



Benson Place

A HUNT MIDWEST COMMUNITY

**DECLARATION OF HOMES
ASSOCIATION
AND
COVENANTS, CONDITIONS,
RESTRICTIONS
AND
EASEMENTS
OF
BENSON PLACE**

R24799

JUL 24 2002

STATE OF MO.
CLAY COUNTY
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BOOK 3699 PAGE 69
ROBERT L. SEVIER
RECORDER OF DEEDS

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Declaration of Homes Association and Covenants, Conditions, Restrictions
and Easements of Benson Place
Document Date: May 15, 2002
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: See Exhibit A attached
Reference Book and Page: N/A

02041216
STEWART TITLE

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

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

("Developer")

Dated as of: _____, 2002

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**DECLARATION OF HOMES ASSOCIATION
AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF
BENSON PLACE**

THIS DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Declaration") is made and executed as of May 15, 2002, by **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**, a Missouri corporation (the "Developer"), with its principal office and mailing address at Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

RECITALS:

A. On _____, 2002, the Developer executed that certain subdivision plat entitled "BENSON PLACE – FIRST PLAT" (the "Plat"), covering the real property formerly legally described as shown therein and on **Exhibit A** attached hereto, and platting the same into the Lots, Tracts, streets, roadways, private open space and other areas shown and marked thereon (the "Property"). The Plat was approved on _____, 2002, by the City Council of the City of Kansas City, Missouri (the "City"), and was recorded on _____, 2002, in Cabinet _____, at Sleeve _____, in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty.

B. The Developer presently owns all of Lots, Tracts and the other areas shown on the Plat.

C. The Developer desires to create, establish, maintain and preserve a quality development project on the Property and adjacent ground, including single-family residences, attached patio homes and attached townhomes, and possessing features of more than ordinary value.

D. From time to time the Developer shall cause (or permit): (i) Single Family Residences to be built on certain Lots shown on the Plat (or on any Expansion Property containing similar lots for Single Family Residences); and (ii) Attached Patio Homes and Attached Townhomes to be built within certain Lots of the Tract(s) shown on the Plat (or any similar tracts or lots added as Expansion Property) and cause building lots (one (1) per Attached Patio Home and one (1) per Attached Townhome) to be created by replat, lot split certificate of survey or otherwise within the boundaries of such Lots and such Tract(s) (or any Expansion Property containing similar tracts or lots for Attached Patio Homes and/or Attached Townhomes).

E. The Developer desires to subject the Property to the covenants, conditions, restrictions and easements set forth in this Declaration.

DECLARATION

In consideration of the foregoing and the promises and benefits set forth herein, and to provide the means and procedures to achieve them, the Developer hereby subjects the Property to the following covenants, conditions and restrictions, including charges and Assessments. Such covenants, conditions and restrictions are hereby granted and imposed for the purpose of protecting the value and desirability of the Property, as a whole, and shall run with the land and be binding upon, and inure to the benefit of, the Developer and its successors, transferees and assigns and the heirs, personal representatives, successors, transferees and assigns of the Developer's transferees and assigns and all other persons and entities, who or which have, at any time, any right, title or interest in all or any part of the Property. Each Owner, by accepting a deed and taking title to a Lot, acknowledges, agrees to and accepts the provisions of this Declaration with respect to such Lot and any Single Family Residence, Attached Patio Home or Attached Townhome thereon.

ARTICLE 1. DEFINITIONS

When used in this Declaration or in any Supplemental Declaration, the following words shall have the meanings set forth below.

1.1 "Annual Assessment", "Annual Attached Patio Home Assessment" and "Annual Attached Townhome Assessment" have the meanings set forth in Articles 6.2, 6.3 and 6.4 hereof, respectively.

1.2 "Articles" mean the Articles of Incorporation of the Association, as amended from time to time.

1.3 "Assessments" means the Annual Single Family Residence, Annual Attached Patio Home, Annual Attached Townhome, Special, Special Attached Patio Home, Special Attached Townhome and Default Assessments levied pursuant to Article 6 hereof.

1.4 "Association" means The Benson Place Home Owners Association, a Missouri mutual benefit nonprofit corporation, and its successors and assigns.

1.5 "Association Documents" means this Declaration, the Articles, the Bylaws, all Supplemental Declarations and all procedures, rules, regulations and policies adopted under such documents by the Association.

1.6 "Attached Patio Home" means a dwelling constructed on any one (1) Attached Patio Home Lot with one or more Party Walls attaching it to one or more other Attached Patio Homes and having bedrooms on the first or main story or level.

1.7 "Attached Patio Home Common Expenses" means all costs and expenses, in addition to and not duplicative of Common Expenses, incurred by the Association to service, manage, maintain, repair, renovate and replace those portions of the Property or Subdivision (as it may be expanded) utilized by or for Attached Patio Homes and related Restricted Common Areas including, without limitation, (a) the costs of insurance required by Article 4.4 below, (b) costs of landscaping and care of grounds, (c) costs of snow removal, (d) costs to provide exterior repair and maintenance for Attached Patio Homes as set forth in Article 8 below, (e) costs to maintain, repair and replace any other related Restricted Common Area, (f) a reasonable contingency or other reserve or surplus fund for maintenance of and repairs to Attached Patio Homes and related Restricted Common Area improvements on a periodic basis, (g) costs which are expressly declared to be Attached Patio Home Common Expenses by this Declaration, any Supplemental Declaration or the Bylaws, or (h) costs which the Board of Directors determines to be Attached Patio Home Common Expenses.

1.8 "Attached Patio Home Lot" has the meaning set forth in Article 1.24 below.

1.9 "Attached Patio Home Owner's Proportionate Share" means a fraction, the numerator of which is the number of Attached Patio Home Lots then owned by an Attached Patio Home Owner then within the Property, and the denominator of which is the total number of Attached Patio Home Lots then within the Property, as it may be expanded.

1.10 "Attached Townhome" means a dwelling constructed on any one (1) Attached Townhome Lot with one or more Party Walls attaching it to one or more other Attached Townhome and having bedrooms on the second story or level.

1.11 "Attached Townhome Common Expenses" means all costs and expenses, in addition to and not duplicative of Common Expenses, incurred by the Association to service, manage, maintain, repair, renovate and replace those portions of the Property or Subdivision (as it may be expanded) utilized by or for Attached Townhomes and related Restricted Common Areas including, without limitation, (a) the costs of insurance required by Article 4.4 below, (b) costs of landscaping and care of grounds, (c) costs of snow removal, (d) costs to provide exterior repair and maintenance for Attached Townhomes as set forth in Article 8 below, (e) costs to maintain, repair and replace any other related Restricted Common Area, (f) a reasonable contingency or other reserve or surplus fund for maintenance of and repairs to Attached Townhomes and related Restricted Common Area improvements on a periodic basis, (g) costs which

are expressly declared to be Attached Townhome Common Expenses by this Declaration, any Supplemental Declaration or the Bylaws, or (h) costs which the Board of Directors determines to be Attached Townhome Common Expenses.

1.12 **"Attached Townhome Lot"** has the meaning set forth in Article 1.24 below.

1.13 **"Attached Townhome Owner's Proportionate Share"** means a fraction, the numerator of which is the number of Attached Townhome Lots then owned by an Attached Townhome Owner then within the Property, and the denominator of which is the total number of Attached Townhome Lots then within the Property, as it may be expanded.

1.14 **"Board of Directors"** means the governing body of the Association.

1.15 **"Bylaws"** means the Bylaws adopted by the Association, as amended from time to time.

1.16 **"Common Area"** means all parks not previously or by the Plat dedicated to and accepted by the City, all lakes, swimming pools, bathhouses, all recreational areas, all open or green space areas, all entrances, monuments, berms, street islands and other ornamental areas and related utilities, lights, sprinkler systems and landscaping, all storm water drainage or detention facilities and improvements and easements therefor, all utility easements and all similar or other places or areas other than Lots which are owned by the Association and dedicated to, or set aside for, the general, non-exclusive use of all Owners or which may, with appropriate consent, be used by all Owners or reserved to the Association's use pursuant to easements and all property of a similar character brought within the jurisdiction of this Declaration by all Supplemental Declarations.

1.17 **"Common Expenses"** means all costs and expenses, other than and excluding Attached Patio Home Common Expenses and Attached Townhome Common Expenses, including, without limitation, wages, utility charges, legal, accounting and other fees, taxes, insurance (including that required by Article 5.3 hereof), interest, supplies, parts, and management or service fees, incurred by the Association (a) to administer, service, conserve, manage, maintain, repair, renovate and replace the Common Area and all improvements thereon, (b) to operate recreational and other facilities operated for the general benefit of the Owners, (c) to manage and conduct the affairs of the Association, (d) to repay funds borrowed by the Association, (e) to pay any deficit remaining from a previous assessment period, (f) to create a reasonable contingency or other reserve or surplus fund for maintenance, repairs, and replacement of improvements within the Common Area on a periodic basis, (g) which are expressly declared to be common expenses by this Declaration, any Supplemental Declaration or the Bylaws, or (h) which the Board of Directors determines to be common expenses of the Association.

1.18 **"Declaration"** means this Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, as amended or supplemented from time to time.

1.19 **"Default Assessment"** has the meaning set forth in Article 6.8 hereof.

1.20 **"Developer"** means Hunt Midwest Real Estate Development, Inc., a Missouri corporation, and its successors and assigns. If the Developer assigns less than all of its rights, obligations and interest to one or more Successor Developers, the term **"Developer"** shall thereafter refer to both the Developer and all Successor Developers unless the context clearly means otherwise.

1.21 **"Expansion Property"** has the meaning set forth in Article 13.1 hereof.

1.22 **"Fine"** has the meaning set forth in Article 6.10 hereof.

1.23 **"Improvements"** has the meaning set forth in Article 10.2 hereof.

1.24 **"Lot"** means a building lot that is created either by a plat with respect to a Single Family Residence or, with respect to an Attached Patio Home or an Attached Townhome, by the Developer (or a builder or other person to whom the Developer sells such Attached Patio Home or Attached Townhome building Lot), by replat, lot split certificate of survey or otherwise, together with all appurtenances and Improvements now, or in the future, on such Lot,

including a Single Family Residence, for a single family home building Lot, an Attached Patio Home for an Attached Patio Home building lot, and an Attached Townhome, for an Attached Townhome building Lot.

1.25 **"Manager"** means a person or entity engaged by the Association to perform certain duties, powers, or functions of the Association, as the Board of Directors may authorize from time to time pursuant to Article 4.6 hereof.

1.26 **"Member"** means a member of the Association as set forth in Article 3.1 hereof.

1.27 **"Mortgage"** means any mortgage, deed of trust, contract for deed or other security document pledging or conveying in trust any Lot or interest therein as security for payment of a debt or obligation.

1.28 **"Mortgagee"** means any person named as a mortgagee or beneficiary in any Mortgage, or any successor to the interest of any such person under such Mortgage.

1.29 **"Owner"** means the owner of record, whether one or more persons or entities, of fee simple title to any Lot, including the Developer and the purchaser under a contract for deed. The term shall not include any person or entity having any interest in a Lot merely as security for the performance of an obligation, including a Mortgagee or a trustee or beneficiary under a deed of trust, unless and until such person has acquired fee simple title to the Lot pursuant to foreclosure or other proceedings.

1.30 **"Owner's Proportionate Share"** means a fraction, the numerator of which is the number of Lots then owned by such Owner within the Property, and the denominator of which is the total number of Lots (i.e. all Single Family Residence Lots, Attached Patio Home Lots and Attached Townhome Lots) then within the Property, as it may be expanded.

1.31 **"Party Wall"** means any wall which separates or divides two (2) Attached Townhomes or Attached Patio Homes and includes any exterior wall of an Attached Townhome or Attached Patio Home with five (5) inches or less of airspace between it and the exterior wall of an adjacent Attached Townhome or Attached Patio Home, as applicable, whether or not utilities run within such airspace.

1.32 **"Property"** means and refers to the real property described in the Plat and on **Exhibit A** attached to this Declaration and all additional property, if any, brought within the jurisdiction of this Declaration by all Supplemental Declarations.

1.33 **"Proposed Construction"** has the meaning set forth in Article 10.2 hereof.

1.34 **"Restricted Common Area"** means any Common Area owned by the Association on or over which, with the approval of the Review Committee, are located specific Improvements or features including, but not limited to, driveways, sidewalks, landscaping features and air conditioning units or other items, which are intended to and in fact do serve or service the needs and interests of a single Attached Townhome Lot and the Attached Townhome thereon or a single Attached Patio Home Lot and the Attached Patio Home thereon.

1.35 **"Review Committee"** has the meaning set forth in Article 10.1 hereof.

1.36 **"Single Family Residence"** means a single-family dwelling other than an Attached Patio Home or an Attached Townhome constructed on any one (1) Single Family Residence Lot. For purposes hereof, "single family" shall have the same meaning as in the ordinances of the City.

1.37 **"Single Family Residence Lot"** has the meaning set forth in Article 1.24 above.

1.38 **"Special Assessment", "Special Attached Patio Home Assessment" and "Special Attached Townhome Assessment"** have the meanings set forth in Articles 6.5, 6.6 and 6.7 hereof, respectively.

1.39 **"Street"** shall mean any roadway, street, court, circle, terrace, drive or other right-of-way designated for vehicular traffic shown on the Plat.

1.40 "Subdivision" means, collectively, the Lots, the Common Area, Restricted Common Areas, all other parts of the Property and all Expansion Property.

1.41 "Successor Developer" means any person or entity to whom the Developer assigns or transfers all, or any part, of its rights, obligations or interests as the developer of the Property, as evidenced by an assignment or deed of record in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty, designating such person or entity as a Successor Developer.

1.42 "Supplemental Declaration" means an instrument which amends or modifies this Declaration, as more fully provided for herein, including any which includes or adds Expansion Property.

1.43 "Turnover Date" means the earlier of: (i) the date as of which only four (4) of the Lots (either Single Family Residence Lots, Attached Patio Home Lots or Attached Townhome Lots or any combination thereof) in the Subdivision (as then composed or as contemplated to be expanded by the Developer) remain owned by and not sold by the Developer with no Single Family Residences, Attached Patio Homes or Attached Townhomes constructed thereon; or (ii) the date the Developer, in its sole and absolute discretion, selects as the Turnover Date for the Property then covered by and subject to this Declaration.

1.44 "Working Capital Fund Contributions" shall have the meanings set forth in Article 6.9 hereof including the separate definitions for "Attached Patio Home Working Capital Contributions" and "Attached Townhome Working Capital Contributions".

ARTICLE 2 PERSONS AND PROPERTY BOUND BY DECLARATION

The benefits and burdens of this Declaration shall run with the land and shall inure to the benefit of, and be binding upon, the Developer and all persons or entities who shall hereafter acquire any interest in the Lots or other property within the Subdivision. The Developer and all persons who take any interest in a Lot shall, by taking such interest, be deemed to agree and covenant with all other Owners, the Association and the Developer, and their respective heirs, personal representatives, successors, transferees and assigns, to conform to, and observe, the covenants, conditions and restrictions in this Declaration, all Supplemental Declarations and the other Association Documents for the term hereof.

ARTICLE 3 MEMBERSHIP; VOTING; OPERATIONS

3.1 Membership in The Association. The Owner of each Lot within the Subdivision shall be a Member of the Association. If a Lot is owned by more than one Owner, all Owners of the Lot, collectively, shall be deemed the Member of the Association for such Lot. The Association shall be the sole judge of the qualifications of its Members and of their right to participate in its meetings and proceedings.

3.2 Classes of Members. Members shall be either Class A Members, Class B Members, Class C Members or Class D Members. Class A Members shall be all Owners of Single Family Residences except the Developer during the period of its Class D Membership. Class B Members shall be all Owners of Attached Patio Homes except the Developer during the period of its Class D Membership. Class C Members shall be all Owners of Attached Townhomes except the Developer during the period of its Class D Membership. Class D Members shall be the Developer and all Successor Developers, if any, who own any Lot for the purpose of development and sale. All Class D Memberships shall terminate and automatically be converted to Class A, Class B or Class C Memberships, as applicable, upon the Turnover Date. Upon termination of the Class D Membership, the Developer and all Successor Developers, if any, which own any Lots at the time shall, for all purposes, be automatically converted to Class A, Class B or Class C Members, as applicable, for each Single Family Residence Lot, Attached Patio Home Lot and Attached Townhome Lot it (or they) then owns, respectively.

3.3 Meetings. Annual and special meetings of the Members or any Class of Members shall be called, held and conducted in the manner provided in the Bylaws or, in the absence of any provision in the Bylaws, as provided by applicable Missouri law.

3.4 Voting Rights. Except as otherwise provided herein, including in Article 3.9 below, all Owners shall be entitled to vote on Association matters requiring a vote under this Declaration. On all matters to be voted on by the Members, Class A Members, Class B Members and Class C Members each shall have one (1) vote for each Lot owned and Class D Members shall have thirty-five (35) votes for each Lot owned. If more than one (1) Owner exists for any Lot, the vote for such Lot shall be exercised as the Owners determine among themselves and as they notify the Secretary of the Association in writing. Fractional votes shall not be permitted and there shall be only one (1) vote cast with respect to any Lot. Any person may be appointed as the proxy of an Owner by written appointment delivered to the Secretary of the Association before or at the Meeting at which the vote for which the proxy is being exercised. Proxies may be revoked at any time in writing delivered to the Secretary of the Association and shall not, under any circumstance, be valid for more than three (3) years from the original date thereof. Unless specifically provided herein to the contrary, all matters requiring a vote of the Members under this Declaration shall be approved by the affirmative vote of a majority of the Members present at an annual or special meeting duly called where a quorum is present. A quorum shall be the presence of Members having ten percent (10%) of the votes entitled to be cast on a matter at the meeting, in person or by proxy; provided, however, that, unless one-third (1/3) or more of the Members having voting power are present in person or by proxy, the only matters that may be voted upon at an annual or regular meeting of Members are those matters described in the meeting notice.

3.5 Transfer of Membership. Membership is appurtenant to, and may not be separated from, ownership of any Lot. An Owner may not transfer, pledge or alienate membership in the Association in any way except in connection with the sale or encumbrance of the Lot and then only to the purchaser or Mortgagee of the Lot. Upon the sale of a Lot, the membership associated with the Lot shall automatically transfer to the purchaser of the Lot, or the purchaser's Mortgagee if so designated by the purchaser.

3.6 Books and Records. The Association shall make available for inspection, upon request, during normal business hours or under other reasonable circumstances, to Owners and to Mortgagees, current copies of the Association Documents and the books, records and financial statements of the Association. The Association may charge a reasonable fee for copying such materials.

3.7 Association as Successor Developer. On the termination date of the Class D Membership (i.e. the Turnover Date), the Association shall succeed to all of the duties and responsibilities of the Developer under this Declaration. The Association shall not, however, succeed to any easements or rights of the Developer or others reserved in the Association Documents or pertaining to any other real property adjacent to the Subdivision which is owned by the Developer.

3.8 Implied Rights and Obligations. The Association may exercise all rights and privileges expressly granted to the Association in the Association Documents and all other rights and/or privileges reasonably implied from those expressly granted or reasonably necessary to effect any such duties and obligations expressly imposed upon the Association by the Association Documents.

3.9 Developer's Control of Association Prior to Turnover Date. Notwithstanding anything in this Article 3 or elsewhere in this Declaration to the contrary, until the Turnover Date, the Developer shall maintain absolute and exclusive control over the Association and the Review Board, including appointment, election and removal of all directors and officers of the Association and all members of the Review Board. Until the Turnover Date, only the Developer shall be entitled to cast any votes with respect to the election and removal of Association directors and officers and members of the Review Board or any other matters requiring the vote or approval of Members or Owners. The Developer may (but shall not be required to) at any time relinquish all or any part of the Developer's control and rights under this Article 3.9.

ARTICLE 4 POWER AND AUTHORITY

4.1 General Power and Authority of The Association. Subject to any limitations in applicable laws and regulations and the Articles and Bylaws, the Association has the power and authority to take all action, and to refrain from taking all action, on behalf of the Association, it deems reasonably necessary to protect the rights and to fulfill the obligations of the Association under the terms of this Declaration. Such power and authority includes, without

limitation, the following, which the Association may (but shall not be obligated or required to) exercise in its discretion:

(a) Accept by conveyance from the Developer and own the Common Area, the Restricted Common Areas and any other areas of the Property to be held for the general benefit of the Owners;

(b) Enforce, either in the Association's name or in the name of any Owner within the Subdivision, the covenants, conditions, restrictions and easements imposed upon the Lots, the Common Area, the Restricted Common Areas or other parts of the Property as are in effect from time to time. The expenses and costs of any enforcement proceedings shall be paid out of the general funds of the Association. Nothing herein contained shall prevent the Developer, or any Owner having the right to do so, from enforcing in their own name any such covenants, conditions, restrictions or easements;

(c) Levy and collect all of the Assessments and all of the Working Capital Fund Contributions which are provided for in this Declaration and to charge reasonable admission fees, service charges and other amounts for the use of the Common Area;

(d) Manage and control as trustee and attorney-in-fact for all Members, all improvements upon and to the Common Area, the Restricted Common Areas and other areas of the Property owned by the Association or held for the general benefit of the Owners;

(e) Maintain, repair and replace all lakes, swimming pools, bathhouses, pedestrian ways, gateways, entrances, fountains, gardens, water run-off detention areas, ponds or basins, lighting, water sprinkling systems, landscaped areas within the Common Area or rights-of-way or platted landscape easements, fences and ornamental features, Subdivision identification signs and monuments and any other amenities;

(f) Provide and maintain lights on Streets, parks, parking, pedestrian ways, gateways, entrances or other features, and in other public places, semi-public places or the Common Area;

(g) Erect and maintain signs for marking of Streets, and safety signs for protection of children and other persons, after such signs are approved by appropriate public authorities;

(h) Exercise control over easements (including any for water drainage control) it acquires from time to time or has pursuant to the Plat;

(i) Acquire and own title to such real estate as is reasonably necessary in order to carry out the purposes of the Association and promote the health, safety, welfare and recreation of Owners in the Subdivision, pay taxes on real estate and facilities owned by it and pay taxes assessed against the Common Area or other land in public or semi-public places within the Subdivision;

(j) Enter into such agreements with other homes associations, municipalities or other governmental agencies, individuals or corporations in order to implement the purposes of the Association, and to provide such improvements for the benefit of the Owners and Members of the Association within the intent of this Declaration;

(k) Acquire, provide and maintain insurance for the protection of the Association, the Members, the Common Area and the Restricted Common Areas including, without limitation, comprehensive public liability, officers and directors, workers compensation, fidelity insurance and bonds to protect against dishonest acts on the part of the Association's officers, directors, trustees, employees and agents and such other insurance against risks of a similar or dissimilar nature as the Board of Directors deems appropriate with respect to the Association's responsibilities and duties, including contractual liability for the indemnification set forth in Article 17.7 below;

(l) Subject to the voting requirements of Article 16.2 herein for amendment of this Declaration, dedicate, sell, subdivide or transfer all or any part of the Common Area to any public or private agency, authority, person or entity, but only with the prior consent of the Developer prior to the Turnover Date;

(m) Create, grant and convey easements upon, across, over, through and under the Common Area for ingress or egress or installation, replacement, repair and maintenance of all utilities or other such facilities including, but not limited to, water, sewers, natural gas, telephones, electricity and television cable systems;

(n) Establish and publish rules and regulations to regulate and control the Owners' use and enjoyment of the Common Area as well as such other activities which effect the Members' quiet and peaceful use of the Lots within the Subdivision;

(o) Employ or provide duly qualified officers for the purpose of providing police or security protection as the Board deems necessary or desirable in addition to that rendered by public authorities;

(p) Borrow money from any person, including the Developer, for the proper conduct of the Association's affairs, and the exercise of its powers and authority and the fulfillment of its obligations, subject to any limitations set forth in the Bylaws;

(q) Suspend the voting rights of any Class A Member, Class B Member or Class C Member during any period in which such Member is in default on payment of any Assessment or after notice and hearing for a period not to exceed ninety (90) days for infraction of published rules and regulations, unless such infraction is ongoing, in which case the rights may be suspended during the period of the infraction and for up to ninety (90) days thereafter;

(r) Fine any Class A Member, Class B Member or Class C Member for infraction of any of the provisions of this Declaration or any published rules or regulations in amounts as may be determined and changed from time to time by the Board of Directors;

(s) Provide for cleaning of Streets, gutters, catch basins, sidewalks and pedestrian ways;

(t) Provide for, or manage, the collection and disposal activities of rubbish, trash and garbage in the Subdivision;

(u) Care for, spray, trim, protect, plant and replant trees, shrubbery, grass and sod along all Streets and in the Common Area and other areas within the Subdivision set aside for the general use of Owners or on landscaped easements where the maintenance thereof is for the general welfare and benefit of the Members;

(v) Mow, care for, maintain and remove rubbish from vacant and unimproved Lots or other parts of the Property and to do any other things reasonably necessary or desirable to keep any vacant and unimproved property in the Subdivision neat in appearance and in good order;

(w) Exercise all rights, power and authority granted to the Association by this Declaration; and

(x) Engage a Manager to perform such duties, powers or functions of the Association as the Board of Directors may authorize from time to time as set forth in Article 4.6 below.

4.2 Power and Authority of the Association Regarding Attached Patio Homes and Attached Townhomes. Subject to any limitations in applicable laws and regulations and the Articles and Bylaws, the Association has the power and authority to take all action, and to refrain from taking all action, on behalf of the Association, it deems reasonably necessary to protect the rights and to fulfill the obligations of the Association under the terms of this Declaration, to the Owners of Attached Patio Homes and Attached Townhomes. Such power and authority includes, without limitation, the following:

(a) Perform exterior maintenance and repair on each Attached Patio Home located on any Attached Patio Home Lot and on each Attached Townhome located on any Attached Townhome Lot including, without limitation, painting, repairing, replacing and caring for roofs, gutters, down spouts, exterior building surfaces, trees, shrubs, grass and other exterior improvements as elsewhere required in this Declaration and, if

the need for such maintenance or repair is caused by the wasteful, negligent or intentional act or omission of an Owner of an Attached Patio Home or an Attached Townhome, such Owner's family, guests, invitees, agents, licensees or authorized representatives, the cost thereof shall become an Assessment due from such Attached Patio Home Owner or Attached Townhome Owner, alone, to the Association, and may be collected and enforced in the same manner as the collection and enforcement of other Annual Attached Patio Home Assessment or Annual Attached Townhome Assessment, as applicable;

(b) Acquire, provide and maintain casualty and property insurance coverage on the Attached Patio Homes and the Attached Townhomes and their respective exteriors;

(c) Provide for the plowing and removal of snow from driveways or sidewalks of or pertaining to the Attached Patio Homes and the Attached Townhomes; and

(d) Exercise all rights, power and authority granted to the Association by this Declaration with respect to the Attached Patio Homes and the Attached Townhomes and their respective related Restricted Common Areas.

4.3 Exercise of Authority. Unless specifically reserved to the Members by this Declaration, the Bylaws, the Articles or applicable law, all powers and authority of the Association shall be exercised by the Board of Directors, acting within its sole discretion. Although the Association may exercise the powers and authority granted in Articles 4.1 and 4.2 hereof, the mere existence of such powers and authority shall not require the Board to exercise such powers or authority except for Article 4.2 (a), (b) and (c) which shall be performed by the Association. For example, although the Association has the power to provide for collection and disposal of rubbish, trash, refuse and garbage in the Subdivision, the Board may, in its discretion, choose not to exercise that power and, in lieu thereof, require the Owners to contract with the City or private haulers to dispose of their trash. The Association shall exercise such powers and authority in the discretion of its Board of Directors, unless otherwise specifically required or permitted herein or in the Articles or Bylaws to be exercised by the Members.

4.4 Casualty Damage Insurance on Attached Patio Homes and Attached Townhomes. [THE PROVISIONS OF THIS ARTICLE 4.4 APPLY ONLY TO ATTACHED PATIO HOMES AND ATTACHED TOWNHOMES IN THE SUBDIVISION AND NOT TO SINGLE FAMILY RESIDENCES.] The Board of Directors shall obtain and maintain in full force and effect casualty insurance on the Attached Patio Homes and the Attached Townhomes and other insurable improvements on the Attached Patio Home Lots and the Attached Townhome Lots (including, unless the Board of Directors directs otherwise, the fixtures initially installed therein and replacements thereof up to the value of those initially installed therein by or for the Owners, but not including furniture, wall coverings, improvements, additions or other personal property supplied or installed by the Owners), together with all heating, ventilation, air conditioning equipment and other service machinery and utilities contained therein and covering the interests of the Owners and their Mortgagees, as their interests may appear. The insurance shall be carried in an amount also equal to the full replacement value (i.e. one hundred percent (100%) of the current replacement cost exclusive of land, foundation, excavation and other items normally excluded from coverage), without deduction for depreciation (such amount to be re-determined periodically by the Board of Directors with the assistance of the insurance company affording such coverage). Such insurance shall afford protection against loss or damage caused by fire, windstorm, hail and other hazards covered by the standard extended coverage policy or endorsement including debris removal, demolition, vandalism, malicious mischief and water damage. At the election of the Board of Directors, the insurance required under this Article 4.4 may be in the form of a "master" or "blanket" policy. In contracting for the policy or policies of insurance obtained pursuant to this Article 4.4, the Board of Directors shall be required to make reasonable efforts to secure coverage which provides the following:

(a) The following endorsements (or equivalent): (i) "cost of demolition"; (ii) "contingent liability from operation of building laws or codes"; (iii) "increased cost of construction"; and (iv) "agreed amount" or elimination of co-insurance clause; and

(b) A provision that any "no other insurance" clause shall expressly exclude individual Owners' policies from its operation so that the casualty damage policy or policies purchased by the Board of Directors shall be deemed primary coverage and any individual Owners' policies shall be deemed excess coverage.

Prior to obtaining any policy of casualty damage insurance or any renewal thereof, and at such other intervals as the Board of Directors may deem advisable, the Board of Directors may obtain an appraisal from an insurance company, or such other source as the Board may determine, of the then current replacement cost of the Attached Patio Homes and the Attached Townhomes (exclusive of the land, excavations, foundations and other items normally excluded from such coverage) subject to insurance carried by the Association, without deduction for depreciation, for the purpose of determining the amount of casualty damage insurance to be secured pursuant to this Article 4.4. A certificate of such insurance, together with proof of payment of premiums and any notice issued as set forth above, shall be delivered to any Mortgagee requesting the same. The Mortgagee of an Attached Patio Home or an Attached Townhome shall be notified promptly of any event giving rise to a claim under such policy arising from damage to such Attached Patio Home or Attached Townhome. The premiums for such casualty damage insurance shall be an Attached Patio Home Common Expenses and an Attached Townhome Common Expense to be paid by the Annual Attached Patio Home Assessment and the Attached Townhome Assessments levied by the Association.

4.5 Insurance Requirements Generally. All insurance coverage obtained by the Association shall be comply with the following terms and conditions:

- (a) The Developer shall be an additional named insured on all such policies as long as it owns any Lot;
- (b) The insurance coverage maintained by the Association shall not be brought into contribution with insurance purchased by the Owners or their Mortgagees;
- (c) Coverage under the policies shall not be prejudiced by (i) any act or neglect of any Owner, or their tenants, servants, agents, invitees, and guests when such act or neglect is not within the control of the Association, or (ii) any act, neglect or failure of the Association with respect to any portion of the Property over which the Association has no control;
- (d) The policies shall contain a waiver of subrogation by the insurer as to all claims against the Developer, the Board of Directors, the Association, the Manager and the Owners and their respective agents, employees, tenants, agents and household members, and of all defenses based upon co-insurance or upon invalidity arising from the acts of the insured and contain contractual liability coverage for the indemnity set forth in Article 17.7 hereof;
- (e) All policies shall be written by insurers licensed to do business in Missouri and holding a rating of B/VI or better in the financial category as established by A.M. Best Company, Inc., if reasonably available, or, if not reasonably available, the most nearly equivalent rating; and
- (f) All liability insurance shall also include a cross liability endorsement under which the rights of a named insured under the policy shall not be prejudiced with respect to an action against another insured.

4.6 Manager. Any powers, duties or rights of the Association created pursuant to this Declaration, or of the Board, as provided by law and herein, may be delegated to a Manager under a management agreement, which Manager may or may not have a relationship to the Developer or its principals or affiliates; provided, however, that no such delegation shall relieve the Association of its obligation to perform such delegated duty.

ARTICLE 5 COMMON AREA

5.1 Property Rights in the Common Area. Subject to the other provisions hereof, every Member shall have a non-exclusive right and easement of enjoyment in and to the Common Area and such right and easement shall be appurtenant to and shall pass with the title to every Lot.

5.2 Maintenance of the Common Area. The Association shall own, manage, repair, maintain, replace, improve, operate and deal with the Common Area and keep it, and all improvements thereon, in good condition. The cost of performing these duties shall be a Common Expense. The Board of Directors may employ or contract with a Manager or third parties to render such services with respect to the Common Area.

5.3 Insurance. The Association may provide and maintain insurance for the protection, repair and replacement of the Common Area as set forth above.

5.4 No Partition. The Common Area shall be owned by the Association, and no Owner, group of Owners, or the Association shall bring any action for partition or division of the Common Area.

ARTICLE 6.

ASSESSMENTS, FINES AND WORKING CAPITAL FUND CONTRIBUTIONS

6.1 Obligation; Purpose.

(a) The Association may assess against Class A Members, Class B Members and Class C Members owning Lots (and each such Owner of a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot, by acceptance of a deed to such Owner's Lot, hereby agrees to pay to the Association all) Annual Assessments, Special Assessments and Default Assessments.

(b) The Association may assess against all Attached Patio Home Lots (and each Owner of an Attached Patio Home Lot, by acceptance of a deed to such Lot, hereby agrees to pay to the Association all) Annual Attached Patio Home Assessments and Special Attached Patio Home Assessments in addition to the Assessments otherwise assessed to and payable by all Owners

(c) The Association may assess against all Attached Townhome Lots (and each Owner of an Attached Townhome Lot, by acceptance of a deed to such Lot, hereby agrees to pay to the Association all) Annual Attached Townhome Assessments and Special Attached Townhome Assessments in addition to the Assessments otherwise assessed to and payable by all Owners.

(d) For purposes hereof, (i) "Annual Assessments" are Assessments imposed and levied by the Board of Directors against each Owner of either a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot in accordance with such Owner's Proportionate Share which are necessary to meet the Common Expenses, (ii) "Annual Attached Patio Home Assessments" are Assessments imposed and levied by the Board of Directors against each Attached Patio Home Owner in accordance with such Attached Patio Home Owner's Proportionate Share which are necessary to meet the Attached Patio Home Common Expenses, (iii) "Annual Attached Townhome Assessments" are Assessments imposed and levied by the Board of Directors against each Attached Townhome Owner in accordance with such Attached Townhome Owner's Proportionate Share which are necessary to meet the Attached Townhome Common Expenses, (iv) "Special Assessments" are Assessments against all Owners for capital improvements to the Common Area and other purposes as stated in Article 6.5 of this Declaration, (v) "Special Attached Townhome Assessments" are Assessments against Attached Townhome Owners for capital improvements to the Restricted Common Areas and the Attached Townhomes and other purposes as stated in Article 6.7 of this Declaration, (vi) "Special Attached Patio Home Assessments" are Assessments against Attached Patio Home Owners for capital improvements to the Restricted Common Areas and the Attached Patio Homes and other purposes as stated in Article 6.6 of this Declaration, and (vii) "Default Assessments" are Assessments assessed against a Lot (either a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot) as the result of the Owner's failure to perform an obligation under the Association Documents or because the Association has incurred an expense on behalf of the Owner under the Association Documents.

(e) The Assessments shall be used for the benefit of the Owners and occupants of the Subdivision as set forth herein.

(f) No Assessments shall be imposed or levied against unplatted land included within the Property and no Assessments shall be imposed or levied against any Lots owned by the Class D Members.

6.2 Annual Assessments Payable by All Owners. Subject to the limitations set forth herein and any in the Articles and Bylaws, the Board of Directors, in its sole discretion, shall establish Annual Assessments payable by all Owners based upon the estimated Common Expenses for the subsequent fiscal year of the Association. Until modified as provided herein, the Annual Assessments shall be in amounts as determined by the budgets established by the Board

of Directors from time to time. The first Annual Assessment for a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot shall be made on the closing date for the purchase of such Lot from the Developer. The Annual Assessments shall be made by the Board of Directors on or before January 1st of each year and shall be due and payable on January 31st of each year. If the Board of Directors fails to timely make any Annual Assessments for any fiscal year, the amount of such Annual Assessments for the year shall automatically be the same as the Annual Assessments for the immediately prior year. Prior to the Turnover Date, the Board of Directors may increase the Annual Assessments as such Board shall determine appropriate. After the Turnover Date, the Annual Assessments made by the Board of Directors may not exceed (a) one hundred and twenty percent (120%) of the Annual Assessments for the immediately preceding year without the approval of a majority of the Class A Members, Class B Members and Class C Members present at a meeting duly called or (b) one hundred fifty percent (150%) of the Annual Assessments for the immediately preceding year without the approval of sixty-six and 2/3 percent (66 2/3%) of the Class A Members, Class B Members and Class C Members present at a meeting duly called. The Board of Directors may, but shall have no obligation to, make pro rata refunds of any Annual Assessments in excess of the actual Common Expenses incurred in any fiscal year or may hold the same in reserve. The Annual Assessments are payable by all Owners.

6.3 Annual Attached Patio Home Assessments; Monthly Payments. Subject to the limitations set forth herein and any in the Articles and Bylaws, the Board of Directors, in its sole discretion, shall establish Annual Attached Patio Home Assessments based upon the estimated Attached Patio Home Common Expenses for the subsequent fiscal year of the Association. Until modified as provided herein, the Annual Attached Patio Home Assessments shall be in amounts as determined by the budgets established by the Board of Directors from time to time. The first Annual Attached Patio Home Assessment for an Attached Patio Home Lot shall be made on the closing date for the purchase of such Attached Patio Home Lot by an Owner other than a builder. The Annual Attached Patio Home Assessments shall be made by the Board of Directors on or before January 1st of each year and shall be due and payable in equal monthly installments on or before the first day of each month. If the Board of Directors fails to timely make any Annual Attached Patio Home Assessment for any fiscal year, the amount of such Annual Attached Patio Home Assessment for the year shall automatically be the same as the Annual Attached Patio Home Assessment for the immediately prior year. Prior to the Turnover Date, the Board of Directors may increase the Annual Attached Patio Home Assessments as such Board shall determine appropriate. After the Turnover Date, the Annual Attached Patio Home Assessments made by the Board of Directors may not exceed (a) one hundred and twenty percent (120%) of the Annual Attached Patio Home Assessments for the immediately preceding year without the approval of a majority of the Class B Members only present at a meeting duly called or (b) one hundred fifty percent (150%) of the Annual Attached Patio Home Assessments for the immediately preceding year without the approval of sixty-six and 2/3 percent (66 2/3%) of the Class B Members only present at a meeting duly called. The Board of Directors may, but shall have no obligation to, make pro rata refunds of any Annual Attached Patio Home Assessments in excess of the actual Attached Patio Home Common Expenses incurred in any fiscal year or may hold the same in reserve. The Annual Attached Patio Home Assessments are payable only by Owners of Attached Patio Homes and are in addition to the payment of the Annual Assessments under Article 6.2 hereof.

6.4 Annual Attached Townhome Assessments; Monthly Payments. Subject to the limitations set forth herein and any in the Articles and Bylaws, the Board of Directors, in its sole discretion, shall establish Annual Attached Townhome Assessments based upon the estimated Attached Townhome Common Expenses for the subsequent fiscal year of the Association. Until modified as provided herein, the Annual Attached Townhome Assessments shall be in amounts as determined by the budgets established by the Board of Directors from time to time. The first Annual Attached Townhome Assessment for an Attached Townhome Lot shall be made on the closing date for the purchase of such Attached Townhome Lot by an Owner other than a builder. The Annual Attached Townhome Assessments shall be made by the Board of Directors on or before January 1st of each year and shall be due and payable in equal monthly installments on or before the first day of each month. If the Board of Directors fails to timely make any Annual Attached Townhome Assessment for any fiscal year, the amount of such Annual Attached Townhome Assessment for the year shall automatically be the same as the Annual Attached Townhome Assessment for the immediately prior year. Prior to the Turnover Date, the Board of Directors may increase the Annual Attached Townhome Assessments as such Board shall determine appropriate. After the Turnover Date, the Annual Attached Townhome Assessments made by the Board of Directors may not exceed (a) one hundred and twenty percent (120%) of the Annual Attached Townhome Assessments for the immediately preceding year without the approval of a majority of the Class C Members only present at a meeting duly called or (b) one hundred fifty percent (150%) of the Annual Attached Townhome Assessments for the immediately preceding year without the approval of sixty-six and 2/3 percent (66 2/3%) of the Class C Members only present at a meeting duly called. The Board of Directors may, but shall have no obligation to, make pro rata refunds of

any Annual Attached Townhome Assessments in excess of the actual Attached Townhome Common Expenses incurred in any fiscal year or may hold the same in reserve. The Annual Attached Townhome Assessments are payable only by Owners of Attached Townhomes and are in addition to the payment of the Annual Assessments under Article 6.2 hereof.

6.5 Special Assessments Payable by All Owners. Except as limited or prohibited by the Articles or Bylaws, the Board of Directors may levy in any fiscal year one or more Special Assessments, payable by all Owners over any period as it determines, for the purpose of defraying, in whole or in part, the cost of any unexpected repair, renovation or replacement of improvements in the Common Area or for any other expenses incurred by the Association in fulfilling its obligations to all Owners under this Declaration or otherwise imposed upon the Association. In imposing any Special Assessment, the Board of Directors shall specifically refer to this Article 6.5. The Board of Directors shall promptly give the Owners written notice of the amount of all Special Assessments and the time for payment thereof. No payment of all or part of any Special Assessment shall be due less than thirty (30) days after such notice is given. This Article 6.5 shall not be construed as an independent source of authority for the Association to incur expense, but shall be construed to prescribe the manner of assessing expenses authorized by other sections of this Declaration.

6.6 Special Attached Patio Home Assessments. Except as limited or prohibited by the Articles or Bylaws, the Board of Directors may levy in any fiscal year one or more Special Attached Patio Home Assessments, payable over any period as it determines, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, renovation or replacement of damaged Attached Patio Homes or improvements in the related Restricted Common Areas or for any other expenses incurred by the Association in fulfilling its obligations to all Attached Patio Home Owners under this Declaration or otherwise imposed upon the Association. In imposing any Special Attached Patio Home Assessment, the Board of Directors shall specifically refer to this Article 6.6. The Board of Directors shall promptly give the Attached Patio Home Owners written notice of the amount of all Special Attached Patio Home Assessments and the time for payment thereof. No payment of all or part of any Special Attached Patio Home Assessment shall be due less than thirty (30) days after such notice is given. This Article 6.6 shall not be construed as an independent source of authority for the Association to incur expense, but shall be construed to prescribe the manner of assessing expenses related to the Attached Patio Homes and the related Restricted Common Areas authorized by other sections of this Declaration. Special Attached Patio Home Assessments are payable only by the Owners of Attached Patio Homes and are in addition to the payment of Special Assessments under Article 6.5 hereof.

6.7 Special Attached Townhome Assessments. Except as limited or prohibited by the Articles or Bylaws, the Board of Directors may levy in any fiscal year one or more Special Attached Townhome Assessments, payable over any period as it determines, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, renovation or replacement of damaged Attached Townhomes or improvements in the related Restricted Common Areas or for any other expenses incurred by the Association in fulfilling its obligations to all Attached Townhome Owners under this Declaration or otherwise imposed upon the Association. In imposing any Special Attached Townhome Assessment, the Board of Directors shall specifically refer to this Article 6.7. The Board of Directors shall promptly give the Attached Townhome Owners written notice of the amount of all Special Attached Townhome Assessments and the time for payment thereof. No payment of all or part of any Special Attached Townhome Assessment shall be due less than thirty (30) days after such notice is given. This Article 6.7 shall not be construed as an independent source of authority for the Association to incur expense, but shall be construed to prescribe the manner of assessing expenses related to the Attached Townhomes and the related Restricted Common Areas authorized by other sections of this Declaration. Special Attached Townhome Assessments are payable only by the Owners of Attached Townhomes and are in addition to the payment of Special Assessments under Article 6.5 hereof.

6.8 Default Assessments. The Board of Directors may assess Default Assessments against an Owner of a Single Family Residence, an Attached Patio Home or an Attached Townhome at any time. Notice of the amount and due date of each Default Assessment shall be sent to the Owner subject to such Assessment at least thirty (30) days prior to the due date. Each Default Assessment shall become a lien against such Owner's Lot when due and may be foreclosed or otherwise collected as provided in this Declaration.

6.9 Working Capital Fund Contributions. Working Capital Fund Contributions shall be made as follows:

- (a) The Developer shall require the first Owner of a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot (other than the Developer) to make a nonrefundable

contribution to the general working capital fund of the Association in an amount equal to three (3) times the monthly installment of the Annual Assessments (i.e. one-fourth (1/4) of the Annual Assessment) against such Lot then in effect (a "**Working Capital Fund Contribution**"). The Association shall maintain all such Working Capital Fund Contributions in its account(s) for the use and benefit of the Association in carrying out its duties hereunder including, without limitation, paying Common Expenses or meeting unforeseen expenditures. Such Working Capital Fund Contributions shall not relieve an Owner from making payments of the Assessments as they become due and is in addition thereto and nonrefundable in all events.

(b) In addition to the Working Capital Fund Contributions described in Subsection (a) above, the Developer also shall require the first Owner of an Attached Patio Home Lot (other than the Developer) to make a nonrefundable contribution to the attached patio home working capital fund of the Association in an amount equal to three (3) times the monthly installment of the Annual Attached Patio Home Assessments (i.e. one-fourth (1/4) of the Annual Attached Patio Home Assessment) against such Attached Patio Home Lot then in effect (an "**Attached Patio Home Working Capital Fund Contribution**"). The Association shall maintain all such Attached Patio Home Working Capital Fund Contributions in its account(s) for the use and benefit of the Association in carrying out its duties hereunder including, without limitation, paying Attached Patio Home Common Expenses or meeting unforeseen Attached Patio Home expenditures. Such Attached Patio Home Working Capital Fund Contribution shall not relieve an Attached Patio Home Owner from making payments of the Assessments as they become due and is in addition thereto and nonrefundable in all events.

(c) In addition to the Working Capital Fund Contributions described in Subsection (a) above, the Developer also shall require the first Owner of an Attached Townhome Lot (other than the Developer) to make a nonrefundable contribution to the attached townhome working capital fund of the Association in an amount equal to three (3) times the monthly installment of the Annual Attached Townhome Assessments (i.e. one-fourth (1/4) of the Annual Attached Townhome Assessment) against such Townhome Lot then in effect (an "**Attached Townhome Working Capital Fund Contribution**"). The Association shall maintain all such Attached Townhome Working Capital Fund Contributions in its account(s) for the use and benefit of the Association in carrying out its duties hereunder including, without limitation, paying Attached Townhome Common Expenses or meeting unforeseen Attached Townhome expenditures. Such Attached Townhome Working Capital Fund Contribution shall not relieve an Attached Townhome Owner from making payments of the Assessments as they become due and is in addition thereto and nonrefundable in all events.

6.10 Fines. The Board of Directors may assess and impose a Fine of Twenty Dollars (\$20) per month (or such other amount as the Board of Directors shall determine appropriate from time to time) for each month in which any infraction of any of the provisions of this Declaration, the Articles, Bylaws or any rules or regulations promulgated by the Board is committed by any Owner of a Single Family Residence, an Attached Patio Home or an Attached Townhome or any tenant of any such Owner. The Board of Directors may promulgate and change from time to time rules or regulations setting forth procedures for appealing Fines. Fines shall be imposed only after notice and an opportunity to be heard before the Board of Directors. Cause for Fines shall not be for frivolous reasons but for those actions which violate the security of Owners, endangers occupants, cause a nuisance to Owners or their tenants or interfere with the quiet enjoyment of their Single Family Residences, Attached Patio Homes, Attached Townhomes, the Common Area or the Restricted Common Areas by other Owners or their tenants. Recourse to Fines will occur when situations are not corrected or continue to occur after written notice is given to an Owner. Warnings and recourse to Fines shall be as determined by the Board of Directors. Owners shall be responsible for the acts and omissions of tenants, guests or visitors who create such violations or infractions.

6.11 Effect of Nonpayment; Liens. Any Annual Assessment, Annual Attached Patio Home Assessment, Annual Attached Townhome Assessment, Special Assessment, Special Attached Patio Home Assessment, Special Attached Townhome Assessment or Default Assessment or any Fine (individually, the "**Delinquency**" and, collectively, the "**Delinquencies**") that is not paid within thirty (30) days after its due date shall be delinquent. Upon a Delinquency becoming delinquent, the Board of Directors, in its sole discretion, may take any or all of the following actions:

(a) Assess a late charge for each Delinquency in an amount established by the Board of Directors not exceeding five percent (5%) of the Delinquency;

- (b) Assess an interest charge from the date of delinquency of one and one-half percent (1 1/2%) per month (18% APR) for each month, or portion thereof until paid in full, or such other rate as the Board of Directors may establish, but in no event a rate that is usurious under Missouri law;
- (c) Suspend the voting rights of the Owner during any period of a Delinquency;
- (d) Accelerate all remaining Assessment installments so that unpaid Assessments and other Delinquencies shall be immediately due and payable;
- (e) Bring an action at law against any Owner personally obligated to pay the Delinquency;
- (f) File a statement of lien with respect to the Lot; and
- (g) Proceed with foreclosure of liens for the Delinquency.

A Delinquency shall constitute a lien on the Lot, including the Single Family Residence, the Attached Patio Home or the Attached Townhome thereon and any other Improvements, and shall attach on the due date for the Assessment. After first giving the applicable Owner of the Lot at least ten (10) days' written notice of the Delinquency and intent to assert a lien, the Association may evidence the lien by filing a certificate of lien with the Office of the Recorder of Deeds of Clay County, Missouri. The certificate of lien, which shall be signed and acknowledged by the President, any Vice President or the Secretary of the Association, or on behalf of the Association by any manager appointed by it, shall set forth (i) the name and address of the Association, (ii) the amount of the Delinquency, (iii) the amount of accrued interest, penalty and other amounts due, (iv) the name of the Owner of the Lot and (v) the legal description of the Lot. Simultaneously with its filing thereof, the Association or its manager shall mail a copy of the certificate of lien to the Owner at the address of the Lot or to such other address as the Association has in its files for the Owner. At any time thirty (30) or more days after filing the certificate of lien, the Association may institute foreclosure proceedings against the affected Lot in the manner for foreclosing a deed of trust by private sale on real property under the laws of the State of Missouri. Each Owner of a Lot by its acceptance of a deed thereto hereby consents to such foreclosure mechanism. In the event of any such foreclosure, the Owner shall be liable for the amount of all unpaid Delinquencies, all penalties and interest thereon, the cost and expenses of such proceedings, the cost and expenses for filing the notice of the claim and lien and, if allowed by law, all reasonable attorneys' fees and expenses incurred in connection with the enforcement of the lien. The Association shall have the power to bid on a Lot at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. All liens for Delinquencies shall continue for a period of five (5) years from the date of attachment and no longer, unless within such time suit is commenced to collect the Delinquency against persons personally liable for such amount or foreclosure proceedings are instituted. In such cases the lien shall continue until termination of the suit and sale of the Lot upon execution of any judgment obtained or until completion of foreclosure proceedings.

