



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER
2025E0029967

**AMENDMENT TO THE
DECLARATION OF RESTRICTIONS FOR
NEWCASTLE COMMUNITY ASSOCIATION, INC.**

THIS AMENDMENT is made this 30 day of April, 2025, by Newcastle Community Association, Inc., a nonprofit corporation and its undersigned members (hereinafter referred to as "Association"). Grantor/Grantee

WITNESSETH:

WHEREAS, on August 18, 1999, Price Family Limited Partnership, a Kansas Limited Partnership ("Declarant"), filed that certain Declaration of Restrictions for Newcastle Community Association, Inc., recorded in Official Records Book K0048178 at Pages 1-34, *et seq.* of the Public Records of Jackson County, Missouri ("Declaration"); and

WHEREAS, the lots within the tract of land legally described in Exhibit A are subject to the Declaration; and

WHEREAS, the Owners of the Association, being more than 75 percent of Owners of Lots in the Association desire to amend the Declaration as provided herein and declare and agree as follows:

NOW, THEREFORE, Section 8.14 of the Declaration is hereby deleted in its entirety and replaced with the following:

8.14 Restrictions for Residential Lots.

No profession or home industry shall be conducted in or on any part of a Lot or in any improvement thereon in the Residential Areas without the specific written approval of the ARC. The ARC, in its discretion upon consideration of the circumstances in each case, and particularly in consideration of the effect on surrounding Property, may permit a Lot or any improvement thereon to be used in whole or in part for the conduct of a profession or home industry. No profession

or home industry shall be permitted, however, unless it is considered by the ARC to be compatible with the neighborhood. Except as provided herein, any Living Unit located on a Lot designated for residential use within the Property shall be occupied by the Owner of the Living Unit.

After the date of recording this amendment, persons who acquire Residences must reside in their Residences.

Leasing or renting of Residences is prohibited.

Entities such as corporations and limited liability company cannot acquire Residences, except for the purpose of reselling the Residence within six months of the purchase to allow these Entities to make repairs or improvements to the Residence. Trusts may acquire residences if the settlor and/or beneficiary of the trust reside in the Residence.

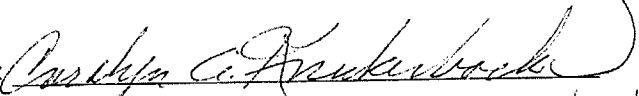
"Leasing or Renting" for purposes of this Declaration is defined the regular, exclusive annual occupancy of a Residence by any person or persons other than the Owner or any lease-purchase or similar agreement, regardless of whether the Owner receives any consideration or benefit, including, but not limited to a fee, service, gratuity, or emolument are prohibited.

Use of any Residence for operation of time sharing, fractional sharing, short-term stays (of less than 12 months) through websites such as Airbnb or VRBO is prohibited.

The purpose of this Amendment is to ensure that, except in limited circumstances described above, residences will be occupied by their owners. Therefore, contracts for deeds or similar purchase arrangements will be considered leasing until title is recorded in the name of the occupant.

NOW THEREFORE, IN WITNESS WHEREOF, the undersigned Association has executed this Amendment on the date and year first written above.

**NEWCASTLE COMMUNITY ASSOCIATION,
INC., a Missouri corporation**

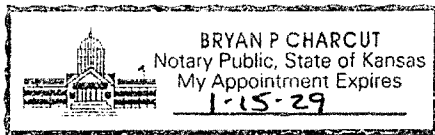
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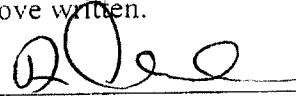
Printed Name: Carolyn A. Knickerbocker
Title: President

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

On this 30th day of APRIL, 2025, before me personally appeared CAROLYN KNICKERBOCKER who, being by me duly sworn, did say that he/she is the President of Newcastle Community Association, Inc., a Missouri corporation organized under the laws of the State of Missouri, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said PRESIDENT 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 first above written.





Notary Public

My Commission Expires: 1-15-29

EXHIBIT A

Lot 1, Lots 10 through 18 and Lots 35 through 58 and Tract A, NEWCASTLE FIRST PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 9, NEWCASTLE SECOND PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 19 through 24, and Tracts C and D, NEWCASTLE THIRD PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 17, NEWCASTLE FOURTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 15, NEWCASTLE FIFTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 16 through 43, and Tracts A, B and C, NEWCASTLE SIXTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 22, and Tracts A, B, C and D, NEWCASTLE SEVENTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 37, and Tracts A, B, C, and D, NEWCASTLE EIGHTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.

Lots 1 through 32, and Tracts A and B, NEWCASTLE NINTH PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri.