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Jay Lawson
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Twentieth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place

Document Date: 3-28, 2014

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: Hunt Midwest Real Estate Development, Inc.

Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161

Legal Descriptions: See Exhibit B attached

Reference Book and Page: Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, Document No. R24799, Book 3699, Page 69

TWENTIETH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTIETH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of March 28, 2014, by HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri corporation (the "Developer"), Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

RECITALS:

A. On June 6, 2002, the Developer executed that certain subdivision plat entitled "BENSON PLACE – FIRST PLAT" (the "First Plat"), covering the real property formerly legally described as shown therein (and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, the streets, roadways and other areas shown and marked on the First Plat as identified therein and in the Declaration defined below (collectively, the "Property" or the "Benson Place Property"), which First Plat was approved on July 2, 2002, by the City Council of the City of Kansas City, Missouri, and was recorded on July 24, 2002, under Document No. R24798, in Cabinet F, at Sleeve 27, in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty.

B. The Developer has executed that certain Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, dated May 15, 2002, which was recorded on July 24, 2002, under Document No. R24799, in Book 3699, at Page 69, in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty, as amended and supplemented by those Supplemental Declarations identified on **Exhibit A** attached hereto (collectively, the "Declaration"), pursuant to which Declaration the Developer subjected the Benson Place Property, as expanded by the Supplemental Declarations identified on **Exhibit A**, to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. Pursuant to Section 13.1 of the Declaration, the Developer has the absolute unilateral right to expand the Property to include additional Lots (for Single Family Residences, Attached Patio Homes, Attached Townhomes or any combination thereof), Common Area, Restricted Common Areas and other property in the Subdivision and also other property that has not yet been subdivided or platted (the "Expansion Property").

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D. On May 28th, 2014, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE - FIFTH PLAT" (the "Fieldstone Fifth Plat"), covering the real property formerly legally described as shown therein and on **EXHIBIT B** attached to this Supplemental Declaration, and platting the same into the Lots, Tracts, streets, roadways, private open space and other areas shown and marked thereon, if any (the "Seventeenth Expansion Property"), which Fieldstone Fifth Plat was approved on June 5th, 2014, by the City Council of the City, and was recorded on 7-30-14, 2014, under Document No. 2014 2014021878, in Cabinet H, at Sleeve 100, in said Recorder of Deeds' Office.

E. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Fieldstone Fifth Plat.

F. The Developer desires to exercise its right to expand the Property to include the additional Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Seventeenth Expansion Property and to subject the Seventeenth Expansion Property to the covenants, conditions, restrictions and easements contained within the Declaration.

NOW, THEREFORE, in consideration of the premises, the Developer states and declares as follows:

1. **Exercise of Right to Expand.** The Developer hereby exercises its unilateral right to expand the Property to include the additional Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Seventeenth Expansion Property.
2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Fifth Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Fieldstone Fifth Plat and this Supplemental Declaration shall automatically grant, transfer and convey to the Association any new Common Areas, Restricted Common Areas and all other areas designed for Members' or Association use, if any, added by the Seventeenth Expansion Property.
3. **Expansion of Definitions.** The definitions contained in the Declaration are hereby expanded to encompass and refer to the Property, as expanded by the Fieldstone Fifth Plat, and this Supplemental Declaration to include the Seventeenth Expansion Property. For example, (i) "Lot" shall mean the Lots described in the Declaration and in the Plat described in the Declaration, all subsequent Plats and in the Fieldstone Fifth Plat and (ii) all references to the Declaration shall mean the Declaration as supplemented and amended by this Supplemental Declaration.
4. **Declaration Operative on New Lots, Tracts, Common Areas and Restricted Common Areas.** The new Lots, Tracts, Common Areas or Restricted Common Areas, which constitute the Seventeenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Fifth Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.
5. **Association's Maintenance of Tracts A, B, C, D and E as Private Open Space.** Tracts A, B, C, D and E of the Fieldstone Fifth Plat have been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.
6. **Fencing Restriction on Restricted Lots.** The Owners of Lots 213, 214, 215, 216, 217, 225, 226, 227, 228, 229, 230, 231 and 232 of the Fieldstone Fifth Plat (legally described on **EXHIBIT B** attached hereto) are hereby subjected to the following:
 - a) Any fencing permitted on such Lots as set forth below shall be constructed of only natural cedar (unstained), dog eared pickets, no more than four (4) feet in height, with the finished side facing out, all as set forth in the fencing guidelines established from time to time by the Review Committee and no other fencing of any type shall be permitted thereon; and
 - b) Such fencing shall be permitted only at locations on such Lots as are approved in advance by the Review Committee upon application of a Lot Owner affected hereby.