6.12 Personal Obligation. The amount of any Delinquency chargeable against any Lot shall be a personal and individual debt of the Owner of the Lot at the time the Assessment became due. No Owner may exempt himself from liability for the Delinquency by abandonment of his Lot or by waiver of the use or enjoyment of all, or any part of, the Common Area or the Restricted Common Areas. All successors to the fee simple title of a Lot shall be jointly and severally liable for all unpaid Delinquencies, interest, late charges, penalties, costs, expenses, and attorneys' fees against such Lot with the Owner who owned the Lot at the time the unpaid Delinquency first became due. Nothing contained herein shall prejudice any such successor's rights to recover from any prior Owner amounts paid by such successor. The liability of a successor shall not be personal and shall terminate upon termination of such successor's fee simple interest in the Lot. The successor may rely on the statement of status of Delinquencies by, or on behalf of, the Association under Article 6.15 below. The Association may bring suit against the Owner or any successor to recover unpaid Delinquencies any penalties and interest thereon, the cost and expenses of such proceedings and, if allowed by law, all reasonable attorneys' fees and expenses in connection therewith, without foreclosing or waiving the Delinquency lien provided in this Declaration.

6.13 Priority of Lien. The lien for Delinquencies provided for in this Declaration shall be subordinate to (a) liens for real estate taxes and special governmental assessments and (b) Mortgages recorded prior to the due date for any such Delinquency. The lien for Delinquencies shall be superior to and prior to any homestead exemption provided now or in the future under the laws of the State of Missouri which all present and future Owners waive by taking title to Lots. Except as specifically set forth herein or provided by law, no sale or transfer of a Lot shall release it from the lien

of any Delinquency. The amount of any extinguished lien for a Delinquency may, at the direction of the Board of Directors, be reallocated and assessed to all Single Family Residence Lots as a Common Expense, or to all Attached Patio Homes as an Attached Patio Home Common Expense or to all Attached Townhome Lots as an Attached Townhome Common Expense, as applicable.

6.14 Notice to Mortgagee. Upon written notice by a Mortgagee to the Association of a Mortgage and written request for notice of unpaid Delinquencies, the Association shall report to the Mortgagee all Delinquencies remaining unpaid for longer than sixty (60) days after the due date. Any Mortgagee holding a lien on a Lot may pay any unpaid Delinquency, together with all costs and expenses incurred with respect to the lien, and upon such payment that Mortgagee shall have a lien on the Lot for the amounts paid with the same priority as the lien of the Mortgage.

6.15 Statement of Status. Upon written request of any prospective Mortgagee or purchaser of a Lot and payment of a reasonable fee established by the Board of Directors, the Board of Directors of the Association shall issue a written statement setting forth the amount of all unpaid Delinquencies, if any, with respect to such Lot. The amount set forth on such statement from the Association shall be binding on the Association if the prospective purchaser purchases the Lot; provided, however, the Owner of the Lot during the time when such Delinquency became due and owing shall remain liable for all unpaid Delinquencies. If the Association does not issue a written statement within thirty (30) days of its receipt of the request and fee payment, the prospective purchaser may make an additional written request. If the Association does not issue a written statement within ten (10) days of the second request, the lien for the unpaid Delinquencies shall be released automatically upon the prospective purchaser's acquisition of the Lot. A statement shall be deemed issued by the Association upon deposit in the U.S. Mails or tender of delivery to the prospective purchaser.

6.16 Notification of Association's Address. The Association shall notify each Owner, at their address listed with the Association, of the Association's address, and all changes thereto, where payments shall be made and other Association business may be conducted.

6.17 Pledge of Assessment Rights as Security. The Association shall have the power to pledge the right to exercise its assessment powers and rights as security for any obligations of the Association; provided, however, any such action shall require, prior to the Turnover Date, the assent of the Developer and, after the Turnover Date, a majority vote of all Members of the Association. Such power shall include the ability to make an assignment of Assessments then payable to, or which will become payable to, the Association, which assignment may be then presently effective but allows such Assessments to continue to be paid to the Association and used by it unless and until the Association shall default on its obligation secured by the assignment.

6.18 Optional Developer Loans to Association. In the event that, at any time or from time to time, the Assessments (including the Annual Assessments, the Annual Attached Patio Home Assessments, the Annual Attached Townhome Assessments, the Special Assessments, the Special Attached Patio Home Assessments and the Special Attached Townhome Assessments) and the Working Capital Fund Contributions (including the Working Capital Fund Contributions, the Attached Patio Home Working Capital Fund Contributions and the Attached Townhome Working Capital Fund Contributions) are not sufficient for the Association to pay all Common Expenses and/or all Attached Patio Home Common Expenses and/or all Attached Townhome Common Expenses or otherwise permit the Association to perform its duties and obligations under this Declaration, the Developer **may (but shall not be obligated to)** make loans or advances to the Association to enable it to meet such deficiency or deficiencies in funding. Any such loan or advance made by the Developer to the Association shall bear simple interest at a per annum rate equal to two percent (2%) above the prime rate of interest shown in the *Money Rates* section of *The Wall Street Journal* on the date such loan or advance is made and shall accrue until the loan or advance, with accrued interest, is paid in full. As soon as reasonably practicable, the Board of Directors shall increase the Assessments in amounts sufficient to pay off the principal and interest of such loans or advances made by the Developer to the Association.

ARTICLE 7. INSURANCE LOSS; CONDEMNATION

7.1 Association as Attorney-in-Fact. Each Owner hereby irrevocably appoints the Association as the Owner's true and lawful attorney-in-fact for the purposes of dealing with any damage or other loss in connection with the Common Area which is covered by insurance written in the name of the Association or a complete or partial taking of the Common Area in condemnation. Each Attached Townhome Owner hereby irrevocably appoints the Association as

the Attached Townhome Owner's true and lawful attorney-in-fact for the purposes of dealing with any damage or other loss in connection with the Attached Townhomes or the related Restricted Common Areas which is covered by insurance written in the name of the Association or a complete or partial taking of the related Restricted Common Areas in condemnation. Each Attached Patio Home Owner hereby irrevocably appoints the Association as the Attached Patio Home Owner's true and lawful attorney-in-fact for the purposes of dealing with any damage or other loss in connection with the Attached Patio Homes or the related Restricted Common Areas which is covered by insurance written in the name of the Association or a complete or partial taking of the related Restricted Common Areas in condemnation. Acceptance by a grantee of a deed or other instrument of conveyance from the Developer or any other Owner conveying any portion of the Property shall constitute appointment of the Association as the grantee's attorney-in-fact for such purposes. The Association shall have full authorization, right and power to make, execute and deliver any contract, assignment, deed, waiver, settlement or other instrument with respect to the interest of any Owner which may be necessary to exercise the powers granted hereby to the Association as attorney-in-fact.

7.2 Repair of Damaged Attached Patio Homes and Attached Townhomes. [THE PROVISIONS OF THIS ARTICLE 7.2 APPLY ONLY TO ATTACHED PATIO HOMES AND ATTACHED TOWNHOMES AND NOT TO SINGLE FAMILY RESIDENCES.] In the event of damage to or destruction of all or part of any Attached Patio Home or Attached Townhome covered by insurance written in the name of the Association pursuant to Article 4.4 above, the Board of Directors shall arrange for and supervise the prompt repair and restoration of the damaged property including, without limitation, any damaged Attached Patio Homes or Attached Townhomes and the fixtures and appliances initially installed therein by or for the Owners thereof, any replacements thereof installed by such Owners up to the value of those initially installed by or for them, but not including any furniture, furnishings, fixtures, equipment or other personal property supplied or installed by such Owners in the Attached Patio Homes or the Attached Townhomes unless covered by insurance obtained by the Association (the "**Association Insured Property**"). Notwithstanding the foregoing, each Attached Patio Home Owner and each Attached Townhome Owner shall have the right to supervise the redecorating of all but the exterior maintenance area of such Owner's Attached Patio Home or Attached Townhome, as applicable. The following shall apply in such event:

(a) As soon as practicable after an event causing damage to or destruction of any part of the Association Insured Property, the Board of Directors shall, unless such damage or destruction shall be minor, obtain an estimate or estimates that it deems reliable and complete of the costs of repair and reconstruction. "**Repair and reconstruction**", as used in this Article 7.2, shall mean restoring the damaged or destroyed improvements to substantially the same condition in which they existed prior to the damage or destruction. Such costs may also include professional fees and premiums for such bonds as the Board of Directors determines to be necessary.

(b) As soon as practical after the damage occurs and any required estimates have been obtained, the Association shall diligently pursue to completion the repair and reconstruction of the damaged or destroyed Association Insured Property. As attorney-in-fact for the Owners, the Association may take any and all necessary or appropriate action to effect repair and reconstruction of any damage or destruction to the Association Insured Property and no consent or other action by any Owner shall be necessary. Assessments and Fines of the Association shall not be abated during the period of insurance adjustments and repair and reconstruction.

(c) The proceeds received by the Association from any casualty or hazard insurance carried by the Association shall be used for the purpose of repair, replacement and reconstruction of the Association Insured Property.

(d) The insurance proceeds held by the Association, and the amounts received from any Special Attached Patio Home Assessments and/or by any Special Attached Townhome Assessments provided for below, constitute a fund for the payment of the costs of repair and reconstruction after casualty.

(e) With respect to Attached Patio Homes, it shall be deemed that the first money disbursed in payment for the costs of repair and reconstruction shall be made from insurance proceeds and the balance from the Special Attached Patio Home Assessments. If there is a balance remaining after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Attached Patio Home Owners in proportion to the contributions each Attached Patio Home Owner made as a Special Attached Patio Home

Assessment, then in equal shares per Attached Patio Home Lot, first to the Mortgagees and then to the Attached Patio Home Owners, as their respective interests appear.

(f) With respect to Attached Townhomes, it shall be deemed that the first money disbursed in payment for the costs of repair and reconstruction shall be made from insurance proceeds and the balance from the Special Attached Townhome Assessments. If there is a balance remaining after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Attached Townhome Owners in proportion to the contributions each Attached Townhome Owner made as a Special Attached Townhome Assessment, then in equal shares per Attached Townhome Lot, first to the Mortgagees and then to the Attached Townhome Owners, as their respective interests appear.

7.3 Repair of Damaged Common Area or Restricted Common Areas. Except as provided herein to the contrary, the Association shall use the proceeds of all insurance for the Common Area or the Restricted Common Areas to repair or replace any part of the Common Area or the Restricted Common Areas, having a fair market value of more than \$5,000.00, damaged by an insured occurrence.

7.4 Special Assessments, Special Attached Patio Home Assessments and Special Attached Townhome Assessments if Insurance Proceeds Insufficient. If the insurance proceeds are insufficient to pay the costs of repair or replacement as set forth in Articles 7.2 and/or 7.3 above, the Association may, pursuant to Articles 6.5, 6.6 and 6.7 above, levy, assess and collect in advance from the Owners, the Attached Patio Home Owners and the Attached Townhome Owners, without the necessity of a special vote of the Owners, the Attached Patio Home Owners or the Attached Townhome Owners, a Special Assessment, a Special Attached Patio Home Assessment or a Special Attached Townhome Assessment, or any combination thereof, sufficient to provide funds to pay the additional cost of such repair or replacement. If the aggregate of any Special Assessment, Special Attached Patio Home Assessment or Special Attached Townhome Assessment for expenses relating to such repair or replacement exceeds \$5,000.00 with respect to the Common Area or \$50,000 with respect to Attached Patio Homes or Attached Townhomes or the related Restricted Common Areas, then the Special Assessment, the Special Attached Patio Home Assessment or the Special Attached Townhome Assessment may be made only upon (i) prior to the Turnover Date, approval of the Developer, and (ii) after the Turnover Date, approval of the Board of Directors and approval of the Developer if it then still owns a Lot. Further levies may be made in like manner if the amounts collected prove insufficient to complete any such repair or replacement.

7.5 Condemnation. Except as provided herein, if any portion of the Common Area or the Restricted Common Areas on which Improvements have been constructed is taken by any condemnation or similar proceeding, the Association shall restore or replace such Improvements on the remaining land included in the Common Area or the Restricted Common Areas. If the condemnation award is insufficient to pay the costs of restoring or replacing the taken Improvement, the Association may, pursuant to Articles 6.5, 6.6 and 6.7 above, levy, assess and collect in advance from the Owners, or the Attached Patio Home Owners or the Attached Townhome Owners, without the necessity of a special vote of such Owners, a Special Assessment, a Special Attached Patio Home Assessment or a Special Attached Townhome Assessment sufficient to provide funds to pay the additional cost of such restoration or replacement. If the aggregate of any Special Assessment, any Special Attached Patio Home Assessment or any Special Attached Townhome Assessment for expenses relating to such restoration or replacement exceeds \$10,000.00, then such Special Assessments may be made only upon (i) prior to the Turnover Date, approval of the Developer and (ii) after the Turnover Date, approval of a majority of the Class A, Class B and Class C votes possible to be cast under this Declaration and approval of the Developer if it then owns a Lot. Further levies may be made in like manner if the amounts collected prove insufficient to complete such restoration or replacement.

7.6 Decision Not to Rebuild or Replace. Prior to the Turnover Date, if the Developer decides, and after the Turnover Date, if Owners representing at least sixty-six and two-thirds percent (66 2/3%) of the Class A, Class B and Class C votes possible to be cast under this Declaration agree by vote at a meeting or in writing, not to repair or replace any part of the Common Area or the Restricted Common Areas damaged by an insured occurrence and do not authorize alternative improvements to such part of the Common Area or the Restricted Common Areas, the damaged property shall be restored to its natural state and maintained as an undeveloped portion of the Common Area or the Restricted Common Areas by the Association in a neat and attractive condition. Prior to the Turnover Date, the Developer and, after the Turnover Date, Owners representing at least sixty-six and two-thirds percent (66 2/3%) of the Class A, Class B and Class C votes possible to be cast under this Declaration may elect not to restore or replace any

improvements comprising a part of the Common Area or the Restricted Commons Areas taken by condemnation. In either case, the Board of Directors shall, in its sole discretion, either retain all unused insurance proceeds or condemnation awards (or any awards in excess of the cost of restoring or replacing the taken improvements) in reserve or distribute such proceeds to the Owners in accordance with each Owner's Proportionate Share. Notwithstanding the foregoing, the Developer and the Owners may not agree, vote or elect not to repair, reconstruct or restore any storm water detention facilities without first obtaining the written consent of the City and taking adequate alternative storm water drainage control measures.

ARTICLE 8.

ATTACHED PATIO HOME AND ATTACHED TOWNHOME MAINTENANCE SERVICES TO BE PROVIDED BY THE ASSOCIATION

[THIS ARTICLE 8 APPLIES ONLY TO ATTACHED PATIO HOMES AND ATTACHED TOWNHOMES AND NOT TO SINGLE FAMILY RESIDENCES.]

8.1 General. Subject to the provisions of Article 9 below, in addition to the maintenance upon the Common Area and upon the Restricted Common Areas provided for elsewhere in this Declaration, and as allowed or required by the Association under this Declaration, the Association shall provide (or arrange for provision of) the following services to each Attached Patio Home and the Attached Patio Home Lot on which it is located, and to each Attached Townhome and the Attached Townhome Lot on which it is located, which is subject to the Annual Attached Patio Home Assessment and the Annual Attached Townhome Assessment hereunder in as nearly a uniform manner as may be reasonably possible, and each Attached Patio Home Owner and each Attached Townhome Owner shall be obligated to accept and participate in the Association's provisions of such services by such Owner's acceptance of a deed to such Owner's Lot.

8.2 Exterior Maintenance. The Association shall provide exterior maintenance upon each separate Attached Patio Home and Attached Townhome which is subject to Annual Attached Patio Home Assessments and Annual Attached Townhome Assessments hereunder, as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces and other exterior Improvements. The foregoing shall not include any responsibility on behalf of the Association to repair or replace exterior building surfaces or damage thereto, arising from: (i) structural defects or damage resulting from settlement, structural collapse or other interior structural damages; or (ii) resulting from an Attached Patio Home Owner's or an Attached Townhome Owner's failure to properly and adequately provide routine general maintenance and protection from the elements or other care to such Owner's Attached Patio Home or Attached Townhome, as applicable; or (iii) fire, windstorm, vandalism or other casualty loss covered by fire and extended coverage loss provisions of a standard form of homeowner's insurance policy. Such exterior maintenance shall not include driveways, sidewalks, decks or patios, glass surfaces, windows, window frames, screens, light bulbs, garage doors, doors or shrubs or other plantings within five feet (5') of an Attached Patio Home or an Attached Townhome's foundation (which shall be each such Owner's responsibility). No change in the color of the exterior surfaces of any Attached Patio Home or Attached Townhome shall be made by the Association or any Owner from the original colors used without such change being first considered and recommended by the Review Board. Thereafter, prior to the Turnover Date, the Developer must approve any such recommendations. After the Turnover Date, such recommendations shall be submitted to the Class B and Class C membership for acceptance, which acceptance shall require a vote of sixty-six and two-thirds percent (66 2/3%) of the Class B and Class C Members of the Association present at a meeting called to consider such proposal at which a quorum is present.

8.3 Lawn and Landscaping Care; Snow Removal. The Association shall provide lawn and landscaping care consisting of mowing, edging, fertilizing, weed control and reseeding of all grass areas and trimming and replacing of trees, bushes, shrubbery and plantings on the Attached Patio Home Lots and the Attached Townhome Lots and the related Restricted Common Areas (other than those which are an Attached Patio Home Lot Owner's or an Attached Townhome Lot Owner's responsibility as set forth in Article 8.2 above). The Association also shall provide snow removal from the Attached Patio Homes and the Attached Townhome driveways and sidewalks (and related public streets if approved by the Board of Directors).

8.4 Attached Patio Home Owner's and Attached Townhome Owner's Responsibility for Sewer Lines. Each Attached Patio Home Owner and each Attached Townhome Owner shall be responsible for the maintenance, repair and replacement of the sewer line from the Attached Patio Home and the Attached Townhome to

the City's public sewer system, including any collectors, and is hereby granted an easement across that portion of the Common Area or the related Restricted Common Areas in which such sewer line or any collector is located for such purpose.

8.5 Uniformity of Service. The Association shall arrange and provide for a uniform method of providing the foregoing services to the Attached Patio Homes and the Attached Townhomes. The Association shall have authority to determine the exact method of providing for such services by virtue of the powers set forth in Article 4 of this Declaration and, toward that end, shall have authority to contract with one or more providers of such services on behalf of all the Attached Patio Home Owners and the Attached Townhome Owners to provide such services to the Attached Patio Homes and the Attached Townhomes within the Subdivision.

8.6 Exclusivity. No Attached Patio Home Owner nor any Attached Townhome Owner shall do any act or take any action on such Owner's own which shall interfere or conflict with the Association's sole responsibility to provide the services set forth herein, and particularly shall not seek to provide such services to such Owner's own Attached Patio Home or Attached Townhome unless the Association fails to provide such service, after written notice to the Association demanding such services be reasonably provided, to an Attached Patio Home Owner or an Attached Townhome Owner who can establish such services are not being provided to such Owner's Attached Patio Home or Attached Townhome, as applicable, in a uniform manner with the other Attached Patio Homes and Attached Townhomes within the Subdivision.

8.7 Attached Patio Home Owners and Attached Townhome Owners Responsibility for Driveways, Sidewalks, Patios and Decks. Anything contained above to the contrary notwithstanding, each Owner of an Attached Patio Home or an Attached Townhome, as applicable, shall be responsible for using due care in the usage and utilization of and for the repair and replacement of any driveway and/or sidewalk areas dedicated to such Owner's Attached Patio Home or Attached Townhome, as applicable. The foregoing responsibility shall include, but not be limited to, each such Owner's obligation to protect and preserve the surface of such driveway and sidewalk from: (i) loads, weights or vehicles heavier than that which residential construction practices would customarily be designed to handle; (ii) frequent, continuous or undue exposure to salts, snow or ice melt or removal products or other chemicals, compounds or substances whose properties or characteristics are harmful, damaging, caustic or otherwise deleterious to the finished surface of such driveway or sidewalk. The repair of any damage or destruction caused to or the replacement of any such driveway or sidewalk, for any cause or any reason, shall be the responsibility of such Owner, and if such Owner fails to do so, the Association shall be authorized to repair such damage or to make any necessary replacement at the cost and expense of such Owner and to collect the same, together with all other costs and expenses of the Association associated with the enforcement of the Association's rights hereunder. If, in the course of installing, maintaining or repairing Improvements located on the related Restricted Common Areas, any Attached Patio Home Owner or any Attached Townhome Owner, or such Owner's contractor, agent or employee, damages, destroys or harms any Improvement located within the Common Area or the related Restricted Common Areas, it shall be such Owner's responsibility to repair, renovate or correct any such damage, destruction or harm. Each Attached Patio Home Owner or Attached Townhome Owner also is responsible for all maintenance, repair and replacement of any patio or deck pertaining to such Owner's Attached Patio Home or Attached Townhome and the Association shall have no responsibility therefor.

ARTICLE 9.

ATTACHED PATIO HOME AND ATTACHED TOWNHOME PARTY WALLS AND RELATED MATTERS

[THIS ARTICLE 9 APPLIES ONLY TO ATTACHED PATIO HOMES AND ATTACHED TOWNHOMES AND NOT TO SINGLE FAMILY RESIDENCES.]

9.1 Boundary Line Between Attached Patio Homes and Attached Townhomes. The boundary line between two (2) Attached Patio Homes or Attached Townhomes shall be deemed to be the center line of the airspace between the exterior walls of the two (2) Attached Patio Homes or Attached Townhomes which abut such airspace (the "Party Walls") or, if there is no such airspace, where the Party Walls abut, notwithstanding the fact that the common boundary line for the Attached Patio Home Lots or the Attached Townhome Lots may not be located precisely upon said center line of the Party Walls. The Owner of each Attached Patio Home Lot or Attached Townhome Lot from time to time shall have the full rights of ownership, use and occupancy of the Attached Patio Home or the Attached Townhome located primarily upon such Attached Patio Home Lot or Attached Townhome Lot and the Owner of one (1) Attached Patio Home or Attached Townhome shall not have any right, title or interest in any part of the other Attached Patio

Home or Attached Townhome located primarily upon the adjacent Attached Patio Home Lot or Attached Townhome Lot.

9.2 Repair and Maintenance of Party Walls. Subject to the provisions of Articles 9.5 and 9.6 below, the Owners of the Attached Patio Home and the Attached Townhomes from time to time shall, at their respective sole cost and expense, make all repairs and perform all maintenance required upon the surface and non-structural elements of the portion of the Party Walls which serves as an interior / exterior wall of the Attached Patio Home or the Attached Townhome owned by such Owner; provided, however, that if and to the extent that any such repairs or maintenance are necessitated by reason of the negligence or wrongful act of one (1) Attached Patio Home Owner or Attached Townhome Owner (or such Owner's tenants, agents, employees, guests or invitees), then, subject to the provisions of Article 9.6 below, such repairs and maintenance shall be made and performed at the sole cost and expense of the Owner whose (or whose tenant's, agent's, employee's, guest's or invitee's) negligence or wrongful act necessitated such repairs or maintenance.

9.3 Repairs and Maintenance of Utilities in and Structural Elements of Party Walls. Subject to the provisions of Articles 9.5 and 9.6 below, the Owners of the applicable Attached Patio Homes and Attached Townhomes from time to time shall make or cause to be made all repairs and maintenance to all utilities to the extent common to such Attached Patio Homes and Attached Townhomes including, but not limited to, sewer, water and electrical utilities and to the structural elements of such Owner's portion of the Party Walls, with the cost of any such common repairs or maintenance to be paid equally by each applicable Owner; provided, however, that if and to the extent that any such repairs or maintenance are necessitated by reason of the negligence or wrongful act of one (1) Owner (or such Owner's tenants, agents, employees, guests or invitees), or they are applicable only to one (1) Owner's portion of the Party Walls, then, subject to the provisions of Article 9.6 below, such repairs and maintenance shall be made and performed at the sole cost and expense of the Owner whose (or whose tenant's, agent's, employee's, guest's or invitee's) negligence or wrongful act necessitated such repairs or maintenance or whose portion is affected.

9.4 Repairs / Maintenance in Compliance with Laws. Any and all repairs and maintenance which an Attached Patio Home Owner or any Attached Townhome Owner, or all applicable Attached Patio Home Owners or Attached Townhome Owners jointly, shall be required to perform hereunder or shall elect to perform shall be done in a good and workmanlike manner and in full compliance with all laws, ordinances, statutes, rules and regulations of any Federal, State, County or local government or governmental agency or authority. Any such repairs and maintenance, once commenced, shall thereafter be diligently pursued to completion. Each such Owner shall have a reciprocal easement across the other applicable Owner's Lot to allow reasonable access for the purpose of making inspections and performing any maintenance or repairs. Such easement rights shall be exercised in such a manner as to avoid, to the extent reasonably practicable, unnecessary interference with the use and occupancy of the other Owner's Lot.

9.5 Insurance. The casualty and property damage insurance required to be carried by the Association as set forth in Article 4.4 above shall expressly cover casualty damage or destruction of the Party Walls.

9.6 Waiver of Liability. Notwithstanding anything to the contrary herein, each Owner of an Attached Patio Home and each Owner of an Attached Townhome hereby releases the Association, the Developer, the other applicable Attached Patio Home Owner(s) and Attached Townhome Owner(s) and their respective tenants, agents, employees, guests or invitees from all liability for damage due to any act or neglect of the Association, the Developer, such other Owners or their respective tenants, agents, employees, guests or invitees (except as herein provided) occurring to the Attached Patio Home or the Attached Townhome which is or might be incident to or the result of a fire or any other casualty which is or would be covered by the casualty insurance policy described in Article 4.4 above or which is covered by any other insurance policy actually maintained by such Owner or such Owner's tenants or other occupants; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by the willful act or omission of any such Owner.

9.7 Limitation on Alterations to Party Walls. No Owner of an Attached Patio Home or an Attached Townhome shall have the right, except with the prior written consent of the other applicable Attached Patio Home Owner(s) or Attached Townhome Owner(s), to (i) make any alterations or additions to any Party Wall or any part thereof, except non-structural, interior alterations made within the living unit of such Owner's Attached Patio Home or Attached Townhome, or (ii) take any action which will adversely affect the structural integrity or sound transmission prevention qualities of the Party Walls. To the extent any such Owner shall make any alterations or additions to the

Party Walls, (a) such Owner shall, at such Owner's sole cost and expense, keep and maintain such alterations or additions in good condition and repair and (b) in the event of any fire or other casualty, the restoration and repair of such alterations or additions shall be at the sole cost and expense of such Owner.

