

STATE OF KANSAS  
 COUNTY OF JOHNSON  
 FILED FOR RECORD

**OAKVIEW OF WEDGEWOOD, 1ST PLAT**

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 REGISTER OF DEEDS

**DECLARATION OF RESTRICTIONS  
 AND HOME OWNERS' ASSOCIATION DECLARATION**

THIS DECLARATION, made as of the 21 day of January, 1997, 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 1st Plat of the subdivision known as "OAKVIEW OF WEDGEWOOD" which plat was recorded on March 12, 1997 in Book 98 of Plats at Page 58; and

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

Lots 1 through 31, inclusive, OAKVIEW OF WEDGEWOOD,  
 1ST PLAT, a subdivision in the City of Shawnee, Johnson  
 County, Kansas, according to the recorded plat thereof;

and

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, 1995 (the "Original Declaration"), executed Declarant and filed with the Register of Deeds of Johnson County on May 12, 1995 and recorded in Volume 4582 at Page 976, and in that certain Homes Association Declaration dated as of May 11, 1995 (the "Original Homes Association Declaration"), executed by Declarant and filed with the Register of Deeds of Johnson County, Kansas on May 12, 1995 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:

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

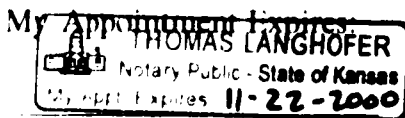
By: *Darol Rodrock*  
Darol Rodrock, President

**STATE OF KANSAS, JOHNSON COUNTY, SS.:**

BE IT REMEMBERED, that on this 21<sup>st</sup> day of January, 1997, 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.

*[Signature]*  
Notary Public



IR197 WEDGE OAK 12445