7. **No Fencing on Certain Lots.** The Owners of Lots 212, 220, 221 and 244 of the Fieldstone Fifth Plat shall not at any time install, erect or construct on or in any part of such Lots any fencing of any type and, in the event of any violation of the foregoing restriction, the Developer or the Association at any time may enter upon any such Lot and remove or cause the removal of such fencing without liability of any kind to the Owner, without prior notice, and the Owner of any such Lot shall have no recourse against the Developer or the association for such entry and removal.

8. **Ratification of Declaration.** The Developer, on behalf of itself and as the holder of a majority of the votes possible to be cast under the Declaration, hereby ratifies, affirms and confirms all covenants, conditions, restrictions and easements contained in the Declaration, which covenants, conditions and provisions shall run with the land and be binding upon the Owners, including the Developer, and their respective heirs, personal representatives, successors, transferees and assigns and all other persons or entities having, at any time, any right, title or interest in all, or any part of, the Property and any Lots, Tracts, Common Areas or Restricted Common Areas otherwise subject to the terms hereof.

IN WITNESS WHEREOF, the Developer has caused this Supplemental Declaration to be executed by its duly authorized officers as of the day and year first above written.

All signatures must be in black ink!

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

{Corporate Seal}

By:

Ora H. Reynolds
Ora H. Reynolds, President

ATTEST:

By:

Donald K. Hagan
Donald K. Hagan, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

On this 22nd day of March, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Ora H. Reynolds, who, being by me first duly sworn, did say that she is the President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that she executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that she acknowledged that she so executed the same as the free act and deed of said corporation for the purposes therein stated.

Peggy L. Wells
Signature of Notary Public

{Notary Stamp}

Peggy L. Wells
Typed or Printed Name of Notary

My Commission expires:

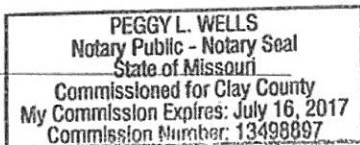


EXHIBIT A TO

TWENTIETH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Previous Supplements to Declaration

DATE EXECUTED/ DATE RECORDED	RECORDING INFORMATION	SUPPLEMENT #	INFORMATION
08-12-02/08-16-02	Doc #R29197/Book 3725, Page 928	First	Benson Place - Townhomes - 1 st Plat (1 st Expansion Property)
08-13-02/08-16-02	Doc #R29198/Book 3725, Page 933	First	Benson Place - 1 st Plat (Landscaping and Fencing)
09-23-02/09-23-02	Doc #R36640/Book 3780, Page 238	Third	Benson Place - Sign Monumentation Easements
09-24-02/10-04-02	Doc #R39449/Book 3799, Page 120	Fourth	Benson Place - Patio Homes - 1 st Plat (2 nd Expansion Property)
04-25-03/07-25-03	Doc #S09742/Book 4246, Page 281	Fifth	Benson Place - 2 nd Plat (3 rd Expansion Property)
04-25-03/08-25-03	Doc #S18375/Book 4301, Page 819	Sixth	Benson Place - Townhomes - 2 nd Plat (4 th Expansion Property)
04-08-04/07-22-04	Doc. #S83939/Book 4696, Page 904	Seventh	Benson Place - 3 rd Plat (5 th Expansion Property) and Detention Plat
05-06-04/07-22-04	Doc. #S83944/Book 4696, Page 927	Eighth	Benson Place - Townhomes 3 rd Plat (6 th Expansion Property)
07-1904/10-07-04	Doc. #S98223/Book 4782, Page 789	Ninth	Benson Place - Fieldstone - 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Twelfth	Benson Place - Single Family - 4 th Plat (8 th Expansion Property)
02-17-05/05-06-05	Doc. #2005020572/Book 4992, Page 94	Eleventh	Benson Place - Replat - Lots 27 and 44
08-01-05/09-22-05	Doc. #2005046131/Book 5150, Page 4	Twelfth	Benson Place - 5 th Plat (9 th Expansion Property)
08-01-05/10-07-05	Doc. #2005049075/Book 5168, Page 121	Thirteenth	Benson Place - Woodchase - 2 nd Plat (10 th Expansion Property)
04-12-06/07-19-06	Doc. #2006030908/Book 5436, Page 130	Fourteenth	Benson Place - Woodchase - 3 rd Plat (11 th Expansion Property)
04-27-06/07-31-06	Doc. #2006033128/Book 5449, Page 102	Fifteenth	Benson Place - Fieldstone - 1 st Plat (12 th Expansion Property)
10-26-06/10-26-06	Doc #2006047419/Book 5535, Page 34	Sixteenth	Benson Place - Patio Homes - 2 nd Plat (13 th Expansion Property)
07-12-11/11-21-11	Doc. #2011037828/Book 6727, Page 14	Seventeenth	Benson Place - Fieldstone - 2 nd Plat (14 th Expansion Property)
06-05-12/09-06-12	Doc. #2012035094/Book 6921, Page 98	Eighteenth	Benson Place - Fieldstone - 3 rd Plat (15 th Expansion Property)
06-11-13/12-10-13	Doc. #2013045608/Book 7230, Page 36	Nineteenth	Benson Place - Fieldstone - 4 th Plat (16 th Expansion Property)