9.8 Exterior of Party Walls - Colors and Materials. The exterior portions of any Party Wall visible outside an Attached Patio Home or an Attached Townhome shall be of the same color and/or materials as the exterior walls thereof or only such other colors and/or materials as are approved in advance by the Review Board.

9.9 Lien Rights. Should an Attached Patio Home Owner or an Attached Townhome Owner fail or refuse to pay any costs or expenses as provided in this Article 9, the non-defaulting adjacent Owner(s) shall be entitled to a lien on the Lot of the Owner so failing or refusing to pay to the extent of such costs or expenses. Payment of such costs or expenses may be enforced as a mechanic's lien on such Lot through proceedings in any court in Clay County, Missouri, having jurisdiction of suits for the enforcement of such liens. Such non-defaulting Owner(s) may also file a certificate of nonpayment of such costs or expenses against the defaulting Owner's Lot in the office of the Recorder of Deeds for Clay County, Missouri. Such liens shall continue for a period of five (5) years from the date of nonpayment of the costs or expenses, unless suit shall have been instituted for collection of the costs or expenses, in which case the lien shall continue until payment in full of such costs or expenses or termination of the suit against the defaulting party.

9.10 State Law Governs. To the extent not inconsistent with the provisions of this Article 9, the laws of the State of Missouri regarding the Party Walls shall be applicable with respect to each Party Wall.

ARTICLE 10.

ARCHITECTURAL CONTROL AND CONSTRUCTION STANDARDS

10.1 Architectural Review Committee. An Architectural Review Committee (the "**Review Committee**"), consisting of three (3) or more persons, shall be established to exercise the powers granted by this Article 10. At all times prior to the Turnover Date, the Developer shall have the power to appoint all members of the Review Committee, who shall serve until they resign or are removed by the Developer. After the Turnover Date, the Board of Directors shall appoint the members of the Review Committee, at least one (1) of which shall be a Class B or Class C Member, who shall serve terms of one (1) year or until their earlier resignation or removal by the Board of Directors. All decisions of the Review Committee shall be made by a majority of its members.

10.2 Architectural Control. To preserve the harmony of the construction, location and exterior design and appearance of the Lots, the Single Family Residences, the Attached Patio Homes, the Attached Townhomes and other Improvements on the Lots, (a) all Single Family Residences, Attached Patio Homes, Attached Townhomes, buildings, walls, fences, structures and other appurtenances or Improvements of any kind to be constructed or located on any Lot (collectively, the "**Improvements**"), (b) all additions, changes and alterations to any Improvement which impacts its exterior design or appearance and (c) all changes to the topography of any Lot (collectively, the "**Proposed Construction**"), shall be approved, in writing, by the Review Committee before such Proposed Construction is commenced. Except as provided in Article 10.4 hereof, the Review Committee shall not approve any Proposed Construction which does not fully comply with the requirements hereof including, without limitation, Article 10.5 below, or where the exterior design or appearance (including exterior color) of the Proposed Construction is not, in the sole discretion of the Review Committee, in harmony with the existing Single Family Residences, Attached Patio Homes or Attached Townhomes in the Subdivision, the topography and overall design and appearance of the Subdivision, the Developer's intended design and appearance of the Subdivision or otherwise detracts from the design and appearance of the Subdivision in the sole opinion of the Review Committee. The Review Committee also shall have the power and right to designate certain areas within the Property as Restricted Common Areas.

10.3 Application for Approval. The Owner shall apply, in writing, to the Review Committee for approval of all Proposed Construction. The application shall include plans, drawings, specifications and information (including all construction drawings and site plans) showing, as and if applicable, (a) the front, rear and side elevations, (b) proposed grading and drainage from the Lot, (c) floor plan with total square footage, (d) height of all Improvements, (e) exterior materials, (f) method of construction, (g) exterior color scheme, including samples, manufacturers name and product numbers, (h) landscaping and (i) all other information reasonably required by the Review Committee. The Review Committee may request additional information from an Owner at any time within thirty (30) days after its last receipt of information from the Owner or his representatives. The Review Committee may establish and publish such

other rules and regulations regarding approval of Proposed Construction as the Review Committee determines are reasonable. If the Review Committee does not act upon an Owner's application within thirty (30) days after submission of all information required by the Review Committee, approval of the Proposed Construction as submitted shall be deemed to have been given and the requirements of this Article 10.3 fully satisfied. The provisions of this Article 10.3 are intended primarily for application to Single Family Residences and shall not be construed or interpreted to imply any ability of an Owner to modify, alter, change or otherwise improve the exterior of any Attached Patio Home or any Attached Townhome.

10.4 Modification of Requirements; Appeal of Review Committee Decision. Except as specifically provided herein to the contrary, by unanimous decision, the Review Committee may, for good cause shown, waive any of the requirements set forth herein, including those set forth in Article 10.5 hereof. Any waiver granted shall not be effective and may not be acted upon until eleven (11) days after the date on which the Review Committee renders its decision. The Owner submitting an application may appeal any decision of the Review Committee which denies that application for Proposed Construction. An Owner of any Lot may appeal any decision of the Review Committee which waives any of the requirements set forth herein. All appeals shall be to the full Board of Directors. All appeals to the Board of Directors shall be made in writing and submitted to the Secretary of the Association within ten (10) days after the Review Committee renders its decision which is the subject of the appeal. If the Board of Directors does not act upon an appeal within sixty (60) days of it being timely submitted, the relief requested in the appeal shall be deemed granted. In deciding an appeal, the Board of Directors can take only such actions as the Review Committee was originally empowered to take. All decisions on appeals shall be made by a majority of the Board of Directors, acting in the sole discretion of the members of the Board, and shall be final and not subject to further appeal, including to the Owners, or subject to judicial review. Pending final decision on appeal, the waiver requested shall be held in abeyance and may not be acted upon.

10.5 General Construction Standards. In addition to complying with all ordinances, codes and restrictions enacted by the City which are applicable to a Lot, all Single Family Residences, Attached Patio Homes, Attached Townhomes and other Improvements constructed on any Lot shall conform to the following:

(a) Except for model homes, temporary model homes or other sales trailers or centers or as otherwise specifically provided herein, no building other than a Single Family Residence, Attached Patio Home or Attached Townhome may be constructed on any Lot. All Single Family Residences must be constructed on Lots platted and/or created only for Single Family Residences, all Attached Patio Homes must be constructed on Lots platted and/or created only for Attached Patio Homes and all Attached Townhomes must be constructed on Lots platted and/or created only for Attached Townhomes. Under no circumstance, even with Review Committee or Board of Director approval, shall any commercial, retail or other business building be constructed on any Lot which is subject to this Declaration.

(b) No Single Family Residence or other structure shall be erected on any part of a Single Family Residence Lot nor shall any Residence be located on any Single Family Residence Lot nearer to the front Lot line or the side Lot line than the minimum building set-back shown on the recorded Plat or, if none is shown on the Plat, ten (10) feet. No Single Family Residence shall be located nearer to an interior Lot line than the lesser of eight (8) feet or ten percent (10%) of the width of the Single Family Residence Lot. An interior Lot line is the common boundary line between two (2) Single Family Residence Lots. The Review Committee shall approve the orientation of the Single Family Residences on the Single Family Residence Lots and may require the front of Single Family Residences located on corner Single Family Residence Lots to be forty-five degrees (45°) to the front Lot line.

(c) The finished floor area of the main structure of a Single Family Residence shall be at least 1,200 square feet for all one-story Single Family Residences, at least 1,300 square feet for all split-level Single Family Residences, at least 1,000 square feet of finished first floor area and at least 1,400 square feet of total finished floor area for any one and one-half (1 1/2) - story Single Family Residences and at least 800 square feet of finished first floor area and a total finished floor area of not less than 1,500 square feet for two (2) story Single Family Residences. The above-required minimum square footages shall be exclusive of porches, attached garages, carports, breezeways, steps, eaves and similar portions of such Single Family Residences. The Developer and/or Review Committee reserves the right to require greater square footages on the approval of any plan. No building or structure other than a Single Family Residence

shall be erected, altered, placed or permitted to remain on any Single Family Residence Lot. No Single Family Residence may exceed two (2) levels in height in the front. Each Single Family Residence shall have an attached garage for not less than two (2) nor more than four (4) vehicles. For any Single Family Residence constructed with more than a 2-vehicle garage, the driveway for such Single Family Residence must be constructed to taper to a 2-vehicle driveway width as it meets the street unless otherwise approved in advance by the Review Committee.

(d) All exterior surfaces of any Single Family Residence shall be constructed of only brick, stone, masonry (excluding blocks) or stucco, wood (including wood shingles) or such other materials as approved from time to time by the Review Committee. Vinyl siding on any Single Family Residence shall not be permitted except with prior Review Committee approval and then only in accordance with such specifications for materials and methods of installation as are established by the Review Committee from time to time. The Review Committee may also approve the use of any combination of the materials listed in this paragraph.

(e) Any portion of a foundation protruding more than twelve inches (12") above the ground shall be painted the same color as the body of the Single Family Residences, Attached Patio Homes or Attached Townhomes, as applicable.

(f) All Single Family Residences, Attached Patio Homes and Attached Townhomes shall have wood, wood clad, vinyl or aluminum windows and may have aluminum or other metal storm windows and screens.

(g) All Single Family Residences, Attached Patio Homes and Attached Townhomes shall be roofed with a minimum of a 25-year composition roof or such other materials as shall be allowed by the Review Committee.

(h) All wood and other non-brick or non-stone exteriors of any Single Family Residence, Attached Patio Home or Attached Townhome (except roofs), if permitted by the Review Committee, shall be painted or stained with high quality products of a color required by the Review Committee. During construction, no Single Family Residence, Attached Patio Home, Attached Townhome or any addition to or remodeling thereof shall stand with an unfinished exterior for longer than six (6) months.

(i) All water, gas, electricity, sewer, telephone, cable television and other utilities or services shall be located and run underground on or to each Single Family Residence Lot, each Attached Patio Home Lot and each Attached Townhome Lot.

(j) All driveways shall be constructed of asphalt or concrete. No rock or gravel driveways shall be permitted. Each Owner of a Single Family Residence, an Attached Patio Home and an Attached Townhome shall maintain such Owner's driveway in good condition and replace the same when necessary. No driveway may be constructed in a manner which permits an additional vehicle to be parked on such driveway without impeding the direct access of any other vehicle to any portion of the garage, any such determination to be made in the sole discretion of the Review Committee.

(k) All yards initially shall be sodded with the following perennial turf grasses: blue grass, fine blade fescue or fine blade rye. Zoysia grass may be used in certain areas but only as approved in advance by the Review Committee. Use of bermuda grass shall not be permitted. Sodding shall not be required in locations where the Review Committee determines the soil, light, topography or costs would make sodding impractical or unreasonably expensive. All Single Family Residence Owners shall keep their respective lawns and plantings mowed, trimmed and in as good condition as soil, climate and other natural or governmental conditions (including watering restrictions) shall permit.

(l) For Single Family Residences, one (1) of each of the following items may be constructed on each Single Family Residence Lot for personal, non-commercial use by the Single Family Residence Owner with the prior approval of the Review Committee: in-ground swimming pools, hot tub and spa. The Review

Committee may require fencing and/or screening of such approved items. No above ground or above grade swimming pools shall be permitted on any Single Family Residence Lot.

(m) For Single Family Residences, one (1) permanent basketball goal may be erected adjacent to or along the Single Family Residence's driveway with the prior approval of the Review Committee. Portable basketball goals are not permitted.

(n) For Single Family Residences, no playground equipment may be installed or used, temporarily or permanently, in the front or side yards of any Single Family Residence.

(o) For Single Family Residences, no fencing of any type shall be erected or installed anywhere on a Single Family Residence Lot except with prior approval of the Review Committee which may establish and set, from time to time, requirements for fencing materials, placement, size, height and type.

(p) Construction of a Single Family Residence, an Attached Patio Home or an Attached Townhome shall be fully completed within twelve (12) months after excavation is started.

10.6 Construction Standards Applicable to Attached Patio Homes and Attached Townhomes. In addition to compliance with any applicable standards set forth in Article 10.5 above, each Attached Patio Home and each Attached Townhome constructed on any Lot shall conform to the following, as applicable:

(a) All Attached Patio Homes and Attached Townhomes shall be erected or located on each Attached Patio Home Lot and/or Attached Townhome Lot as shown on the replat or lot split certificate of survey creating the same and any requirements of any City code or regulation. The Review Committee shall approve the orientation of the Attached Patio Homes on the Attached Patio Home Lots and the Attached Townhomes on the Attached Townhome Lots.

(b) The finished floor area of each Attached Patio Home and each Attached Townhome shall be at least 1,200 square feet of total finished floor area. For purposes of calculating the foregoing minimums, the area of any attics, porches and any portion thereof that is not enclosed and finished for all-year occupancy, shall not be included. The Review Committee may, in its sole discretion, require greater square footage for any Attached Patio Home or any Attached Townhome as a condition of approval of any Proposed Construction.

(c) No Attached Patio Home or Attached Townhome may exceed two (2) stories in height in the front without prior unanimous approval of the Review Committee.

(d) All exterior surfaces of any Attached Patio Home or Attached Townhome shall be constructed only of wood covered with vinyl siding at a minimum of .042 inch panel thickness, or such other materials as approved by the Review Committee or a combination of the foregoing materials, and be of a color or colors required by the Review Committee, which colors may not be changed by any Owner.

(e) Each Attached Townhome shall have a garage for one (1) vehicle and the walls of such garage shall be finished in a quality manner.

(f) Each Attached Patio Home shall have a garage for two (2) vehicles and the walls of such garage shall be finished in a quality manner.

(g) No vegetable or herb gardens shall be permitted except within an area five feet (5') from the rear of an Attached Patio Home or an Attached Townhome and flower gardens shall be permitted only within five feet (5') of the foundation in the front, rear or on any side thereof.

(h) A hot tub or spa may be constructed at the rear of an Attached Patio Home or an Attached Townhome but within the Lot lines for personal, non-commercial use by the Owner thereof with the Review Committee's prior approval. The Review Committee may require fencing or screening of such items.

(i) No basketball goals, whether permanent or portable, shall be erected, installed, used, placed or permitted to remain on any Attached Patio Home or Attached Townhome or any part or portion thereof or on or in any related Restricted Common Areas adjacent thereto (i.e. driveways or sidewalks).

(j) No playground equipment may be installed or used on or in any Restricted Common Areas or Common Area adjacent or nearby to any Attached Patio Home or Attached Townhome.

(k) For Attached Patio Homes and Attached Townhomes, no fencing of any type shall be erected or installed on the Common Area or the Restricted Common Areas except fencing between rear patios or decks and all fencing materials, placement, size, height and type must be approved in advance by the Review Committee.

(l) In the event of any conflict between the provisions of this Article 10.6 and/or with Article 10.5 or other provisions of this Declaration, the provisions of this Article 10.6 shall control.

ARTICLE 11. USE RESTRICTIONS

11.1 General. Unless the Board of Directors, acting in its sole discretion, unanimously waives the application thereof (which waiver may not be granted if contrary to any specific prohibition set forth herein), the following restrictions are hereby placed on the Property.

11.2 Single Family Residence, Attached Patio Home and Attached Townhome Use Only. Except as specifically provided herein, each Single Family Residence, each Attached Patio Home and each Attached Townhome shall be used strictly as a family dwelling. No business shall be conducted, or carried on, in or from any Lot, Single Family Residence, Attached Patio Home or Attached Townhome except (a) marketing or sales activities by the Developer, or its agents, and builders authorized to have model homes may be conducted from model homes or sales trailers and (b) with the approval of the Review Committee, conduct of a profession or home industry which does not involve (i) employees working at the Single Family Residence, or Attached Patio Home or Attached Townhome who are not permanently residing therein and (ii) customers regularly visiting to conduct business. Even if the foregoing are satisfied, the Review Committee may withhold its approval if it determines, in its sole discretion, the commercial activity is not compatible with the Subdivision for any reason, such as, without limitation, a daycare business which is prohibited.

11.3 Prohibited Buildings and Structures. No mobile home or trailer (with or without wheels), basement (without a Single Family Residence, an Attached Patio Home or an Attached Townhome above it), moved house, manufactured house, tent, shack, barn, shed or other outbuilding or structure shall be constructed or located on any Lot at any time (except that, with respect to Attached Patio Homes and Attached Townhomes, tents used for temporary recreational or social purposes may be erected in the Common Area closest to such Attached Patio Home or Attached Townhome but only with the prior approval of the Review Committee). Storage or utility sheds or barns are not permitted on any Lot.

11.4 Fences. Except as set forth in Articles 10.5 and 10.6 above, with respect to Attached Patio Homes and Attached Townhomes, no fences shall be permitted on any Lot, the Restricted Common Areas or the Common Area (except between decks or patios initially constructed with respect to Attached Patio Homes and Attached Townhomes) without the prior approval of the Review Committee, which approval must be obtained in advance of construction. The construction methods, materials and location of all fences approved by the Review Committee shall harmonize with the external design of the Single Family Residences, Attached Patio Homes and Attached Townhomes in the Subdivision. No wire or chain link fences shall be permitted. Under no circumstance shall any fence be permitted in violation of restrictions in the Plat or any ordinance approving the Plat or any other plat affecting the Property. For Single Family Residences, no fences shall be placed in front of the rear wall of the Single Family Residence and, for a Single Family Residence on a corner Lot, no fencing facing a street may be placed beyond the point where the side wall of the Single Family Residence meets the rear wall of the Single Family Residence without the prior approval of the Review Committee obtained in advance of construction.

11.5 Mail Boxes. If mail delivery via centralized boxes in the Common Area is available, no other mailboxes shall be located on the Lots or the Restricted Common Areas. If such centralized mail delivery is unavailable, the Review Committee shall approve the design, appearance and location of all mailboxes erected or located on any Lot or the Restricted Common Areas.

11.6 Antennas and Other Projections. No television, radio, citizen's band, short wave or other antenna, satellite dish, solar panel, clothes line, pole (exclusive of permitted basketball goals for Single Family Residences only) or other unsightly projection shall be visible from the exterior of any Attached Patio Home, Attached Townhome or Single Family Residence, including any such item attached thereto or located in a yard, the Restricted Common Areas or the Common Area. The Review Committee may, in its sole discretion, approve satellite dishes which are thirty-nine inches (39") or less in diameter or otherwise in size attached to an Attached Patio Home, an Attached Townhome or a Single Family Residence permitted by applicable laws and regulations subject to all conditions which the Review Committee attaches to such approval, including the location and applicable screening of the satellite dish, which conditions shall comply with all applicable laws and regulations. To the extent that this restriction may be inconsistent with the regulations of the Federal Communications Commission (the "FCC"), as amended from time to time, this restriction shall be deemed modified to the extent necessary to comply with such FCC regulations and still provide such limitations as are consistent with the intent of this restriction.

11.7 Flagpoles and Ornamental Light Fixtures for Single Family Residences Only. A flagpole or an ornamental light fixture may be erected or installed in the front yard of a Single Family Residence with the approval of the Review Committee obtained in advance of erection or installation of the same. The location, design, materials and method of installation of such items shall be as approved or established in advance by the Review Committee. Flagpoles and ornamental light fixtures are prohibited in the Restricted Common Areas or on Attached Patio Homes and Attached Townhomes.

11.8 Garages. No garage may be improved for use as living area. All doors of garages of Attached Patio Homes, Attached Townhomes and Single Family Residences which are visible from the curb shall be kept closed except when removing motor vehicles or other items from, or the cleaning of, such garage.

11.9 Holiday Decorations. Christmas and other holiday lights and decorations may be displayed on the exterior of a Single Family Residence, an Attached Patio Home or an Attached Townhome on any Lot only during the period beginning thirty (30) days prior to and ending fifteen (15) days after such holiday and they must be removed at the expiration of such period. The method and means of installation of such lights and decorations shall be only as established or permitted by the Review Committee.

11.10 Septic Tanks. No septic tanks or other individual sewage disposal system may be constructed on any Lot or elsewhere on the Property.

11.11 Storage Tanks. No tank for storage of oil or other product may be maintained in any Attached Patio Home, Attached Townhome, Single Family Residence, garage or on any Lot, whether above or below the surface of the ground.

11.12 Refuse. No trash, ashes or other refuse may be thrown, dumped, stored or burned on any Lot, the Common Area or any of the Restricted Common Areas, except during construction of a Single Family Residence, an Attached Patio Home or an Attached Townhome or any addition thereto or remodeling thereof. The storage or burning of trash, garbage, old appliances, junk or other refuse is prohibited on the Property outside of a Single Family Residence, an Attached Patio Home or an Attached Townhome, except such items may be set out for collection after 6:00 p.m. on the day before the scheduled collection day.

11.13 Signs; Advertising. Except as provided below, no signs, billboards or advertising structures of any kind may be placed on any Lot or in or on any Single Family Residence, an Attached Patio Home or an Attached Townhome or be visible from the interior of any Single Family Residence, Attached Patio Home or Attached Townhome or building on the Lot. Signs advertising the lease or sale of an individual Lot, which do not exceed five (5) square feet in size, may be erected or placed on the Lot (or, with respect to an Attached Patio Home Lot or an Attached Townhome Lot, in the Common Area nearest such Lot) being sold or leased. The Developer may erect or place "bill

board" type signs related to the Subdivision on any Lot owned by it or on any Common Area or Restricted Common Areas.

11.14 Nuisances. No activity shall be carried on in, on or from any Lot, Single Family Residence, Attached Patio Home or Attached Townhome which is noxious or offensive or an annoyance or nuisance to the neighborhood. The Owner shall be responsible for all activity carried on in, on or from a Lot, a Single Family Residence, an Attached Patio Home or an Attached Townhome whether or not the Owner is involved in, or has knowledge of, such activity.

11.15 Animals. At no time shall pit bulls, animals with vicious propensities by breed, bees, cows, horses, swine, goats, sheep, poultry, other domesticated farm animals, undomesticated (wild) animals, exotic animals or animals requiring special permits from the State of Missouri or United States of America be kept at any time in any Single Family Residence, Attached Patio Home or Attached Townhome or on any Lot or in any Restricted Common Areas or the Common Area. Except as otherwise prohibited herein, dogs, cats and other household pets (i) may be kept in a Single Family Residence, an Attached Patio Home or an Attached Townhome (provided such pets are not kept for breeding or other commercial purposes), (ii) are limited to no more than two (2) in total number and (iii) the keeping of such pets does not create any unsanitary condition. Doghouses or similar animal shelters shall be located (a) for an Attached Patio Home and/or an Attached Townhome, on a patio or deck in the back thereof and (b) for a Single Family Residence, in the back yard, and, for both, shall only be of such size, design and materials as approved in advance by the Review Committee. Runs, kennels or similar structures shall not be permitted.

11.16 Vehicles. Except as provided below, no boats or motor vehicles, including automobiles, buses, campers, trailers, recreational vehicles, tractors, semi-tractors, semi-trailers, trucks or motorcycles, may be parked, stored or kept on any Lot, Common Area or Restricted Common Areas (including driveways) except in an enclosed garage. However, one (1) passenger vehicle (i.e. automobile or pickup truck not larger than 3/4 tons) in operable, drivable condition may be parked on a driveway at any time. Any other passenger vehicles, trucks, recreational trailers, campers, motorcycles and recreational vehicles not exceeding twenty (20) feet in total length which are owned by a person not permanently residing in the Single Family Residence, an Attached Patio Home or an Attached Townhome on the Lot may be parked in the driveway or at the curb but for no more than twenty-four (24) consecutive hours and during no more than any portion of seven (7) out of fourteen (14) consecutive days. No major repair work shall be performed on any vehicle or boat while parked on the driveway or in the yard outside the garage or on any Street or on any portion of the Common Area or the Restricted Common Areas. All vehicles that are not drivable, whose presence makes an unsightly appearance or create a nuisance or that are a hazard to life, health or public safety, shall not be parked or kept on any driveway, yard, Common Area, Restricted Common Areas or at the curb for more than twenty-four (24) consecutive hours.

11.17 Occupancy; Repair. No Single Family Residence, Attached Patio Home or Attached Townhome shall be occupied until it is fully completed, except for exterior painting and minor trim details. In the event of fire, windstorm or other damage, no Single Family Residence, Attached Patio Home or Attached Townhome shall be permitted to remain in a damaged condition longer than three (3) months.

11.18 Storage of Construction Materials. No building material of any kind or character shall be placed or stored on any Lot, the Common Area or the Restricted Common Areas until the Owner thereof has received required approval from the Review Committee for the project and is ready to commence construction. All material permitted to be stored on a Lot shall be placed only within the property lines of the Lot or Lots upon which the approved Improvements are to be constructed or on portions of the Common Area or Restricted Common Areas approved in advance by the Review Committee.

11.19 Landscaping Easement. Except as permitted by the Plat and the Review Committee or elsewhere herein, no Improvement or personal property of any Owner shall be located in any buffer strip shown on the Plat or any other plat affecting the Property or in any of the Restricted Common Areas or the Common Area.

11.20 Maintenance of Lawns and Plantings. All lawns and plantings shall be maintained and kept in good condition as set forth in Article 10.5(q) above. No Single Family Residence Owner shall permit grass to reach a height of six inches (6") or more or otherwise permit such Owner's lawn or plantings to create an unsightly appearance. If a Single Family Residence Owner fails to comply with this restriction, the Association may have such grass cut or

otherwise correct such unsightly appearance and all costs thereof shall be assessed against and collected from such Single Family Residence Owner in the same manner as Assessments.

