 at Page 976, and in that certain Homes Association
Declaration dated as of May 11, 1993 (the "Original Homes Association Declaration"), executed
by Declarant and filed with the Register of Deeds of Johnson County, Kansas on May 12, 1993
and recorded in Volume 4583, at Page 1.

NOW, THEREFORE, in consideration of the premises, Declarant, 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, restrictions, easements
and other provisions set forth in the Original Declaration and Original Homes Association
Declaration. As contemplated in the Original Declaration and Original Homes Association
Declaration, this instrument shall have the effect of subjecting the Additional Lots to all of the
provisions of the Original Declaration and Original Homes Association Declaration as though
the Additional Lots had been originally described therein and subjected to the provisions thereof.
Provided, however, that Paragraph 4 of the Original Declaration, as to the Additional Lots
described above, is hereby amended to read as follows:

THIS DOCUMENT IS BEING RECORDED TO CORRECT A SCRIVNERS ERROR IN THE
NAME OF THE SUBDIVISION.

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BOOK 4882 PAGE 883

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4. All single story residences shall have a total finished ground floor area of not less than 1800 square feet; all two story residences shall have a finished ground floor area of not less than 1000 square feet and a total finished floor area of 1800 square feet; all one and one-half story residences shall have a finished ground floor of not less than 1000 square feet and a total finished floor area of 1800 square feet.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be duly executed as of the date first above written.

WEDGEWOOD PARK PARTNERS.
a Kansas General Partnership

By: Rodrock Homes, Inc., a
corporation, Managing Partner

By: Darol Rodrock
Darol Rodrock, President

STATE OF KANSAS, JOHNSON COUNTY, SS.:

BE IT REMEMBERED, that on this 3rd day of May, 1995, before me the undersigned, a Notary Public in and for the county and State aforesaid, came Darol Rodrock, President of Rodrock Homes, Inc., Managing Partner of WEDGEWOOD PARK PARTNERS, a general partnership, who is personally known to me to be the same person who executed, as such officer of Managing Partner, the within instrument on behalf of said partnership and corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation and partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



Charlotte Holland

Notary Public

My Appointment Expires:

5-14-96

ATTN: WEDGEWOOD PARK/12345

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BOOK 4882 PAGE 111