**EXHIBIT B
TO
TWENTIETH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE**

Legal Description of Seventeenth Expansion Property:

Lots 212 through and including 269, and Tracts A, B, C, D, E and F, BENSON PLACE FIELDSTONE – FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Seventeenth Expansion Property Prior to Platting:

A tract of land in Section 34, Township 52 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 34; thence North 00°08'40" East, along the East line of said Northwest Quarter, 216.02 feet to a point on the South line of Lot 169, BENSON PLACE FIELDSTONE – FOURTH PLAT, a subdivision in said Kansas City, Clay County, Missouri, said point being the Point of Beginning of the tract of land to be herein described; thence South 60°05'38" East, along the South line of said Lot 169, 36.46 feet to the Southeast corner of said Lot 169; thence South 45°36'11" East, along the South line of said BENSON PLACE FIELDSTONE – FOURTH PLAT, 177.64 feet to the Southeast corner of Tract A of said BENSON PLACE FIELDSTONE – FOURTH PLAT, said point being on the Westerly right-of-way of N. Tullis Drive, as now established; thence South 44°23'49" West, along said Westerly right-of-way, 242.45 feet; thence Southwesterly, continuing along said Westerly right-of-way, along a curve to the left being tangent to the last described course with a radius of 1,525.00 feet, a central angle of 32°58'54" and an arc distance of 877.85 feet to a point on the Northerly right-of-way line of NE 98th Terrace, as now established; thence Southwesterly, along said Northerly right-of-way line, along a curve to the right having a common tangent with the last described course with a radius of 15.00 feet, a central angle of 88°30'42" and an arc distance of 23.17 feet; thence North 80°04'23" West, continuing along said Northerly right-of-way line, 25.72 feet; thence North 12°24'43" East, 66.82 feet; thence North 59°20'23" West, 390.44 feet; thence North 35°46'30" East, 366.05 feet; thence North 67°57'34" West, 341.65 feet; thence North 66°47'12" West, 285.76 feet; thence Northeasterly, along a curve to the right having an initial tangent bearing of North 20°28'30" East with a radius of 825.00 feet, a central angle of 08°57'10" and an arc distance of 128.91 feet; thence Northerly, along a curve to the left having a common tangent with the last described course with a radius of 15.00 feet, a central angle of 86°21'36" and an arc distance of 22.61 feet; thence Northwesterly, along a curve to the right having a common tangent with the last described course with a radius of 1,025.00 feet, a central angle of 00°07'56" and an arc distance of 2.36 feet; thence North 30°29'34" East, 50.06 feet; thence Easterly, along a curve to the left having an initial tangent bearing of South 56°39'40" East with a radius of 15.00 feet, a central angle of 93°30'18" and an arc distance of 24.48 feet; thence North 29°50'02" East, 79.23 feet; thence Northeasterly along a curve to the right being tangent to the last described course with a radius of 5,025.00 feet, a central angle of 00°57'55" and an arc distance of 84.67 feet; thence North 30°47'58" East, 76.26 feet; thence Northerly, along a curve to the left being tangent to the last described course with a radius of 15.00 feet, a central angle of 87°47'45" and an arc distance of 22.98 feet; thence North 29°25'29" East, 50.10 feet; thence Easterly, along a curve to the left having an initial tangent bearing of South 56°48'46" East with a radius of 15.00 feet, a central angle of 92°23'17" and an arc distance of 24.19 feet; thence North 30°47'58" East, 127.30 feet; thence Northeasterly, along a curve to the left being tangent to the last described course with a radius of 475.00 feet, a central angle of 01°12'06" and an arc distance of 9.96 feet; thence South 60°24'08" East, 50.00 feet to the Southwest corner of Lot 180 of said BENSON PLACE FIELDSTONE – FOURTH PLAT; thence South 66°49'18" East, along the South line of said Lot 180, 103.39 feet to the Southeast corner of said Lot 180; thence South 76°37'59" East, along the South line of said BENSON PLACE FIELDSTONE – FOURTH PLAT, 495.23 feet to the Southeast corner of Lot 173 of said BENSON PLACE FIELDSTONE – FOURTH PLAT; thence South 60°05'38" East, continuing along said South line, 229.43 feet to the Point of Beginning. Containing 845,493 square feet or 19.41 acres, more or less.

KANSAS CITY TITLE
196309