11.21 Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat or by separate recorded instruments. No structure, except driveways, paved areas and approved fences, may be placed or permitted to remain within any utility easement which interferes with the construction or reconstruction and the proper, safe and continuous maintenance of the such utility easement. No structure, planting or other material shall be placed or permitted to remain on any drainage easements which (a) damages or interferes with the installation, use or maintenance of the easement, (b) changes the direction of flow of drainage channels in the easements, (c) obstructs or retards the flow of water through drainage channels or its collection in detention ponds or basins in the easements. With respect to Attached Patio Homes and Attached Townhomes, the Association is hereby granted an easement to go on and, if necessary, maintain or replace, any shrubs or other plantings, located on the Lots therefor if the Owners fail to maintain the same and charge such Owner for the costs thereof.

11.22 No Subdividing. No Attached Patio Home Lot or Attached Townhome Lot may be subdivided. No Single Family Residence Lot may be subdivided without the prior approval of the Review Committee.

11.23 No Mining Activities. No portion of the Property shall be used, at any time, for mining, boring, quarrying, drilling, refining or other operations involving, or related to, the extraction or exploitation of any subsurface natural resource of any kind. The prohibitions of this Article 11.23 may not, under any circumstances, be waived or amended by the Review Committee, the Board of Directors, the Owners or Members.

11.24 No Hunting, Firearms or Archery Use Permitted. No hunting or use of air rifles, air pistols, firearms, bows, arrows or other archery equipment, spears, blowguns or similar devices shall be permitted or conducted by any Owner, or by any Owner's guests, tenants or invitees, at any time on any Lot or any other portion of the Subdivision or the Property, including the Common Area and the Restricted Common Areas.

ARTICLE 12.

DEDICATION AND USE OF STREETS, COMMON AREA AND RESTRICTED COMMON AREAS

12.1 Streets. The Streets are shown on the Plat. All Streets shall be used only for their intended purposes as free and clear roadways for ingress and egress purposes and no Owner of any Lot shall block passage, damage or abuse any Street. All Streets have been dedicated to the City, are under its control and no work is permitted thereon without prior approval of the City.

12.2 Common Area and Restricted Common Areas. The Developer hereby dedicates the Common Area and the Restricted Common Areas to the Association. The Developer will convey to the Association, by special warranty deed, the Common Area and the Restricted Common Areas in their then present condition, upon the later of the date hereof and completion of the initial construction of any facilities or Improvements on any Common Area or Restricted Common Areas. Thereafter, the Developer shall have no further responsibility or obligation of any kind with respect to such Common Area or Restricted Common Areas. The Common Area and the Restricted Common Areas shall be used only for their intended purposes. Private open areas, areas for monuments or similar structures and any detention facility areas are shown on the Plat and limited to such uses and are not an extension of any Lot.

12.3 Maintenance of Common Area and Restricted Common Areas. Except as otherwise specifically provided herein (including Articles 8.5 and 8.8 above), the Association shall maintain, manage, operate, replace, repair and improve all Common Area and Restricted Common Areas, including all Improvements thereon. Any Owner damaging or abusing the Common Area or the Restricted Common Areas shall be responsible to the Association for all costs and expenses incurred by it to repair such damage, including full replacement of the damaged property. The Association may, but shall not be required to, maintain, manage, operate, replace, repair and improve all property located within the right-of-way of any Street including, without limitation, street lights and sidewalks, if the Board of Directors determines, in their sole discretion, that it would be in the best interest of the Association and the Owners that the Association undertake such activities. The Association may contract with a Manager or third parties to carry out all activities permitted by this Article 12.3.

ARTICLE 13.
EXPANSION OR REDUCTION OF PROPERTY

13.1 Reservation of Right to Expand. By amendment or supplement to this Declaration, the Developer hereby reserves the absolute right to unilaterally expand the Property, from time to time, 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 other property that has not yet been subdivided or platted (collectively, the "**Expansion Property**").

13.2 Declaration Operative to Expansion Property. The addition of Expansion Property shall be done by the Developer filing one or more Supplemental Declarations of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Such Supplemental Declaration shall describe the Expansion Property, together with any covenants, conditions, restrictions and easements particular thereto. Expansion Property may be added in stages by successive supplements or in one (1) supplemental expansion. The Expansion Property shall be subject to all of the terms and conditions of this Declaration.

13.3 Expansion of Definitions. If the Property included in the Subdivision is expanded as provided in this Article 13, all definitions used in this Declaration shall be automatically expanded to include such additional property. For example, "**Lot**" shall mean the Lots described in the Plat plus all additional Lots added by or pursuant to Supplemental Declarations and supplemental plats, and "**Declaration**" shall mean this Declaration as supplemented.

13.4 Reservation of Right to Remove. By amendment or supplement to this Declaration, the Developer hereby reserves the absolute right at any time to unilaterally remove from the effect and control of this Declaration any portion of the Property which the Developer has not sold or conveyed, whether platted or unplatted (the "**Removed Property**"). Any such removal shall be by Supplemental Declaration filed of record in the manner set forth above and shall be effective on the date so filed of record.

ARTICLE 14.
PROPERTY RIGHTS OF OWNERS

14.1 Owner's Easement of Enjoyment. Subject to the other terms of this Declaration, every Owner has a non-exclusive right in and easement of enjoyment of the Common Area (exclusive of areas set aside as the Restricted Common Areas). Such easement shall be appurtenant to, and pass with, title to every Lot.

14.2 Recorded Easements. The Property shall be subject to all easements as shown on any recorded Plat affecting the Property and to all other easements of record, or of use, as of the date this Declaration is recorded or as subsequently granted by the Association over or through the Common Area.

14.3 Developer's Rights Incident to Construction and Enforcement of Declaration. The Developer, for itself and its successors and assigns, hereby reserves an easement for construction, utilities, drainage, ingress and egress over, in, upon, under and across the Common Area and the Restricted Common Areas, together with the right to store materials on the Common Area and the Restricted Common Areas, and to make such other use of the Common Area and the Restricted Common Areas as is reasonably necessary or incident to the construction of Single Family Residences, Attached Patio Homes and Attached Townhomes on the Lots or other Improvements on the Property or other real property owned by the Developer or to permit enforcement of the provisions of this Declaration. The Developer may not exercise the foregoing rights in a way which unreasonably interferes with the occupancy, use, enjoyment or access to the Lots or the Subdivision by the Owners.

14.4 Reservation of Easements, Exceptions and Exclusions. The Developer reserves and hereby grants to the Association the concurrent right to establish, from time to time, by declaration or otherwise, utility and other easements, permits or licenses over the Common Area, for any purpose including, without limitation, to Streets, paths, walkways, drainage, recreation areas and parking areas, and to create other reservations, exceptions and exclusions for the best interest of all Owners and the Association. In exercising such right, the Association shall do so in order to serve all the Owners within the Subdivision.

14.5 Emergency Access Easement. A general easement is hereby granted to all police, sheriff, fire protection, ambulance and other similar emergency agencies or persons to enter upon all Streets and upon the Property in the proper performance of their respective duties.

14.6 View. No Single Family Residence Owner, Attached Patio Home Owner or Attached Townhome Owner has any right to an unobstructed view beyond the boundaries of such Owner's Lot. No Owner shall be entitled to prevent the construction or location of any structure, planting material or other item on or in any other part of the Subdivision, which is permitted by this Declaration, because such structure, planting material or other item obstructs any view from the affected Lot.

14.7 Delegation of Use. Any Single Family Residence Owner, Attached Patio Home Owner or Attached Townhome Owner may, in accordance with and subject to the limitations of the Association Documents, delegate such Owner's right of enjoyment to the Common Area to the members of the Owner's family, guests, tenants and invitees.

ARTICLE 15. INCIDENTS OF OWNERSHIP IN THE SUBDIVISION

15.1 Inseparability. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Lot, including the Single Family Residence, the Attached Patio Home or the Attached Townhome and other Improvements thereon, shall be presumed to be a gift, devise, bequest, transfer, encumbrance or other conveyance, respectively, of the entire Lot, including all easements, licenses and all other appurtenant rights (including, with respect to Attached Patio Homes Lots and Attached Townhome Lots, rights to the Restricted Common Areas and Improvements therein related thereto) created by law or by this Declaration.

15.2 No Partition. The Common Area and the Restricted Common Areas shall be owned by the Association and no Owner, group of Owners or the Association shall bring any action for partition or division of the Common Area or the Restricted Common Areas.

15.3 Limited Property Rentals. A Single Family Residence, an Attached Patio Home and an Attached Townhome may be used for permanent or temporary occupancy by the Owner and the Owner's family, servants, agents, guests, invitees and tenants. After the Owner has owned the same for a period of at least one (1) year, such Owner may rent the same for a term of one (1) year or more, subject to all the terms hereof, including those prohibiting the use thereof for commercial purposes. Rentals for periods of time less than one (1) year are not permitted.

ARTICLE 16 DURATION OF DECLARATION; AMENDMENT

16.1 Term. The covenants, conditions, restrictions and easements set forth in this Declaration shall run with and bind the Property until December 31, 2027, after which time they shall be automatically extended for successive periods of ten (10) years each.

16.2 Amendment. Except as otherwise provided herein, at all times prior to the Turnover Date, this Declaration may be amended, altered or modified by a Supplemental Declaration signed by the Developer and, after the Turnover Date, signed by the Class A, Class B and Class C Members holding a majority of votes possible to be cast under this Declaration and the Developer if it then owns any Lots. Except as otherwise provided herein, at all other times, this Declaration may be amended by a Supplemental Declaration by an instrument signed by the Class A, Class B and Class C Members holding at least sixty-six and two-thirds percent (66 2/3%) of the votes possible to be cast under this Declaration. Proper approval of all amendments shall be shown by a certificate of the Secretary of the Association, attached to the Supplemental Declaration to be recorded, certifying that the signature of the Developer or, if required, the signatures of a sufficient number of Class A, Class B and Class C Members approving the amendment, are on file in the office of the Association. No amendment shall be effective until the Supplemental Declaration setting forth the approved amendment is recorded in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Such amendments may amend, alter or modify the terms of this Declaration as it effects all existing Single Family Residence Lots, Attached Patio Home Lots or Attached Townhome Lots, including terms which impose additional covenants, conditions, restrictions and easements on such Lots. Any amendment that effects less than all existing Single Family

Residence Lots, Attached Patio Home Lots or Attached Townhome Lots in the Subdivision shall be effective only as to those such Lots where the Owners thereof agree to such amendment.

16.3 Revocation; Termination. This Declaration shall not be revoked or terminated at any time without the affirmative vote of at least sixty-six and two-thirds percent (66 2/3%) of the votes of the Class A, Class B and Class C Members possible to be cast under this Declaration and the approval of the Developer at all times prior to the Turnover Date or while it owns any Lot. Such revocation or termination shall be evidenced and effective in the same manner as set forth in Article 16.2 for amendments hereof.

16.4 Amendments Requiring City Consent. Notwithstanding any other provision herein, no modification, alteration or amendment of this Declaration which conflicts with (a) any Plat, (b) any agreements entered into by the Developer and the City concerning the Subdivision, or (c) any City ordinance or code, may be made or become effective without the prior written consent of the City.

ARTICLE 17 GENERAL PROVISIONS

17.1 Enforcement. Except as otherwise provided herein, the Association or the Board of Directors, the Developer and every Owner of a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot has the right and power to enforce, by a proceeding at law or in equity, all conditions, covenants, restrictions and easements set forth in this Declaration. Failure of the Association or the Board of Directors, the Developer or any Owner to enforce any covenant or restriction contained herein shall not be deemed a waiver of the right to do so at a subsequent time. Any person successfully enforcing any terms of this Declaration shall, in the discretion of a court of competent jurisdiction, be entitled to recover its reasonable attorneys' fees and costs from the person against whom this Declaration was enforced.

17.2 Severability. If any provision of this Declaration, or the application hereof to any circumstance, is held to be invalid or unenforceable to any extent, the remainder of this Declaration and its application to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

17.3 Rule Against Perpetuities. Notwithstanding anything in this Declaration to the contrary, the creation of all interests under this Declaration shall vest, if at all, within the period of time measured by the life of the survivor of the now living children of Prince Charles, Prince of Wales, plus twenty-one (21) years.

17.4 Conflicts Between Documents. If this Declaration conflicts, in any way, with the Articles or Bylaws, this Declaration shall control.

17.5 Developer's Right to Assign. The Developer may, by appropriate agreement made expressly for that purpose, assign or convey to a Successor Developer all, or any part, of the rights, reservations and privileges herein reserved by the Developer. Upon recording of the assignment in the Office of the Recorder Deeds of Clay County, Missouri, at Liberty, the Developer's rights and obligations under this Declaration shall cease and terminate to the extent provided in such document. Every Successor Developer shall have the rights of the Developer, including the right to transfer such rights set forth in this Article 17.5.

17.6 Release of Liability. None of the Developer, the Association, the Board of Directors or the members of the Review Committee, nor their respective officers, directors, stockholders, members, employees or agents, shall be liable to any Owner, Member or other person for any discretionary action taken or not taken under the terms hereof including, without limitation, approval, disapproval or failure to approve of any application or enforcement or non-enforcement of the terms hereof.

17.7 Indemnification. To the fullest extent permitted by law, every director and officer of the Association, the members of the Review Board and the Developer (to the extent a claim may be brought against the Developer by reason of its election, appointment, removal or control over directors of the Association Board, its officers or members or the Review Board) shall be indemnified by the Association, and every other person serving as an employee or direct agent of the Association or on behalf of the Association as a member of a committee or otherwise, may, in the discretion of the Board of the Association, be indemnified by the Association against all liabilities, damages,

costs and expenses, including reasonable attorneys' fees and costs, incurred by or imposed upon him or her in connection with any proceeding or any settlement thereof to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having served in such capacity on behalf of the Association (or, in the case of the Developer, by reason of having elected, appointed, removed or controlled, or failed to control, officers or directors of the Association or members of the Review Board) whether or not he or she is a director, an officer or a member of the Review Board, or serving in such other specified capacity at the time such expenses are incurred; provided, however, that prior to agreeing to any such indemnification, the Association's Board shall determine, in good faith, that such officer, director, member of the Review Board or other person, or the Developer, did not act, fail to act or refuse to act, willfully, or with gross negligence, or with fraudulent or criminal intent, in the performance of his, her or its duties. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such persons may be entitled at law or otherwise. Appropriate contractual liability insurance shall be obtained pursuant to Article 4 above to cover any liability exposure by virtue of the foregoing indemnification.

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

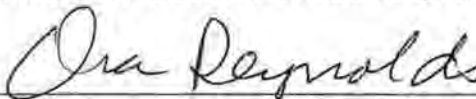
***ALL SIGNATURES MUST BE IN BLACK INK**

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

{Corporate Seal}

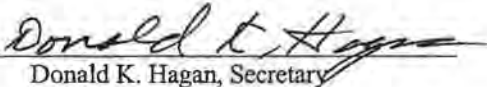
By:



Ora H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By:



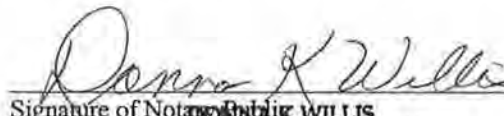
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 15th day of May, 2002, 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 Vice President and General Manager of Residential Development of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that she executed the same 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.

(Notary Seal)



Signature of Notary **Donna K. Willis**
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 2005

Typed or Printed Name of Notary

My Commission expires:

11/1/05

Exhibit A

Legal Description of Property Prior to Platting

A subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, being bounded and described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1277.42 feet; thence North 0°41'52" East, 138.61 feet to a point on the Centerline of NE 96th Street, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°03'31" West, 50.00 feet; thence Northeasterly, on a curve to the left, having an initial tangent bearing of North 89°56'29" East, a radius of 35.00 feet, a central angle of 90°00'00", an arc distance of 54.98 feet; thence North 0°03'31" West, 132.30 feet; thence North 03°47'41" East, 89.28 feet; thence North 0°03'31" West, 64.83 feet; thence Northerly, on a curve to the right, tangent to the last described course, having a radius of 990.00 feet, a central angle of 14°35'04", an arc distance of 252.00 feet; thence North 65°29'34" West, 220.53 feet; thence South 87°47'37" West, 108.86 feet; thence South 75°00'42" West, 377.76 feet; thence North 15°37'12" West, 142.52 feet; thence Southwesterly, on a curve to the left, having an initial tangent bearing of South 73°55'03" West, a radius of 4955.00 feet, a central angle of 0°21'01", an arc distance of 30.28 feet; thence North 16°25'58" West, 50.00 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of North 73°34'02" East, a radius of 15.00 feet, a central angle of 89°32'36", an arc distance of 23.44 feet; thence North 15°58'34" West, 94.64 feet; thence Northwesterly on a curve to the left, tangent to the last described course, having a radius of 1975.00 feet, a central angle of 00°38'56", an arc distance of 22.36 feet; thence North 73°22'30" East, 50.00 feet; thence North 73°32'42" East, 76.82 feet; thence North 73°28'08" East, 516.57 feet; thence North 44°53'03" East, 68.93 feet; thence North 35°10'12" West, 165.44 feet; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 54°49'48" West, a radius of 1025.00 feet, a central angle of 0°19'20", an arc distance of 5.76 feet; thence North 34°50'52" West, 143.21 feet; thence North 29°47'56" West, 82.40 feet; thence North 31°48'45" West, 80.38 feet; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 58°11'15" West, a radius of 1110.00 feet, a central angle of 0°25'27" West, an arc distance of 8.22 feet; thence North 31°23'18" West, 115.98 feet; thence North 48°14'04" East, 130.00 feet; thence Northwesterly, on a curve to the left, having an initial tangent bearing of North 41°45'56" West, a radius of 845.00 feet, a central angle of 01°17'31", an arc distance of 19.05 feet; thence North 46°56'34" East, 188.51 feet; thence South 47°47'48" East, 32.32 feet; thence South 35°06'53" East, 119.63 feet; thence South 27°58'14" East, 143.32 feet; thence South 34°06'02" East, 127.29 feet; thence South 43°02'42" East, 125.89 feet; thence South 54°46'23" East, 248.22 feet; thence South 69°51'50" East, 60.00 feet; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 20°08'10" West, a radius of 2035.00 feet, a central angle of 07°50'20", an arc distance of 278.41 feet; thence South 27°58'29" West, 258.52 feet; thence Southerly, on a curve to the left, having a radius of 600.00 feet, a central angle of 28°02'00", an arc distance of 293.53 feet; thence South 0°03'31" East, 394.15 feet; thence Easterly, on a curve to the left, tangent to the last described course, having a radius of 35.00 feet, a central angle of 90°00'01", an arc distance of 54.98 feet; thence South 0°03'31" East, 62.00 feet to a point on the aforementioned Centerline of said NE 96th Street; thence North 89°56'29" West, along said Centerline, 156.00 feet to the True Point of Beginning. Containing 15.58 acres, more or less.

Note: The above-described Property has been platted. The recording information identifying such Plat is shown in Recital A of the Declaration to which this **Exhibit A** is attached.

R29197

AUG 16 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

02 AUG 16 P 3:12B

BOOK # 3725 PAGE 928
ROBERT T. SEVIER
RECORDER OF DEEDS
by Debra Bliss
Deputy

BOOK 3725 PAGE 928

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title:	First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date:	August 12, 2002
Grantor Names:	Hunt Midwest Real Estate Development, Inc.
Grantee Names:	N/A
Statutory Address:	Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description:	See Exhibit A attached hereto
Reference Book and Page:	Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, Document No. R24799, Book 3699, Page 69

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

THIS FIRST SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of August 12, 2002, by HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri corporation (the "Developer"), with its principal office and mailing address at 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 "Plat"), covering the real property formerly legally described as shown therein and on EXHIBIT A attached thereto and to the Declaration defined below) and platting the same into Lots, Tracts and the streets, roadways, private open space and other areas shown and marked thereon (the "Property"). The Plat was approved on July 2, 2002, by the City Council of the City of Kansas City, Missouri (the "City"), and was recorded on July 24, 2002, 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 such Recorder of Deeds' Office (the "Declaration"), pursuant to which the Developer subjected the Property to certain covenants, conditions, restrictions and easements for the purposes of protecting the value and desirability of the Property.

STEWART TITLE
2601 KENDALLWOOD PKWY.
GLADSTONE, MO 64119

C. Pursuant to Article 16.2 of the Declaration, the Developer reserved to itself the right to amend and supplement the Declaration prior to the Turnover Date (as therein defined), which has not yet occurred.

D. 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").

E. On ~~8-14~~ ⁷⁻¹², 2002, the Developer executed that certain subdivision plat entitled "BENSON PLACE TOWNHOMES - FIRST PLAT" (the "Townhomes First Plat"), covering the real property formerly legally described as shown therein and on EXHIBIT A 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 and as identified on private open space and other areas shown and marked thereon EXHIBIT A attached to this Supplemental Declaration (the "First Expansion Property"), which Townhomes First Plat was approved on 7-25, 2002, by the City Council of the City, and was recorded on 8-14, 2002, in Cabinet F, at Sleeve 30, in said Recorder of Deeds' Office.

F. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas shown on the Townhomes First Plat.

G. 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 which constitute the First Expansion Property and to subject the First 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 which constitute the First Expansion Property.

2. Expansion Effective Upon Recording. The expansion set forth above, shall be effective immediately upon filing the Townhomes First Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Townhomes First 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 First 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 Townhomes First Plat and this Supplemental Declaration to include the First Expansion Property. For example, (i) "Lot" shall mean the Lots described in the Declaration and in the Plat described in the Declaration and in the Townhomes First 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 First Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Townhomes First Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. Use and Maintenance of Any Private Open Space and Storm Water Detention Tracts. Any private open space and storm water detention tracts shall be used and maintained by the Association under the terms of the Declaration, as amended, as an open green space area and for storm water detention purposes.

6. Amendment of Subsection 10.5(e) of Declaration. Subsection 10.5(e) of the Declaration is hereby amended to read as follows:

"(e) With respect to Single Family Residences only, any portion of a foundation protruding more than twelve inches (12") above the ground shall be painted the same color as the body of such Single Family Residence. This subsection shall not apply to Attached Patio Homes or Attached Townhomes regardless of anything to the contrary set forth elsewhere in this Declaration."

7. Amendment of Article 9, Party Walls and Related Matters. Article 9 of the Declaration is hereby amended by adding thereto new Article 9.11, Utilities' Easements, as follows:

"9.11 Utilities Easements. Easements are hereby granted through all attached Patio Homes and Attached Townhomes to the extent necessary or desirable for the installation, maintenance, repair and replacement of utilities lines, pipes, conduits, cables and other facilities commonly serving more than one (1) Attached Patio Home or Attached Townhome. The responsibility for repairs and maintenance thereto shall be as set forth in Article 9.2 above."

8. Amendment to Article 10.5(i). Article 10.5(i) of the Declaration is hereby amended to read as follows:

"(i) All water, gas, electricity, sewer, telephone, cable television and other utilities or services shall be run underground to each Single Family Residence Lot, each Attached Patio Home Lot and each Attached Townhome Lot provided that any such utilities commonly serving more than one (1) Attached Patio Home or Attached Townhome may be run through the easements described in Article 9.11 above."

9. 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, the First Expansion Property or 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.

By:

Ora Reynolds

Ora H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By:

Donald K. Hagan, Secretary

Ron Anderson, Asst. Secretary

ACKNOWLEDGMENT

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

On this 12th day of August, 2002, 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 Vice President and General Manager of Residential Development 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.

Donna K. Willis
Signature of Notary Public

(Notary Seal)

DONNA K. WILLIS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 2005

Typed or Printed Name of Notary

My Commission expires:

11/1/05

BOOK 3725 PAGE 931

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

Legal Description of First Expansion Property:

Lots A and B, BENSON PLACE TOWNHOMES - FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of First Expansion Property Prior to Platting:

A subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1399.51 feet; thence North 0°41'52" East, 734.69 feet to a point on the Easterly right-of-way of N. McKinley Avenue, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 09°51'07" East, a radius of 600.00 feet, a central angle of 18°07'23", an arc distance of 189.78 feet; thence North 27°58'29" East along said Easterly line, 258.52 feet; thence Northerly along said Easterly line, on a curve to the left, tangent to the last described course, having a radius of 2035.00 feet, a central angle of 06°37'41", an arc distance of 235.41 feet; thence South 68°38'45" East, 385.35 feet; thence South 19°30'49" East, 180.70 feet; thence South 32°24'14" West, 130.15 feet; thence South 70°10'52" West, 121.62 feet; thence South 34°01'16" West, 137.85 feet; thence South 04°08'27" East, 50.00 feet; thence South 39°29'39" West, 182.14 feet; thence North 65°29'34" West, 350.81 feet to the True Point of Beginning. Containing 6.86 acres, more or less.

Note: The above-described Property has been platted. The recording information identifying such Plat is shown in Recital A of the Supplemental Declaration to which this EXHIBIT A is attached

R29198

AUG 16 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

02 AUG 16 P 3:13 PM

BOOK 3725 PAGE 933

ROBERT T. SEVIER
RECORDER OF DEEDSBy *Dubla Blas*
Deputy

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title:	Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date:	August 13, 2002
Grantor Names:	Hunt Midwest Real Estate Development, Inc.
Grantee Names:	N/A
Statutory Address:	Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description:	See Exhibit A 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

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

THIS SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of August 13, 2002, 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, 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 the First

Benson Place - 1st Plat (Landscaping and Fencing Restrictions)

276685v1

STEWART TITLE 02041219
2601 KENDALLWOOD PKWY.
CLADSTONE MO 64119

32-00
(4)

Supplement thereto dated 8-12, 2002, which was recorded on 8-14, 2002, under Document No. R29197, in Book 3725, at Page 928, in said Recorder of Deeds Office (pursuant to which the "First Expansion Property" as identified therein was subjected to the Declaration) [collectively, the "**Declaration**"], pursuant to which the Developer subjected the Property and the First Expansion Property to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. The Developer presently owns all of the Lots of the First Plat containing the "Restricted Areas" described below.

D. The Developer desires to impose certain landscaping and fencing restrictions on certain Lots of the First Plat as set forth therein.

E. Pursuant to Section 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

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

1. **Landscaping Reservations, Rights, Easements and Restrictions Applicable to Portions of Certain Lots.** Those portions of those certain Lots of the First Plat legally described and identified on **EXHIBIT A** attached to this Supplemental Declaration (the "**Restricted Areas**") are hereby subjected to the following:

(a) The Developer, for itself and the Association, reserves and retains an exclusive perpetual easement over, along, across, through and under the Restricted Areas for the installation, location, erection, placement, construction, reconstruction, replacement, maintenance, operation and repair of landscaping and landscape features of any and all kinds including, without limitation, sod or seeding with grass, herbaceous plantings, planting of trees and shrubs of any and all kinds, sculptures or art works and fencing of any kind (i.e. split rail, white farm, wrought iron or otherwise) [collectively, the "**Landscape Features**"].

(b) The foregoing notwithstanding, until such time as the Developer or the Association installs any such Landscape Features (which it or they may, but shall not be obligated to, do at any time), the Owners of the Lots which contain the Restricted Areas shall sod or seed with grass and mow and maintain such Restricted Areas in good condition.

2. **Fencing Restriction.** The Owners of the Lots which contain the Restricted Areas shall not at any time install, erect or construct on or in any part of such Lots (whether or not in the Restricted Areas) any fencing of any type and, in the event of any violation of the foregoing, the Developer or the Association at any time may enter upon such Lots and remove or cause the removal of any such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

3. **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, as previously supplemented and as supplemented and amended by this Supplemental 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 Benson Place Property or 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, Vice President and General
Manager of Residential Development

ATTEST:

By:

Donald K. Hagan
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)

On this 13th day of August, 2002, before me, the undersigned Notary Public, appeared Ora H. Reynolds, who, being by me duly sworn, did say that she is the Vice President and General Manager of Residential Development of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that she executed the foregoing Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements on behalf of said corporation, with full authority to do so, and she acknowledged that she executed the same as the free act and deed of said corporation.

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

{Notary Seal}

Donna K. Willis
Signature of Notary Public in and for said County and State
DONNA K WILLIS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 2005

Typed or Printed Name of Notary Public

My Commission expires:

11/1/05

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

Description of Restricted Areas

(See Paragraphs 1 and 2 on Landscaping and Fencing Restrictions)

The east fifteen (15) feet of each of Lots 1, 22, 23 and 44, BENSON PLACE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri.

BOOK 3725 PAGE 936

R36640

SEP 23 2002

CLAY COUNTY
RECORDERS OFFICE
SEP 23 11 51 AM '02
BOOK 3780 PAGE 238
ROBERT E. SEVIER
RECORDER OF DEEDS
By *Charles Carter*
Dputy

BOOK 3780 PAGE 238

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Third Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: *September 23* 2002
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: See Exhibit A 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

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

THIS THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of *September 23rd* 2002, 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 the First Supplement thereto date August 12, 2002, which was recorded on August 16, 2002, under Document No. R29197, Book 3725, Page 928, in said Recorder of Deeds

02041216

STEWART TITLE

Benson Place - Sign Monumentation Easements

Office (pursuant to which the "First Expansion Property" as identified therein was subjected to the Declaration), and by the Second Supplement thereto date August 13, 2002, which was recorded on August 16, 2002, under Document No. R29198, Book 3725, Page 933, in said Recorder of Deeds [collectively, the "Declaration"], pursuant to which Declaration the Developer subjected the Benson Place Property, as expanded by the First Expansion Property, to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. The Developer owns other properties adjacent or nearby to the Benson Place Property and desires to grant easements on three (3) Tracts of such properties to the Association identified below for purposes of erecting thereon and maintaining entrance signs and monumentation identifying the Benson Place Subdivision.

D. Pursuant to Section 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

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

1. **Easements for Sign Monumentation and Landscaping.** The Developer hereby grants to the Benson Place Home Owner's Association (the "Association") an irrevocable and perpetual easement in, on, over, under and through those certain three (3) parcels or tracts of real property legally described on **EXHIBIT A** attached hereto and incorporated herein by reference for purposes of erecting, installing or constructing thereon, and thereafter maintaining, repairing and replacing, entrance or other signs and monuments identifying the Benson Place Subdivision and related landscaping features.

2. **Installation by Developer.** The Developer, at its cost and expense, shall install, construct and erect such sign monumentation on such three (3) parcels.

3. **Maintenance by Association.** After such sign monumentation is installed, constructed and erected by the Developer, the Association shall thereafter maintain and repair the same and keep the same in good condition as a Common Expense.

4. **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, as previously supplement and as supplemented and amended by this Supplemental 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 Benson Place Property or 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.

By: 

Ora H. Reynolds, Vice President and General
Manager of Residential Development

ATTEST:

By:


Donald K. Hagan, Secretary



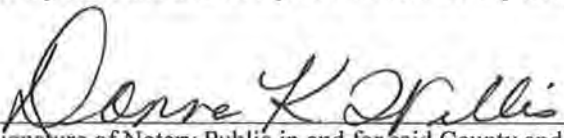
ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)

On this 23rd day of September, 2002, before me, the undersigned Notary Public, appeared Ora H. Reynolds, who, being by me duly sworn, did say that she is the Vice President and General Manager of Residential Development of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that she executed the foregoing Third Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements on behalf of said corporation, with full authority to do so, and she acknowledged that she executed the same as the free act and deed of said corporation.

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

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005


Signature of Notary Public in and for said County and State

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

My Commission expires:

11/1/05

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

Legal Descriptions of Sign Monument Easement Tracts

Monument Easement #1

A tract of land in the Southeast quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southeast quarter; thence North 0°31'26" East along the East line of said Southeast Quarter, 262.60 feet; thence North 89°28'34" West, 1339.88 feet to the True Point of Beginning of the tract to be herein described; thence South 0°03'31" East, 34.91 feet; thence Southwesterly on a curve to the right, tangent to the last described course, having a radius of 35.00 feet, an arc distance of 54.98 feet; thence South 89°56'29" West, 29.50 feet; thence North 0°03'31" West, 31.73 feet; thence North 44°56'29" East, 54.00 feet; thence North 89°56'29" East, 26.31 feet to the True Point of Beginning.

Monument Easement #2

A tract of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 0°31'26" East along the East line of said Southeast Quarter, 206.24 feet; thence North 89°28'34" West, 1187.25 feet to the True Point of Beginning of the tract to be herein described; thence South 89°56'29" West, 31.05 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 35.00 feet, an arc distance of 54.98 feet; thence North 0°03'31" West, 27.95 feet; thence North 89°56'29" East, 27.87 feet; thence South 45°03'31" East, 54.00 feet; thence South 0°03'31" East, 24.76 feet to the True Point of Beginning.

Monument Easement #3

A tract of land in the Southwest Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence North 0°38'32" East along the East line of said Southwest Quarter, 190.76 feet; thence North 89°21'28" West, 81.15 feet to the True Point of Beginning of the tract to be herein described; thence North 82°04'57" West, 22.09 feet; thence North 88°55'31" West, 8.19 feet to a point on the Easterly right-of-way line of N. Tullis Drive, as now established; thence Northerly along said Easterly line, on a curve to the right, tangent to the last described course, having a radius of 35.00 feet, an arc distance of 54.29 feet; thence North 0°03'31" West along said Easterly line, 30.56 feet; thence North 89°56'29" East, 26.19 feet; thence South 45°03'31" East, 54.00 feet; thence South 0°03'31" East, 30.60 feet to the True Point of Beginning.

R39449

OCT 04 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

02 OCT -4 P 1:17 P

BOOK 3799 PAGE 120
ROBERT T. SEVIER
RECORDER OF DEEDS

By *Mindy McKay*
Deputy

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Fourth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: *September 24*, 2002
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: See Exhibit A 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

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

THIS FOURTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of *September 24*, 2002, 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 the First Supplement thereto date August 12, 2002, which was recorded on August 16, 2002, under Document No. R29197, Book 3725, Page 928, in said Recorder of Deeds

Benson Place - Patio Homes - 1st Plat

Office (pursuant to which the "First Expansion Property" as identified therein was subjected to the Declaration), by the Second Supplement thereto date August 13, 2002, which was recorded on August 16, 2002, under Document No. R29198, in Book 3725, at Page 933, and by the Third Supplement thereto dated September 23, 2002, which was recorded on September 23, 2002, under Document No. R36640, in Book 3780, at Page 238, in said Recorder of Deeds Office [collectively, the "Declaration"], pursuant to which Declaration the Developer subjected the Benson Place Property, as expanded by the First Expansion Property, to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. Pursuant to Section 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On Oct 4, 2002, the Developer executed that certain subdivision plat entitled "BENSON PLACE PATIO HOMES - FIRST PLAT" (the "Patio Homes First Plat"), covering the real property formerly legally described as shown therein and on **EXHIBIT A** 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 and as identified on private open space and other areas shown and marked thereon **EXHIBIT A** attached to this Supplemental Declaration (the "Second Expansion Property"), which Patio Homes First Plat was approved on 9-12, 2002, by the City Council of the City, and was recorded on 10-4, 2002, in Cabinet F, at Sleeve 34, in said Recorder of Deeds' Office. Document No. R 39448

F. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas shown on the Patio Homes First Plat.

G. 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 which constitute the Second Expansion Property and to subject the Second 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 which constitute the Second Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Patio Homes First Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Patio Homes First 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 Second 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 Patio Homes First Plat and this Supplemental Declaration to include the Second 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 Patio Homes First 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 Second Expansion Property,

shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Patio Homes First Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Use and Maintenance of Tracts.** Tract 1 of Patio Homes First Plat shall be used for clubhouse and swimming pool, including Subdivision signage monumentation. Tracts 2 and 3 of Patio Homes First Plat shall be used for walking trails and related amenities. Once said improvements are installed or developed by the Developer, said Tracts shall be maintained and repaired by the Association under the terms of the Declaration, as amended, for such purposes.

6. **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, the Second Expansion Property or 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, Vice President and General Manager
of Residential Development

ATTEST:

By: *Donald K. Hagan*
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 24th day of September, 2002, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
(Notary Seal) **STATE OF MISSOURI**
County of Clay
My Commission Expires November 1, 2005
My Commission expires: 11/1/05

Donna K Willis
Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
Typed or Printed Name of Notary **STATE OF MISSOURI**
County of Clay
My Commission Expires November 1, 2005

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

Legal Description of Second Expansion Property: Lots A, B and C and Tracts 1, 2 and 3, BENSON PLACE PATIO HOMES – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Second Expansion Property Prior to Platting: A subdivision of land in the Southwest corner of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence North 0°38'32" East along the East line of said Southwest Quarter, 128.78 feet to a point on the Centerline of NE 96th Street, as now established; thence North 88°55'31" West along said Centerline, 111.74 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 88°55'31" West along said Centerline, 424.12 feet; thence North 0°03'31" West, 322.70 feet; thence North 57°47'49" East, 343.38 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 14°12'03" West, a radius of 488.00 feet, central angle of 01°25'29", an arc distance of 12.13 feet; thence North 15°37'32" West, 419.47 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 1525.00 feet, a central angle of 01°19'22", an arc distance of 35.21 feet; thence South 81°23'09" West, 309.09 feet; thence South 75°11'03" West, 129.84 feet; thence South 15°08'31" East, 37.57 feet; thence South 75°06'40" West, 212.78 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 14°53'20" West, a radius of 875.00 feet, a central angle of 01°44'22", an arc distance of 26.56 feet; thence South 72°03'43" West, 326.69 feet to a point on the West line of the East One-Half of said Southwest Quarter; thence North 0°46'59" East along said West line, 934.25 feet; thence South 89°13'01" East, 36.18 feet; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 975.00 feet, a central angle of 06°56'03", an arc distance of 118.00 feet; thence North 83°50'56" East, 14.38 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°16'58", an arc distance of 23.64 feet; thence North 84°00'43" East, 50.00 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 06°24'43" East, a radius of 15.00 feet, a central angle of 89°44'21", an arc distance of 23.49 feet; thence North 83°50'56" East, 170.44 feet; thence Easterly on a curve to the right, tangent to the last described course, having a radius of 725.00 feet, a central angle of 16°11'18", an arc distance of 204.84 feet; thence Northerly on a curve to the left, having a common tangent to the last described course, a radius of 15.00 feet, a central angle of 87°39'54", an arc distance of 22.95 feet; thence South 81°34'37" East, 50.12 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 12°30'07" West, a radius of 15.00 feet, a central angle of 92°34'31", an arc distance of 24.24 feet; thence South 80°04'23" East, 200.59 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 88°30'42", an arc distance of 23.17 feet; thence South 78°35'05" East, 50.00 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 11°24'55" West, a radius of 1475.00 feet, a central angle of 28°33'48", an arc distance of 735.32 feet; thence South 17°08'53" East, 411.43 feet; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 812.00 feet, a central angle of 17°05'22", an arc distance of 242.19 feet; thence South 0°03'31" East, 174.55 feet; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 35.00 feet, a central angle of 88°52'00", an arc distance of 54.29 feet; thence South 01°04'29" West, 64.00 feet to the True Point of Beginning. Containing 22.33 acres, more or less.

Note: The above-described Property has been platted. The recording information identifying such Plat is shown in **Recital E** of the Supplemental Declaration to which this **EXHIBIT A** is attached.

S09742

STATE OF MO.
CLAY COUNTY
I CERTIFY IN R. REC'D

2003 JUL 25 P 2:27 P

BOOK# 4246 PAGE# 281
ROBERT J. SEVIER
RECORDER OF DEEDS

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

STEWART TITLE

02102933

Document Title: Fifth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: April 25th, 2003
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: ~~***~~ Benson Place
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: 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

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

THIS FIFTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 25th, 2003, 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 Supplement 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.

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414 EAST 12th ST.
KANSAS CITY, MO 64106

Benson Place - 2nd Plat

C. Pursuant to Section 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On 5/22, 2003, the Developer executed that certain subdivision plat entitled "BENSON PLACE - SECOND PLAT" (the "Second 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 "Third Expansion Property"), which Second Plat was approved on 6/12, 2003, by the City Council of the City, and was recorded on July 25, 2003, under Document No. 509741, in Cabinet F, at Sleeve 87, in said Recorder of Deeds' Office.

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

G. 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 Third Expansion Property and to subject the Third 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 Third Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Second Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Second 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 Third 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 Second Plat and this Supplemental Declaration to include the Third 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 Second 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 Third Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Second Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Landscaping Reservations, Rights, Easements and Restrictions Applicable to Portions of Certain Lots.** The west fifteen (15) feet of Lots 57 and 58 of the Second Plat (the "Restricted Areas") are hereby subjected to the following:

(a) The Developer, for itself and the Association, reserves and retains an exclusive perpetual easement over, along, across, through and under the Restricted Areas for the installation, location, erection, placement, construction, reconstruction, replacement, maintenance, operation and repair of landscaping and landscape features of any and all kinds including, without limitation,

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KANSAS CITY, MO 64106

sod or seeding with grass, herbaceous plantings, planting of trees and shrubs of any and all kinds, sculptures or art works and fencing of any kind (i.e. split rail, white farm, wrought iron or otherwise) [collectively, the "Landscape Features"].

(b) The foregoing notwithstanding, until such time as the Developer or the Association installs any such Landscape Features (which it or they may, but shall not be obligated to, do at any time), the Owners of the Lots which contain the Restricted Areas shall sod or seed with grass and mow and maintain such Restricted Areas in good condition.

6. **Fencing Restriction.** The Owners of the above-described Lots which contain the Restricted Areas shall not at any time install, erect or construct on or in any part of such Lots (whether or not in the Restricted Areas) any fencing of any type and, in the event of any violation of the foregoing, the Developer or the Association at any time may enter upon such Lots and remove or cause the removal of any such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

7. **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, the Third Expansion Property or 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, Vice President and General Manager
of Residential Development

ATTEST:

By:



Donald K. Hagan, Secretary

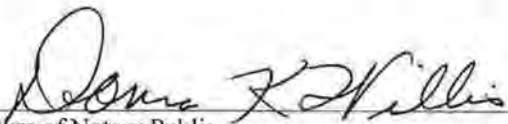
"OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64108

ACKNOWLEDGMENT

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

On this 25th day of April, 2003, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005
(Notary Seal)



Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

Typed or Printed Name of Notary
My Commission Expires November 1, 2005

My Commission expires:

11/1/05

"OFFICE OF THE CITY CLERK"
5TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64106

EXHIBIT A

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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	Second	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)

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

Legal Description of Third Expansion Property: Lots 45 through and including 89, BENSON PLACE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Third Expansion Property Prior to Platting:

A subdivision of land in the Southeast Quarter and the Southwest Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence North 0°38'32" East along the West line of said Southeast Quarter, 657.54 feet; thence South 89°21'28" East, 217.45 feet to the True Point of Beginning of the tract to be herein described; thence North 76°53'28" West, 361.38 feet; thence South 72°12'31" West, 77.95 feet to a point on the Easterly right-of-way line of N. Tullis Drive, as now established; thence North 17°08'53" West along said Easterly line, 337.89 feet; thence Northerly along said Easterly line, on a curve to the right, tangent to the last described course, having a radius of 1475.00 feet, a central angle of 0°54'42", an arc distance of 23.47 feet; thence North 80°18'13" East, 231.97 feet; thence South 82°29'21" East, 136.57 feet; thence South 58°04'56" East, 110.07 feet; thence South 70°41'13" East, 100.28 feet; thence South 81°42'23" East, 73.28 feet; thence North 86°11'06" East, 54.58 feet; thence North 73°35'27" East, 129.52 feet; thence North 14°49'36" West, 130.61 feet; thence North 17°16'06" West, 50.00 feet; thence North 72°43'54" East, 5.66 feet; thence North 17°16'06" West, 143.59 feet; thence North 67°09'24" East, 45.93 feet; thence North 74°25'25" East, 90.33 feet; thence North 79°10'11" East, 136.86 feet; thence North 72°14'33" East, 136.00 feet; thence North 69°03'06" East, 117.57 feet; thence North 59°17'06" East, 144.53 feet to a point on the Westerly line of BENSON PLACE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 29°47'56" East along said Westerly line, 38.88 feet; thence South 34°50'52" East along said Westerly line, 143.21 feet; thence Northeasterly along said Westerly line, on a curve to the left, having an initial tangent bearing of North 55°09'08" East, a radius of 1025.00 feet, a central angle of 0°19'20", an arc distance of 5.76 feet; thence South 35°10'12" East along said Westerly line, 165.44 feet; thence South 44°53'03" West along said Westerly line, 68.93 feet; thence South 73°28'08" West along said Westerly line, 516.57 feet; thence South 73°32'42" West along said Westerly line, 76.82 feet; thence South 73°22'30" West along said Westerly line, 50.00 feet; thence Southerly along said Westerly line, on a curve to the right, having an initial tangent bearing of South 16°37'30" East, a radius of 1975.00 feet, a central angle of 0°38'56", an arc distance of 22.36 feet; thence South 15°58'34" East along said Westerly line, 94.64 feet; thence Southerly along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 89°32'36", an arc distance of 22.44 feet; thence South 16°25'58" East along said Westerly line, 50.00 feet; thence Easterly along said Westerly line, on a curve to the right, having an initial tangent bearing of North 73°34'02" East, a radius of 4955.0 feet, a central angle of 0°21'01", an arc distance of 30.28 feet; thence South 15°37'12" East along said Westerly line, 142.52 feet; thence South 75°00'42" West, 191.64 feet; thence South 78°13'06" West, 129.50 feet; thence South 89°07'25" West, 140.25 feet to the True Point of Beginning. Containing 12.49 acres, more or less.

Note: The above-described Property has been platted. The recording information identifying such Plat is shown in **Recital E** of the Supplemental Declaration to which this **EXHIBIT B** is attached.

299950v1
"OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
114 EAST 12th ST.
KANSAS CITY, MO 64106

Benson Place – 2nd Plat

S18375

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

2003 APR 25 P 2:17 PM

BOOK# 4301 PAGE# 819
ROBERT J. SEVIER
REC'D - CLAY COUNTY

(Space above reserved for Recorder of Deeds certification)

STEWART TITLE
03042398

Title of Document: SIXTH SUPPLEMENT TO DECLARATION OF HOMES
ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS OF BENSON PLACE Date of Document: APRIL 25, 2003

Grantor(s): HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Grantee(s): CITY OF KANSAS CITY

Grantee(s) Mailing Address: 414 E 12 STREET, 25TH FLOOR, KANSAS
CITY, MO. 64106

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION ON PAGE 5

Reference Book and Page(s):

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Sixth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: April 25, 2003
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: 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

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

THIS SIXTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 25, 2003, 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

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414 EAST 12th ST.
KANSAS CITY, MO 64106

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 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On _____, 2003, the Developer executed that certain subdivision plat entitled "BENSON PLACE TOWNHOMES – SECOND PLAT" (the "Townhomes Second 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 "Fourth Expansion Property"), which Townhomes Second Plat was approved on _____, 2003, by the City Council of the City, and was recorded on _____, 2003, under Document No. _____, in Cabinet ____, at Sleeve _____, in said Recorder of Deeds' Office.

F. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Townhomes Second Plat.

G. 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 Fourth Expansion Property and to subject the Fourth 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 Fourth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Townhomes Second Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Townhomes Second 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 Fourth 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 Townhomes Second Plat and this Supplemental Declaration to include the Fourth 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 Townhomes Second 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 Fourth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Townhomes Second Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **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,

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414 EAST 12th ST.
KANSAS CITY, MO 64106

Benson Place – Townhomes – 2nd Plat

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, the Fourth Expansion Property or 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, Vice President and General Manager
of Residential Development

ATTEST:

By:

Donald K. Hagan
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 25th day of April, 2003, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
(Notary Seal) County of Clay
My Commission Expires November 1, 2005

Donna K Willis
Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

Typed or Printed Name of Notary
My Commission Expires November 1, 2005

My Commission expires:

11/1/05

"OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64106
299964v1

**EXHIBIT A
TO
SIXTH 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	Second	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)
__-__-03/ __-__-03	Doc. # /Book , Page	Fifth	Benson Place – 2 nd Plat (3 rd Expansion Property)

"OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64108

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

Legal Description of Fourth Expansion Property: Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Fourth Expansion Property Prior to Platting:

A subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows

Commencing at the Southeast corner of said Southeast Quarter; thence North 0°31'26" East along the East line of said Southeast Quarter, 1224.48 feet; thence North 89°28'34" West, 614.59 feet to the Northeast corner of BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 68°38'45" West along the Northerly line of said BENSON PLACE TOWNHOMES – FIRST PLAT, 385.35 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established; thence Northerly along said Easterly line, on a curve to the left, having an initial tangent bearing of North 21°20'49" East, a radius of 2035.00 feet, a central angle of 01°12'49", an arc distance of 43.01 feet; thence North 69°51'50" West, 60.00 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 20°08'10" East, a radius of 1975.00 feet, a central angle of 04°23'26", an arc distance of 151.34 feet; thence Northwesterly on a curve to the left, having a common tangent with the last described course, a radius of 25.00 feet, a central angle of 84°59'34", an arc distance of 37.09 feet; thence North 07°18'52" East, 51.55 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of South 67°53'16" East, a radius of 25.00 feet, a central angle of 99°19'41", an arc distance of 43.34 feet; thence Northerly on a curve to the left, having a common tangent with the last described course, a radius of 1975.00 feet, a central angle of 03°49'46", an arc distance of 132.00 feet; thence South 81°02'43" East, 60.00 feet; thence South 62°57'28" East, 232.56 feet; thence South 45°06'40" East, 180.79 feet; thence South 12°51'07" East, 97.47 feet; thence South 15°11'33" West, 68.68 feet; thence South 29°11'25" West, 194.40 feet to the True Point of Beginning. Containing 4.31 acres, more or less.

Note: The above-described Property has been platted. The recording information identifying such Plat is shown in **Recital E** of the Supplemental Declaration to which this **Exhibit B** is attached.

"OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64106

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

S83939

2004 JUL 22 A 9:56 8

BOOK# 4696 PAGE# 904
ROBERT T. SEVIER
RECORDER OF DEEDS

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Seventh Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: April 8, 2004
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A ~~THE PUBLIC~~ Benson Place-3rd Plat
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Descriptions: See Exhibit B attached Page 6 + 7
Reference Book and Page: Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, Document No. R24799, Book 3699, Page 69

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

THIS SEVENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 8, 2004, 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.

STEWART TITLE
04010743

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 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On _____, 2004, the Developer executed that certain subdivision plat entitled "BENSON PLACE - THIRD PLAT" (the "Third 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 "Fifth Expansion Property"), which Third Plat was approved on _____, 2004, by the City Council of the City, and was recorded on July 22, 2004, under Document No. 882938, in Cabinet 7, at Sleeve 135, in said Recorder of Deeds' Office.

F. On _____, 2004, the Developer executed that certain subdivision plat entitled "BENSON PLACE DETENTION PLAT" (the "Detention 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 Tract A, a tract for private open space and storm water detention facilities as shown and marked thereon (the "Detention Tract"), which Detention Plat was approved on _____, 2004, by the City Council of the City, and was recorded on July 22, 2004, under Document No. 882934, in Cabinet 7, at Sleeve 135, in said Recorder of Deeds' Office.

G. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Third Plat and the Detention Plat.

H. 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 Fifth Expansion Property and the Detention Tract and to subject the Fifth Expansion Property and the Detention Tract 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 Fifth Expansion Property and the Detention Tract.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Third Plat, the Detention Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of Third Plat, the Detention 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 Fifth Expansion Property and the Detention Tract.

3. **Expansion of Definitions.** The definitions contained in the Declaration are hereby expanded to encompass and refer to the Property, as expanded by the Third Plat, the Detention Plat and this Supplemental Declaration to include the Fifth Expansion Property and the Detention Tract. 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 Third 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 Fifth Expansion Property, and the Detention Tract, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Third Plat, the Detention Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Landscaping Reservations, Rights, Easements and Restrictions Applicable to Portions of Certain Lots.** The west fifteen (15) feet of Lots 132 and 133 of the Third Plat (the "Restricted Areas") are hereby subjected to the following:

(a) The Developer, for itself and the Association, reserves and retains an exclusive perpetual easement over, along, across, through and under the Restricted Areas for the installation, location, erection, placement, construction, reconstruction, replacement, maintenance, operation and repair of landscaping and landscape features of any and all kinds including, without limitation, sod or seeding with grass, herbaceous plantings, planting of trees and shrubs of any and all kinds, sculptures or art works and fencing of any kind (i.e. split rail, white farm, wrought iron or otherwise) [collectively, the "Landscape Features"].

(b) The foregoing notwithstanding, until such time as the Developer or the Association installs any such Landscape Features (which it or they may, but shall not be obligated to, do at any time), the Owners of the Lots which contain the Restricted Areas shall sod or seed with grass and mow and maintain such Restricted Areas in good condition.

6. **Fencing Restriction.** The Owners of the above-described Lots which contain the Restricted Areas shall not at any time install, erect or construct on or in any part of such Lots (whether or not in the Restricted Areas) any fencing of any type and, in the event of any violation of the foregoing, the Developer or the Association at any time may enter upon such Lots and remove or cause the removal of any such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

7. **Association's Maintenance of Detention Tract.** Pursuant to Paragraph 2 above, the Detention Tract is conveyed to the Association. The Association, the Developer or both either has entered into or will enter into that certain Covenant to Maintain Storm Water Detention Facility – Benson Place Detention Plat (the "Covenant") with the City pursuant to which the Association shall maintain, repair and replace, when and as necessary, the storm water detention facilities to be constructed thereon by the Developer in accordance with the provisions of such Covenant. The Covenant is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

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, the Fifth Expansion Property, the Detention Tract or 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, Vice President and General Manager
of Residential Development

ATTEST:

By:

Donald K. Hagan

Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 8th day of April, 2004, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

My Commission Expires November 1, 2005
(Notary Seal)

Donna K. Willis
Signature of Notary Public
DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

My Commission Expires November 1, 2005
Typed or Printed Name of Notary

My Commission expires:

11/1/05

EXHIBIT A
TO
SEVENTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION
AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF BENSON PLACE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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	Second	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)

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

Legal Description of Fifth Expansion Property: Lots 90 through and including 143, BENSON PLACE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Fifth Expansion Property Prior to Platting:

A subdivision of land in the Southwest Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

A subdivision of land in the Southwest Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 0°38'32" East along the East line of said Southwest Quarter, 1055.04 feet; thence North 89°21'28" West, 319.59 feet to a point on the Easterly line of North Tullis Avenue, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 16°14'12" West, a radius of 1475.00 feet, a central angle of 14°04'12", an arc distance of 362.21 feet; thence North 84°44'52" East, 149.19 feet; thence North 79°56'54" East, 134.70 feet; thence North 74°19'31" East, 63.87 feet; thence North 71°38'37" East, 70.67 feet; thence North 62°34'49" East, 211.74 feet; thence North 60°21'20" East, 283.21 feet; thence North 47°02'15" West, 72.58 feet; thence North 38°24'13" West, 95.00 feet; thence South 51°35'47" West, 1.84 feet; thence North 38°24'13" West 50.00 feet; thence North 33°36'53" West, 89.64 feet; thence North 58°00'32" East, 178.61 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 31°59'28" East, a radius of 845.00 feet, a central angle of 01°29'24", an arc distance of 21.97 feet; thence North 56°31'08" East, 132.17 feet; thence South 34°19'59" East, 60.00 feet; thence South 40°21'40" East, 60.07 feet; thence South 42°53'27" East, 140.85 feet; thence South 39°39'27" East, 82.12 feet; thence South 29°04'14" East, 90.64 feet; thence North 56°05'54" East, 53.45 feet; thence South 41°55'21" East, 47.38 feet; thence South 31°23'18" East along the Westerly line of BENSON PLACE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and its Northerly prolongation, 130.00 feet; thence Easterly on a curve to the left, along said Westerly line, having an initial tangent bearing of North 58°36'42" East, a radius of 1110.00 feet, a central angle of 0°25'27", an arc distance of 8.22 feet; thence South 31°48'45" East along said Westerly line, 80.38 feet; thence South 29°47'56" East along said Westerly line, 43.51 feet to the Northeast corner of BENSON PLACE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 59°17'06" West along the Northerly line of said BENSON PLACE – SECOND PLAT, 144.53 feet; thence South 69°03'06" West along said Northerly line, 117.57 feet; thence South 72°14'33" West along said Northerly line, 136.00 feet; thence South 79°10'11" West along said Northerly line, 136.86 feet; thence South 74°25'25" West along said Northerly line, 90.33 feet; thence South 67°09'24" West along said Northerly line, 45.93 feet; thence South 17°16'06" East along said Northerly line, 143.59 feet; thence South 72°43'54" West along said Northerly line, 5.66 feet; thence South 17°16'06" East along said Northerly line, 50.00 feet; thence South 14°49'36" East along said Northerly line, 130.61 feet; thence South 73°35'27" West along said Northerly line, 129.52 feet; thence South 86°11'06" West along said Northerly line, 54.58 feet; thence North 81°42'23" West along said Northerly line, 73.28 feet; thence North 70°41'13" West along said Northerly line, 100.28 feet; thence North 58°04'56" West along said Northerly line, 110.07 feet; thence North 82°29'21" West along said Northerly line, 136.57 feet; thence

6

South 80°18'13" West along said Northerly line, 231.97 feet to the True Point of Beginning. Containing 15.54 acres, more or less.

Legal Description of Detention Tract: Tract A, BENSON PLACE DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Detention Tract Prior to Platting:

A subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 0°31'26" East along the East line of said Southeast Quarter, 381.84 feet to the True Point of Beginning of the tract to be herein described; thence Southwesterly on a curve to the left, having an initial tangent bearing of South 69°26'26" West, a radius of 572.96 feet, a central angle of 07°45'45", an arc distance of 77.63 feet; thence Southwesterly on a curve to the left, having an initial tangent bearing of South 81°38'14" West, a radius of 1232.00 feet, a central angle of 17°32'20", an arc distance of 377.13 feet; thence Southwesterly on a curve to the right, having a common tangent to the last described course, a radius of 1332.00 feet, a central angle of 10°05'40", an arc distance of 234.68 feet; thence South 89°56'29" West, 318.65 feet; thence North 01°52'45" East, 90.87 feet; thence North 21°05'42" East, 328.62 feet; thence North 75°40'04" East, 876.85 feet to a point on the aforementioned East line of said Southeast Quarter; thence South 0°31'26" West along said East line, 387.98 feet to the True Point of Beginning. Containing 8.73 acres, more or less.

Note: The above-described properties have been platted. The recording information identifying such Plats is shown in **Recitals E** and **F** of the Supplemental Declaration to which this **Exhibit B** is attached.

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

S83944

2004 JUL 22 A 10:04 9

BOOK# 4696 PAGE# 927
ROBERT T. SEVIER
RECORDER OF DEEDS

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Eighth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: May 6, 2004
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: Benson Place Townhomes - 3rd Plat
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Descriptions: See Exhibit B attached Page 5
Reference Book and Page: Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place, Document No. R24799, Book 3699, Page 69

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

THIS EIGHTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of May 6, 2004, 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.

STEWART TITLE
04010740

Benson Place -- Townhomes - 3rd Plat

C. Pursuant to Section 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On _____, 2004, the Developer executed that certain subdivision plat entitled "BENSON PLACE TOWNHOMES - THIRD PLAT" (the "Townhomes Third 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 "Sixth Expansion Property"), which Townhomes Third Plat was approved on _____, 2004, by the City Council of the City, and was recorded on July 22, 2004, under Document No. 888743, in Cabinet 7, at Sleeve 135 in said Recorder of Deeds' Office.

F. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Townhomes Third Plat.

G. 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 Sixth Expansion Property and to subject the Sixth 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 Sixth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Townhomes Third Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Townhome Third 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 Sixth 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 Townhomes Third Plat and this Supplemental Declaration to include the Sixth 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 Townhomes Third 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 Sixth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Townhomes Third Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Association's Maintenance of Detention Tract.** Pursuant to the Benson Place Detention Plat referred to in the Seventh Supplement identified on **EXHIBIT A** attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Sixth Expansion Property. The Association previously entered into that certain Covenant to Maintain Storm Water Detention Facility – Benson Place Detention Plat (the "Covenant") with the City pursuant to which the Association agreed to and shall maintain, repair and replace, when and as necessary, the

storm water detention facilities to be constructed thereon by the Developer in accordance with the provisions of such Covenant. The Covenant is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

6. Use and Maintenance of Any Private Open Space, Community Park Area and Sign Monumentation Tracts. Tract 1 and 2 of the Townhomes Third Plat and any other private open space or sign monumentation tracts shown on or in the Townhomes Third Plat shall be used and maintained by the Association under the terms of the Declaration, as amended, as private open green space areas, community park areas or for entrance or subdivision identification monumentation or any combination thereof, as applicable.

7. 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, the Sixth Expansion Property or 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, Vice President and General Manager
of Residential Development

ATTEST:

By: Donald K. Hagan
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 6th day of May, 2004, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
(Notary Seal) County of Clay
My Commission Expires November 1, 2005

My Commission expires:

11/1/05

Donna K Willis
Signature of Notary Public
DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
Typed or Printed Name of Notary
My Commission Expires November 1, 2005

EXHIBIT A
TO
EIGHTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION
AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF BENSON PLACE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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	Second	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)
7-22-04	Doc. # <u> </u> / Book <u>7</u> , Page <u>135</u> S83938	Seventh	Benson Place – 3 rd Plat (5 th Expansion Property) and Detention Plat

7-22-04 S83934 7.134 Detention Plat

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

Legal Description of Sixth Expansion Property: Lots D and E and Tracts 1 and 2, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Sixth Expansion Property Prior to Platting:

A subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence South 0°31'26" West along the East line of said Southeast Quarter, 518.42 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 0°31'26" West along said East line, 1345.96 feet; thence South 75°40'04" West, 876.80 feet; thence North 57°47'50" West, 96.06 feet to the Southeast corner of BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 39°29'39" East along the Easterly line of said BENSON PLACE TOWNHOMES – FIRST PLAT, 182.14 feet; thence North 04°08'27" East along said Easterly line, 50.00 feet; thence North 34°01'16" East along said Easterly line, 137.85 feet; thence North 70°10'52" East along said Easterly line, 121.62 feet; thence North 32°24'14" East along said Easterly line, 130.15 feet; thence North 19°30'49" West along said Easterly line, 180.70 feet to the Southeast corner of BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 29°11'25" East along the Easterly line of said BENSON PLACE TOWNHOMES – SECOND PLAT, 194.40 feet; thence North 15°11'33" East along said Easterly line, 68.68 feet; thence North 12°51'07" West along said Easterly line, 97.47 feet; thence North 45°06'40" West along said Easterly line, 180.79 feet; thence North 62°57'28" West along said Easterly line, 232.56 feet to a point on the Southerly line of WOODCHASE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence Northerly along said Southerly line, on a curve to the left, having an initial tangent bearing of North 08°57'17" East, a radius of 2035.00 feet, a central angle of 01°19'32", an arc distance of 47.08 feet; thence North 07°37'44" East along said Southerly line, 207.65 feet; thence South 87°43'06" East along said Southerly line, 260.17 feet; thence North 02°50'31" East along said Southerly line, 138.84 feet; thence Easterly along said Southerly line, on a curve to the right, having an initial tangent bearing of South 87°09'29" East, a radius of 1975.00 feet, a central angle of 09°55'39", an arc distance of 342.21 feet; thence Easterly along said Southerly line, on a curve to the left, having a common tangent with the last described course, a radius of 525.00 feet, a central angle of 12°46'10", an arc distance of 117.01 feet; thence North 90°00'00" East along said Southerly line, 110.94 feet to the True Point of Beginning. Containing 22.92 acres, more or less.

Note: The above-described property has been platted. The recording information identifying such Plat is shown in **Recital E** of the Supplemental Declaration to which this **Exhibit B** is attached.

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D

S98223

2004 OCT -7 A 9:06 R

BOOK# 4782 PAGE# 789
ROBERT T. SEVIER
RECORDER OF DEEDS

Space above reserved for Recorder of Deeds certification)

Title of Document: NINTH SUPPLEMENT TO DECLARATION OF HOMES:
ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS

Date of Document: JULY 19, 2004

Grantor(s): HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Grantee(s): THE PUBLIC

Grantee(s) Mailing Address: 414 E 12TH STREET, 25TH FLOOR,
KANSAS CITY, MO. 64106

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION ON PAGE 6

Reference Book and Page(s): NA

STEWART TITLE 04010741

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Ninth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: July 19, 2004
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
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

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

THIS NINTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of July 19, 2004, 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 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

STEWART TITLE 04010741

D. 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").

E. On Sept 9, 2004, the Developer executed that certain subdivision plat entitled "BENSON PLACE, WOODCHASE - FIRST PLAT" (the "Woodchase First 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 "Seventh Expansion Property"), which Woodchase First Plat was approved on Aug 19, 2004, by the City Council of the City, and was recorded on October 7, 2004, under Document No. 598222, in Cabinet 7, at Sleeve 149, in said Recorder of Deeds' Office.

F. The Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Woodchase First Plat.

G. 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 Seventh Expansion Property and to subject the Seventh 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 Seventh Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Woodchase First Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of Woodchase First 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 Seventh 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 Woodchase First Plat, and this Supplemental Declaration to include the Seventh 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 Woodchase First 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 Seventh Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Woodchase First Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Landscaping Reservations, Rights, Easements and Restrictions Applicable to Portions of Certain Lots.** The west fifteen (15) feet of Lot 39 and the east fifteen (15) feet of Lot 40 of the Woodchase First Plat (the "Restricted Areas") are hereby subjected to the following:

(a) The Developer, for itself and the Association, reserves and retains an exclusive perpetual easement over, along, across, through and under the Restricted Areas for the installation, location, erection, placement, construction, reconstruction, replacement, maintenance, operation and repair of landscaping and landscape features of any and all kinds including, without limitation, sod or seeding with grass, herbaceous plantings, planting of trees and shrubs of any and all kinds,

sculptures or art works and fencing of any kind (i.e. split rail, white farm, wrought iron or otherwise) [collectively, the "Landscape Features"].

(b) The foregoing notwithstanding, until such time as the Developer or the Association installs any such Landscape Features (which it or they may, but shall not be obligated to, do at any time), the Owners of the Lots which contain the Restricted Areas shall sod or seed with grass and mow and maintain such Restricted Areas in good condition.

6. **Fencing Prohibition.** The Owners of the above-described Lots which contain the Restricted Areas shall not at any time install, erect or construct on or in any part of such Lots (whether or not in the Restricted Areas) any fencing of any type and, in the event of any violation of the foregoing, the Developer or the Association at any time may enter upon such Lots and remove or cause the removal of any such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

7. **Fencing Restriction on Certain Lots.** Lots 37, 38, 41, 42, 43, 44, and 45 of the Seventh Expansion Property (i.e. the Woodchase First Plat) are hereby further 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.

8. **Amendment of Section 10.5.** Subsection 10.5(c) of the Declaration, as it pertains to all Residences constructed on the Lots within the Seventh Expansion Property covered by Woodchase First Plat, are hereby amended to read as follows:

"10.5 General Construction Standards.

(c) *The finished floor area of each Residence constructed on a Lot within the Seventh Expansion Property (i.e. within BENSON PLACE – WOODCHASE – FIRST PLAT) shall be at least (i) 1,600 square feet for one-story Residences; (ii) 1,800 square feet for split level Residences; (iii) 1,200 square feet of finished first floor area and 1,800 square feet of total finished floor area for one and one-half story Residences and (iv) 900 square feet of finished first floor area and 1,800 square feet of total finished floor area for two-story Residences. For purposes of calculating the foregoing minimums, the area of basements, attics, porches, attached garages and any portion of a Residence that is not enclosed and finished for all year occupancy, shall not be included; provided, however, the Review Committee may allow finished living areas in walk-out basements to be included in computing the total finished floor area. The Review Committee may, in its sole discretion, require greater square footage for any Residence as a condition of approval of any Proposed Construction.*

9. **Association's Maintenance of Detention Tract.** Pursuant to the Benson Place Detention Plat referred to in the Seventh Supplement identified on EXHIBIT A attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Seventh Expansion Property. The Association previously entered into that certain Covenant to Maintain Storm Water Detention Facility – Benson Place Detention Plat (the "Covenant") with the City pursuant to which the Association agreed to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities to be constructed thereon by the Developer in accordance with the provisions of such

Covenant. The Covenant is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

10. **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, the Seventh Expansion Property or 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, Vice President and General Manager
of Residential Development

ATTEST:

By:

Donald K. Hagan

Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 19th day of July, 2004, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

My Commission Expires November 1, 2005

My Commission expires:

11/1/05

Donna K. Willis
Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI

County of Clay
My Commission Expires November 1, 2005

EXHIBIT A
TO
NINTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION
AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF BENSON PLACE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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	Second	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/ <u>01-12</u> -04	<u>583939</u> <u>41616</u> Doc. #____/Book____, Page <u>904</u>	Seventh	Benson Place – 3 rd Plat (5 th Expansion Property) and Detention Plat
- - -04/ - - -04	<u>583944</u> <u>41696</u> Doc. #____/Book____, Page <u>927</u>	Eighth	Benson Place – Townhomes 3 rd Plat (6 th Expansion Property)

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

Legal Description of Seventh Expansion Property: Lots 1 through and including 45, BENSON PLACE, WOODCHASE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Seventh Expansion Property Prior to Platting:

A subdivision of land in the Southeast Quarter and the Northeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 0°31'26" West, along the East line of said Southeast Quarter, 518.42 feet; thence North 90°00'00" West, 110.86 feet; thence Westerly on a curve to the right, tangent to the last described course, having a radius of 525.00 feet, a central angle of 12°46'10", an arc distance of 117.01 feet; thence Westerly on a curve to the left, having a common tangent with the last described course, a radius of 1975.00 feet, a central angle of 09°55'39", an arc distance of 342.21 feet; thence South 02°50'31" West, 138.84 feet; thence North 87°43'06" West, 260.17 feet; thence South 07°37'44" West, 207.65 feet; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 2035.00 feet, a central angle of 01°19'32", an arc distance of 47.08 feet to a point on the Northerly line of BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 81°02'43" West, along said Northerly line, 60.00 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 08°57'17" East, a radius of 1975.00 feet, a central angle of 01°19'32", an arc distance of 45.69 feet; thence North 07°37'44" East, 203.26 feet; thence North 72°18'42" West, 199.67 feet; thence North 52°32'49" West, 193.07 feet; thence North 39°06'46" West, 150.21 feet; thence North 50°53'20" East, 130.00 feet; thence North 39°06'40" West, 71.70 feet; thence North 50°53'20" East, 50.00 feet; thence North 49°14'17" East, 170.36 feet; thence North 66°01'56" East, 178.23 feet; thence North 79°22'35" East, 134.12 feet; thence South 88°10'38" East, 133.94 feet; thence South 86°35'47" East, 219.70 feet; thence South 01°19'47" West, 42.27 feet; thence South 89°43'48" East, 183.00 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 0°16'12" West, a radius of 1975.00 feet, a central angle of 0°36'24", an arc distance of 20.91 feet; thence North 89°39'48" East, 167.20 feet; thence South 85°57'25" East, 115.22 feet to the Point of Beginning. Containing 16.46 acres, more or less.

Note: The above-described property has been platted. The recording information identifying the Plat is shown in Recital E of the Supplemental Declaration to which this Exhibit B is attached.

6

Benson Place – Woodchase – 1st Plat

Recorded in Clay County, Missouri

Date and Time: 01/26/2005 at 02:33:59 PM

Instrument Number: 2005003637

Book: 4889 Page: 99

Instrument Type: REST

Page Count: 7

Recording Fee: \$42.00 S

COPY



Robert T Sevier, Recorder

Grantor: KANSAS CITY CITY OF
Grantee: BENSON PLACE HOMEOWNERS ASSN

Space above reserved for Recorder of Deeds certification)

Title of Document: TENTH SUPPLEMENT TO DECLARATION OF HOMES
ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS OF BENSON PLACE

Date of Document: OCTOBER 1ST, 2004

Grantor(s): KANSAS CITY MISSOURI

Grantee(s): BENSON PLACE HOMEOWNERS ASSOCIATION

Grantee(s) Mailing Address: SUITE 100 8300 N. E. UNDERGROUND
DRIVE KANSAS CITY, MO MISSOURI 64161

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION ON PAGE (see below)
BENSON PLACE FOURTH PLAT

Stewart Title
2601 Kendallwood Parkway
Gladstone, MO 64119
24050637

If there is not sufficient space on this page for the information required, state the page
reference where it is contained within the document.)

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Tenth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: October 1, 2004
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
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

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

THIS TENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of October 1, 2004, 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 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

D. 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").

E. On November 24th, 2004, the Developer executed that certain subdivision plat entitled "BENSON PLACE - FOURTH PLAT" (the "Fourth 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 "Eighth Expansion Property"), which Fourth Plat was approved on November 9th, 2004, by the City Council of the City, and was recorded on _____, 2005 under Document No. _____, in Cabinet _____, at Sleeve _____, in said Recorder of Deeds' Office.

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

G. 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 Eighth Expansion Property and to subject the Eighth 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 Eighth Expansion Property.
2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fourth Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Fourth 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 Eighth 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 Fourth Plat, and this Supplemental Declaration to include the Eighth 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 Fourth 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 Eighth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fourth Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.
5. **Landscaping Reservations, Rights, Easements and Restrictions Applicable to Portions of Certain Lots.** The West or Northwesterly fifteen (15) feet of Lots 155, 156, 169, 168, 173, 174, 189 and 190 of the Fourth Plat which abut N. Tullis Avenue (the "Restricted Areas") are hereby subjected to the following:

(a) The Developer, for itself and the Association, reserves and retains an exclusive perpetual easement over, along, across, through and under the Restricted Areas for the installation, location, erection, placement, construction, reconstruction, replacement, maintenance, operation and repair of landscaping and landscape features of any and all kinds including, without limitation, sod or seeding with grass, herbaceous plantings, planting of trees and shrubs of any and all kinds,

sculptures or art works and fencing of any kind (i.e. split rail, white farm, wrought iron or otherwise) [collectively, the "Landscape Features"].

(b) The foregoing notwithstanding, until such time as the Developer or the Association installs any such Landscape Features (which it or they may, but shall not be obligated to, do at any time), the Owners of the Lots which contain the Restricted Areas shall sod or seed with grass and mow and maintain such Restricted Areas in good condition.

6. **Fencing Restriction.** The Owners of the above-described Lots which contain the Restricted Areas shall not at any time install, erect or construct on or in any part of such Lots (whether or not in the Restricted Areas) any fencing of any type and, in the event of any violation of the foregoing, the Developer or the Association at any time may enter upon such Lots and remove or cause the removal of any such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

7. **Association's Maintenance of Detention Tract and Detention Facilities.** Pursuant to the Benson Place Detention Plat referred to in the Eighth Supplement identified on **EXHIBIT A** attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Eighth Expansion Property. The Association previously entered into or will be entering into an agreement with the City pursuant to which the Association agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

8. **Storm and Surface Drainage Easements Affecting Certain Lots.** Portions of Lots 174, 175, 176, 177, 185, 186, 187, 188 and 189 are subject to either a storm drainage easement or a surface drainage easement as shown on the Fourth Plat and the Owners of such Lots shall use and maintain the portions thereof subject to such easements only for such purposes.

9. **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, the Eighth Expansion Property or 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.

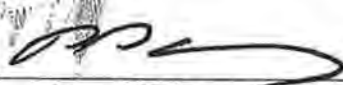
By:



Ora H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By:



Donald K. Hagan, Secretary

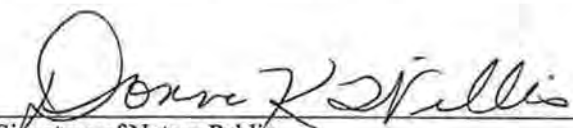
Ron Anderson Asst. Secy

ACKNOWLEDGMENT

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

On this 1st day of October, 2004, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005
(Notary Seal)



Signature of Notary Public
DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

Typed or Printed Name of Notary

My Commission expires:

11/1/05

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

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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	Second	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)
07-19-04/10-7-04	Doc. # _____ ^{S-98223} /Book 4762 ⁴⁷⁶² , Page 789 ⁷⁸⁹	Ninth	Benson Place – Woodchase – 1 st Plat (7 th Expansion Property)

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

Legal Description of Eighth Expansion Property: Lots 144 through and including 198, BENSON PLACE – FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Eighth Expansion Property Prior to Platting:

A subdivision of land in the Southwest Quarter, the Northeast Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows

Commencing at the Northeast corner of said Southwest Quarter; thence North 89°17'45" West along the North line of said Southwest Quarter, 9.54 feet; thence South 0°42'15" West, 99.74 feet to the True Point of Beginning of the tract to be herein described; thence North 44°23'49" East, 241.51 feet; thence South 45°36'11" East, 201.00 feet; thence South 39°47'47" East, 82.38 feet; thence South 26°56'53" East, 88.48 feet; thence South 20°22'16" East, 215.56 feet; thence South 25°45'22" East, 64.90 feet; thence South 30°10'18" East, 60.15 feet to the Northeasterly corner of BENSON PLACE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 56°31'08" West, this and subsequent courses being along the Northerly line of said BENSON PLACE – THIRD PLAT, 132.17 feet; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 33°28'52" West, a radius of 845.00 feet, a central angle of 01°29'24", an arc distance of 21.98 feet; thence South 58°00'32" West, 178.61 feet; thence South 33°36'53" East, 89.64 feet; thence South 38°24'13" East, 50.00 feet; thence North 51°35'47" East, 1.84 feet; thence South 38°24'13" East, 95.00 feet; thence South 47°02'15" East, 72.58 feet; thence South 60°21'20" West, 283.21 feet; thence South 62°34'49" West, 211.74 feet; thence South 71°38'37" West, 70.67 feet; thence South 74°19'31" West, 63.87 feet; thence South 79°56'54" West, 134.70 feet; thence South 84°44'52" West, 149.19 feet to the Northwest corner of said BENSON PLACE – THIRD PLAT, said point being also a point on the Easterly right-of-way line of N. Tullis Avenue, as now established; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 02°09'59" West, a radius of 1475.00 feet, a central angle of 13°34'54", an arc distance of 349.64 feet; thence North 78°35'05" West, 50.00 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 11°24'55" East, a radius of 1525.00 feet, a central angle of 32°58'54", an arc distance of 877.85 feet to the True Point of Beginning. Containing 16.89 acres, more or less.

Note: The above-described property has been platted. The recording information identifying the Plat is shown in **Recital E** of the Supplemental Declaration to which this **Exhibit B** is attached.

Date and Time: 05/06/2005 at 01:33:07 PM

Instrument Number: 2005020572

Book: 4992 Page: 94

Instrument Type: REST

Page Count: 4

Recording Fee: \$33.00 S



Robert T Sevier, Recorder

 Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
 Grantee: HUNT MIDWEST REAL ESTATE DEVELOPMEN...

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: Feb 17, 2005

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: N/A

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

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

THIS ELEVENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of Feb 17, 2005, 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 16.2 of the Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration and to clarify its applicability to any of the Benson Place Property which may be subject to a further minor subdivision or lot split.

D. The Developer has submitted to the City for approval certificates of survey further subdividing or "lot splitting" Lots or Tracts that previously were subjected to the Declaration pursuant to previous Supplemental

STEWART TITLE

Declarations (as shown on **EXHIBIT A** attached hereto) into Lots 27 and 44 as identified and described on **EXHIBIT B** attached hereto (the "Lot Split Lots") and the Developer desires to confirm that, upon recording of such certificates of survey, the Lot Split Lots will be and remain subject to all the terms and provisions of the Declaration.

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

1. **Lot Split Lots Subject to Declaration.** The Developer hereby states and confirms that, upon recording of the certificates of survey described in **Recital D** above and this Supplemental Declaration, the Lot Split Lots shall be and remain subject to the Declaration and the terms and provisions thereof and the terms, provisions, restrictions of any prior Supplemental Declarations affecting the Lots or Tracts from which the Lot Split Lots were created by the lot splitting and/or further subdivision described above.

2. **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 including the Lot Split Lots.

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, Vice President and General Manager
of Residential Development

ATTEST:

By: 

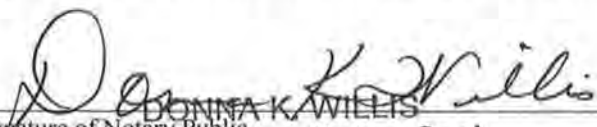
Donald K. Hagan, Secretary

ACKNOWLEDGMENT

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

On this 17th day of February, 2005, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
(Notary Seal) **County of Clay**
My Commission Expires November 1, 2005
My Commission expires:
11/1/05


Signature of Notary Public
DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
Typed or Printed Name of Notary
My Commission Expires November 1, 2005

**EXHIBIT A
TO
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	Second	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)
07-19-04/10-07-04	Doc. #S98223/Book 4782, Page 789	Ninth	Benson Place – Woodchase – 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Tenth	Benson Place – Single Family – 4 th Plat (8 th Expansion Property)

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

Lot 27:

All that part of Tract B-1 of the Certificate of Survey of Lots 5A-5D, 6A-6D, 7A-7D, 8A-8D and Tract B-1 of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT and all that part of Tract B-2 of the Certificate of Survey of Lots 12A-12D, 13A-13D, 14A-14D, 15A-15D and Tract B-2 of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT and all that part of Tract 1, BENSON PLACE TOWNHOMES – THIRD PLAT, all being in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 786.14 feet; thence North 89°28'34" West, 751.91 feet to a point on the Northerly right-of-way line of NE 97th Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence Westerly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 88°29'31" West, a radius of 605.00 feet and a central angle of 07°06'28", an arc distance of 75.05 feet; thence North 02°45'21" East, 109.53 feet; thence South 87°14'39" East, 75.00 feet; thence South 02°45'21" West, 108.60 feet to the True Point of Beginning. Containing 8,238 square feet or 0.19 acres, more or less.

Lot 44:

All that part of Tract A-1 of the Certificate of Survey of Lots 1A-1D, 2A-2D, 3A-3D, 4A-4D and Tract A-1 of Lot A, BENSON PLACE TOWNHOMES – FIRST PLAT and all that part of Lot E, BENSON PLACE TOWNHOMES – THIRD PLAT, both being in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 737.10 feet; thence North 89°28'34" West, 815.26 feet to a point on the Southerly right-of-way line of NE 97th Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 09°35'04" West, 112.22 feet; thence North 80°24'56" West, 75.00 feet; thence North 09°35'04" East, 109.46 feet to a point on the Southerly right-of-way line of said NE 99th Street; thence Easterly, along said Southerly right-of-way line, on a curve to the left, having an initial tangent bearing of South 79°14'23" East, a radius of 655.00 feet and a central angle of 06°34'07", an arc distance of 75.09 feet to the True Point of Beginning. Containing 8,259 square feet or 0.19 acres, more or less.

Recorded in Clay County, Missouri

Date and Time: 09/22/2005 at 12:31:51 PM

Instrument Number: 2005046131

Book: 5150 Page: 4

Instrument Type: REST

Page Count: 7

Recording Fee: \$42.00 S



Robert T Sevier, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee: BENSON PLACE

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title:	Twelfth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date:	<u>August 1</u> , 2005
Grantor Names:	Hunt Midwest Real Estate Development, Inc.
Grantee Names:	N/A
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

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

THIS TWELFTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of August 1, 2005, 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.

STC 1115 SB

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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").

D. On JUNE 20, 2005, 2005, the Developer executed that certain subdivision plat entitled "BENSON PLACE - FIFTH PLAT" (the "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 "Ninth Expansion Property"), which Fifth Plat was approved on JUNE 2, 2005, 2005, by the City Council of the City, and was recorded on SEPTEMBER 22, 2005, under Document No. 2005046129, in Cabinet G, at Sleeve 10, 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 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 Ninth Expansion Property and to subject the Ninth 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 Ninth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the 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 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 Ninth 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 Fifth Plat, and this Supplemental Declaration to include the Ninth 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 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 Ninth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fifth Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Fencing Restriction on Restricted Lots.** The Owners of Lots 259 through and including 281 (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.

6. No Fencing on Lots 215, 216, 257, 258, 232 and 282. The Owners of Lots 215, 216, 257, 258, 232 and 282 (which are legally described as set forth on **EXHIBIT B** attached hereto) shall not at any time install, erect or construct on or in any part of any 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 of such Lots and remove or cause the removal of such fencing without liability of any kind to any Owner, without prior notice, and no Owner shall have any recourse against the Developer or the Association for such entry and removal.

7. Association's Maintenance of Detention Tract and Detention Facilities. Pursuant to the Benson Place Detention Plat referred to in the Eighth Supplement identified on **EXHIBIT A** attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Ninth Expansion Property. The Association previously entered into or will be entering into an agreement with the City pursuant to which the Association agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

8. Association's Maintenance of Tract A Private Open Space. Tract A of the Fifth Plat has been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

9. 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}

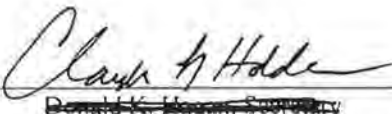
By:



Ora H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By:



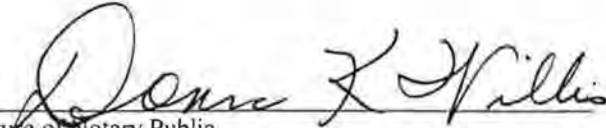
~~Donald K. Hagan, Secretary~~
Clayton L. Holden, Asst. Sec.

ACKNOWLEDGMENT

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

On this 1st day of August, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Ora W. Reynolds, who, being by me first duly sworn, did say that she is the Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
(Notary Seal) County of Clay
My Commission Expires November 1, 2005



Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

Typed or Printed Name of Notary
My Commission Expires November 1, 2005

My Commission expires:

11/1/05

**EXHIBIT A
TO
TWELFTH 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	Second	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 – Woodchase – 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Tenth	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

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

Legal Description of Ninth Expansion Property:

Lots 199 through and including 282 and Tract A, BENSON PLACE – FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Ninth Expansion Property Prior to Platting:

A subdivision of land in the Northeast Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, in Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southwest corner of said Northeast Quarter; thence South 89°14'10" East along the South line of said Northeast Quarter, 157.22 feet; thence North 00°45'50" West, 75.05 feet to the Northernmost point of BENSON PLACE – FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 44°23'49" East, 473.53 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 91°09'06", an arc distance of 23.86 feet; thence North 42°54'50" East, 50.00 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 46°44'22" East, a radius of 15.00 feet, a central angle of 91°37'16", an arc distance of 23.99 feet; thence Northeasterly on a curve to the left, having a common tangent with the last described course, a radius of 1650.00 feet, a central angle of 03°47'26", an arc distance of 109.16 feet; thence South 52°09'04" East, 222.84 feet; thence North 75°00'24" East, 215.82 feet to the Northwest corner of BENSON PLACE WOODCHASE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 13°48'33" East along the Westerly line of said BENSON PLACE WOODCHASE – SECOND PLAT, 536.20 feet; thence South 26°24'55" East along said Westerly line, 88.86 feet; thence South 30°49'58" East along said Westerly line, 88.61 feet; thence South 39°06'46" East along said Westerly line and also along the Westerly line of BENSON PLACE WOODCHASE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, 306.52 feet; thence South 52°32'49" East along said Westerly line, 193.07 feet; thence South 72°18'42" East along said Westerly line, 199.67 feet to a point on the Westerly right-of-way line of N. McKinley Avenue, as now established; thence South 07°37'44" West along said Westerly line, 203.26 feet; thence Southerly along said Westerly line, on a curve to the right, having a radius of 1975.00 feet, a central angle of 05°09'18", an arc distance of 177.69 feet; thence Southerly along said Westerly line, on a curve to the right, having a common tangent with the last described course, a radius of 25.00 feet, a central angle of 99°19'41", an arc distance of 43.34 feet; thence South 07°18'52" West, 51.55 feet; thence Southerly along said Westerly line, on a curve to the right, having an initial tangent bearing of South 69°14'50" East, a radius of 25.00 feet, a central angle of 84°59'34", an arc distance of 37.09 feet; thence Southerly along said Westerly line, on a curve to the right, having a common tangent with the last described course, a radius of 1975.00 feet, a central angle of 04°23'26", an arc distance of 151.34 feet to a point on the Northeasterly line of BENSON PLACE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 54°46'23" West, along said Northeasterly line, 248.22 feet; thence North 43°02'42" West along said Northeasterly line, 125.89 feet; thence North 34°06'02" West along said Northeasterly line, 127.29 feet; thence North 27°58'14" West along said Northeasterly line, 143.32 feet; thence North 35°06'53" West along said Northeasterly line, 119.63 feet; thence North 47°47'48" West along said Northeasterly line, 32.32 feet; thence South 46°56'34" West along the Northwesterly line of said BENSON PLACE – FIRST PLAT, 188.51 feet; thence Southeasterly along a curve to the right, having an initial tangent bearing of South 43°03'26" East, a radius of 845.00 feet, a central angle of 01°17'31", an

arc distance of 19.05 feet; thence South $48^{\circ}14'04''$ West along said Northwesterly line, 130.00 feet to a point on the Northeasterly line of BENSON PLACE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North $31^{\circ}23'18''$ West along said Northeasterly line, 14.02 feet; thence North $41^{\circ}55'21''$ West along said Northeasterly line, 47.38 feet; thence South $56^{\circ}05'54''$ West along said Northeasterly line, 53.45 feet; thence North $29^{\circ}04'14''$ West along said Northeasterly line, 90.64 feet; thence North $39^{\circ}39'27''$ West along said Northeasterly line, 82.12 feet; thence North $42^{\circ}53'27''$ West along said Northeasterly line, 140.85 feet; thence North $40^{\circ}21'40''$ West along said Northeasterly line, 60.07 feet; thence North $34^{\circ}19'59''$ West along said Northeasterly line, 60.00 feet; thence North $30^{\circ}10'18''$ West along the Northeasterly line of BENSON PLACE – FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, 60.15 feet; thence North $25^{\circ}45'22''$ West along said Northeasterly line, 64.90 feet; thence North $20^{\circ}22'16''$ West along said Northeasterly line, 215.56 feet; thence North $26^{\circ}56'53''$ West along said Northeasterly line, 88.48 feet; thence North $39^{\circ}47'47''$ West along said Northeasterly line, 82.38 feet; thence North $45^{\circ}36'11''$ West along said Northeasterly line, 201.00 feet to the True Point of Beginning. Containing 27.85 acres, more or less.

Date and Time: 10/07/2005 at 11:07:56 AM

Instrument Number: 2005049075

Book: 5168 Page: 121

Instrument Type: REST

Page Count: 5

Recording Fee: \$36.00 S



Robert T Sevier, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee: BENSON PLACE



(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Thirteenth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: August 1, 2005
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
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

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

THIS THIRTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of August 1, 2005, 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").

D. On JUNE 20, 2005, the Developer executed that certain subdivision plat entitled "BENSON PLACE WOODCHASE - SECOND PLAT" (the "Woodchase Second 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 "Tenth Expansion Property"), which Woodchase Second Plat was approved on JUNE 16, 2005, by the City Council of the City, and was recorded on OCTOBER 7, 2005, under Document No. 2005 049074, in Cabinet G, at Sleeve 13, 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 Woodchase Second 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 Tenth Expansion Property and to subject the Tenth 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 Tenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Woodchase Second Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Woodchase Second 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 Tenth 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 Woodchase Second Plat, and this Supplemental Declaration to include the Tenth 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 Woodchase Second 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 Tenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Woodchase Second Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Fencing Restriction on Restricted Lots.** The Owners of Lots 46 through and including 56 (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.

6. **Association's Maintenance of Detention Tract and Detention Facilities.** Pursuant to the Benson Place Detention Plat referred to in the Eighth Supplement identified on **EXHIBIT A** attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Tenth Expansion Property. The Association previously entered into or will be entering into an agreement with the City pursuant to which the Association agrees to

RECORDED
IN THE
OFFICE OF THE CLAY COUNTY
RECORDER OF DEEDS
AT LIBERTY, MISSOURI
JUN 23 2005

and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

7. **Association's Maintenance of Tract A Private Open Space.** Tract A of the Woodchase Second Plat has been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

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, Vice President and General Manager
of Residential Development

ATTEST:

By:

Clayton L. Holder
~~Donald K. Hugan, Secretary~~

CLAYTON L. HOLDER, Asst Sec **ACKNOWLEDGMENT**

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

On this 1st day of August, 2005, 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 Vice President and General Manager of Residential Development 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.

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay

My Commission Expires November 1, 2005

Donna K. Willis
Signature of Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI

County of Clay

My Commission Expires November 1, 2005

My Commission expires:

11/1/05

RECORDED
IN THE CITY CLERK
OFFICE OF THE CITY CLERK
AT 12th ST., 2nd FLOOR
CLAY COUNTY, MISSOURI

**EXHIBIT A
TO
THIRTEENTH 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	Second	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)
07-19-04/10-07-04	Doc. #S98223/Book 4782, Page 789	Ninth	Benson Place – Woodchase – 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Tenth	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
		Twelfth	Benson Place – 5 th Plat (9 th Expansion Property)

RETURN TO:
OFFICE OF THE CITY CLERK
414 E. 12th ST., 20th FLOOR
KANSAS CITY, MO 64106

365832v1

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

Legal Description of Tenth Expansion Property:

Lots 46 through and including 91 and Tract A, BENSON PLACE WOODCHASE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Tenth Expansion Property Prior to Platting:

A subdivision of land in the Northeast Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Beginning at the Southeast corner of said Northeast Quarter, said point being also the Northeast corner of BENSON PLACE WOODCHASE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 85°57'25" West along the Northerly line of said BENSON PLACE WOODCHASE – FIRST PLAT, 115.22 feet; thence South 89°39'48" West along said Northerly line, 167.20 feet; thence Northerly along said Northerly line, on a curve to the right, having an initial tangent bearing of North 0°20'12" West, a radius of 1975.00 feet, a central angle of 0°36'24", an arc distance of 20.91 feet; thence North 89°43'48" West along said Northerly line, 183.00 feet; thence North 01°19'47" East along said Northerly line, 42.27 feet; thence North 86°35'47" West along said Northerly line, 219.70 feet; thence North 88°10'38" West along said Northerly line, 133.94 feet; thence South 79°22'35" West along said Northerly line, 134.12 feet; thence South 66°01'56" West along said Northerly line, 178.23 feet; thence South 49°14'17" West along said Northerly line, 170.36 feet; thence South 50°53'20" West along said Northerly line, 50.00 feet; thence South 39°06'40" East along said Northerly line, 71.70 feet; thence South 50°53'20" West along said Northerly line, 130.00 feet; thence North 39°06'46" West, 156.31 feet; thence North 30°49'58" West, 88.61 feet; thence North 26°24'55" West, 88.86 feet; thence North 13°48'33" West, 536.20 feet; thence North 76°11'27" East, 130.00 feet; thence North 13°48'33" West, 14.37 feet; thence North 76°11'27" East, 180.00 feet; thence South 13°48'33" East, 84.71 feet; thence South 16°34'11" East, 50.00 feet; thence Southwesterly on a curve to the right, having an initial tangent bearing of South 73°25'49" West, a radius of 2025.00 feet, a central angle of 0°12'35", an arc distance of 7.42 feet; thence South 13°48'33" East, 154.95 feet; thence North 68°58'46" East, 224.94 feet; thence North 77°21'42" East, 86.12 feet; thence North 89°59'54" East, 409.30 feet; thence South 86°34'48" East, 72.54 feet; thence South 56°28'17" East, 68.43 feet; thence South 13°58'16" East, 44.67 feet; thence South 87°50'00" East, 130.56 feet; thence South 89°08'10" East, 50.00 feet; thence South 01°27'45" West, 5.75 feet; thence South 87°56'20" East, 142.96 feet; thence South 89°31'34" East, 120.92 feet to a point on the East line of said Northeast Quarter; thence South 0°28'26" West along said East line, 310.29 feet to the Point of Beginning. Containing 14.85 acres, more or less.

RECORDED BY:
OFFICE OF THE CLERK
414 E. 12th ST., 2ND FLOOR
KANSAS CITY, MO 64105

Date and Time: 07/19/2006 at 10:30:47 AM

Instrument Number: 2006030908

Book: 5436 Page: 130

Instrument Type: REST

Page Count: 6

Recording Fee: \$39.00 S

Copy



Robert T Sevier, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMENT...

Grantee: BENSON PLACE WOODCHASE THIRD PLAT



(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: April 12, 2006

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: N/A

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

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

THIS FOURTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 12, 2006, 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").

D. On _____, 2005, the Developer executed that certain subdivision plat entitled "BENSON PLACE WOODCHASE -THIRD PLAT" (the "Woodchase Third 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 "Eleventh Expansion Property"), which Woodchase Third Plat was approved on June 8, 2006, ~~2005~~, by the City Council of the City, and was recorded on July 19, 2006, ~~2005~~, under Document No. 20052006030906, in Cabinet G, at Sleeve 74, 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 Woodchase Third 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 Eleventh Expansion Property and to subject the Eleventh 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 Eleventh Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Woodchase Third Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Woodchase Third 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 Eleventh 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 Woodchase Third Plat, and this Supplemental Declaration to include the Eleventh 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 Woodchase Third 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 Eleventh Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Woodchase Third Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Fencing Restriction on Restricted Lots.** The Owners of Lots 128, 129, 130 and 131 of the Woodchase Third 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.

6. **Association's Maintenance of Detention Tract and Detention Facilities.** Pursuant to the Benson Place Detention Plat referred to in the Eighth Supplement identified on **EXHIBIT A** attached hereto, a Detention Tract was conveyed to the Association. Such Detention Tract also serves the Eleventh Expansion Property. The Association previously entered into or will be entering into an agreement with the City pursuant to which the Association agrees to

and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

7. **Association's Maintenance of Tracts A and B as Private Open Space.** Tracts A and B of the Woodchase Third Plat have been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

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}

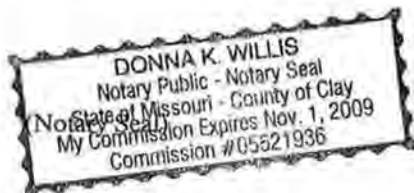
By: *Ora H. Reynolds, V.P.*
Ora H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By: *Donald K. Hagan*
Donald K. Hagan, Secretary

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

On this 12th day of April, 2006, 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 Vice President and General Manager of Residential Development 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.



Donna K. Willis
Signature of Notary Donna K. Willis
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936
Typed or Printed Name of Notary

My Commission expires:

11/1/09

**EXHIBIT A
TO
FOURTEENTH 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	Second	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 – Woodchase – 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Tenth	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)
_____/____	Doc. #_____/Book _____, Page ____	Thirteenth	Benson Place – Woodchase – 2 nd Plat (10 th Expansion Property)

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

Legal Description of Eleventh Expansion Property:

Lots 92 through and including 131 and Tracts A and B, BENSON PLACE WOODCHASE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Eleventh Expansion Property Prior to Platting:

A subdivision of land in the Northeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 00°28'29" East along the East line of said Northeast Quarter, 310.64 feet to a point on the North line of said BENSON PLACE WOODCHASE-SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri said point also being the True Point of Beginning; thence North 89°31'34" West along said Northerly line, 120.56 feet; thence North 87°56'20" West along said Northerly line, 142.96 feet; thence North 01°27'45" East along said Northerly line, 5.75 feet; thence North 89°08'10" West along said Northerly line, 50.00 feet; thence North 87°50'00" West along said Northerly line, 130.56 feet; thence North 13°58'16" West along said Northerly line, 44.67 feet; thence North 56°28'17" West along said Northerly line, 68.43 feet; thence North 86°34'48" West along said Northerly line, 72.54 feet; thence South 89°59'54" West along said Northerly line, 409.30 feet; thence South 77°21'42" West along said Northerly line, 86.12 feet; thence South 68°58'46" West along said Northerly line, 224.94 feet; thence North 13°48'33" West along said Northerly line, 154.95 feet to a point of curvature; thence Northeasterly along said Northerly line on a curve to the left, having an initial tangent bearing of North 73°38'25" East, a radius of 2025.00 feet, a central angle of 00°12'35", an arc distance of 7.42 feet; thence North 16°34'11" West along said Northerly line, 50.00 feet; thence North 13°48'33" West along said Northerly line, 84.71 feet; thence South 76°11'27" West along said Northerly line, 180.00 feet; thence South 13°48'33" East along said Northerly line, 14.37 feet; thence South 76°11'27" West along said Northerly line, 130.00 feet; thence South 75°00'24" West, 215.82 feet; thence North 52°09'04" West, 172.84 feet; thence North 37°50'56" East, 12.27 feet to a point of curvature; thence Northerly on a curve to the left, having an initial tangent bearing of North 37°50'56" East, a radius of 925.00 feet, a central angle of 19°21'48", an arc distance of 312.61 feet; thence North 18°29'08" East, 64.22 feet to a point of curvature; thence Northeasterly on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 87°01'20", an arc distance of 22.78 feet to a point of curvature; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 755.00 feet, a central angle of 15°11'47", an arc distance of 200.25 feet; thence South 89°41'20" East, 53.03 feet to a point of curvature; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; thence South 89°41'20" East, 50.00 feet to a point of curvature; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 00°18'40" East, a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; thence South 89°41'20" East, 10.48 feet to a point of curvature; thence Easterly on a curve to the right, tangent to the last described course, having a radius of 475.00 feet, a central angle of 09°50'51", an arc distance of 81.64 feet to a point of curvature; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 325.00 feet, a central angle of 09°23'05", an arc distance of 53.23 feet; thence South 89°13'34" East, 5.17 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 34; thence South 00°18'54" West (Deed S00°18'40"W), 131.18 feet to the Northwest corner of the South 22 acres of the East One-half of the Northeast Quarter of said Section 34; thence South 89°13'34" East

(Deed S89°14'10"E) along the North line of said 22 acres, 1324.90 feet (Deed 1325.09 feet) to the Northeast corner of said South 22 acres, said point being also on the East line of the Northeast Quarter of said Section 34; thence South 00°28'29" West along said East line, 413.20 feet to the True Point of Beginning. Containing 15.97 acres, more or less.

Date and Time: 07/31/2006 at 01:52:18 PM

Instrument Number: 2006033128

Book: 5449 Page: 102

Instrument Type: REST

Page Count: 6

Recording Fee: \$39.00 S



Robert T Sevier, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...

Grantee: BENSON PLACE

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: April 27, 2006

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: N/A Benson Place

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

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

THIS FIFTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 27, 2006, 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").

D. On June 14, 2006, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – FIRST PLAT" (the "Fieldstone First 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 "Twelfth Expansion Property"), which Fieldstone First Plat was approved on June 8th, 2006, by the City Council of the City, and was recorded on July 31, 2006, under Document No. 2006 033126, in Cabinet G, at Sleeve 76, 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 First 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 Twelfth Expansion Property and to subject the Twelfth 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 Twelfth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone First 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 First 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 Twelfth 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 First Plat, and this Supplemental Declaration to include the Twelfth 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 First 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 Twelfth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone First Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Fencing Restriction on Restricted Lots.** The Owners of Lots 11, 12, 13, 18, 19 and 20 of the Fieldstone First 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.

6. **No Fencing on Lot 17.** The Owner of Lot 17 of the Fieldstone First Plat (which is legally described as set forth on **EXHIBIT B** attached hereto) shall not at any time install, erect or construct on or in any part of such Lot 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 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 such Lot shall have no recourse against the Developer or the Association for such entry and removal.

7. **Association's Maintenance of Detention Tract and Detention Facilities.** Tract A of the Fieldstone First Plat has been reserved for storm water drainage and detention serving the Twelfth Expansion Property. The Association will be entering into an agreement with the City pursuant to which the Association agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

8. **Association's Maintenance of Tracts B, C and D as Private Open Space.** Tracts B, C and D of the Fieldstone First Plat have been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

9. **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:

Or H. Reynolds, V.P.
Or H. Reynolds, Vice President and General Manager
of Residential Development

ATTEST:

By:

1: Clayton L. Holder

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

On this 27th day of April, 2006, 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 Vice President and General Manager of Residential Development 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 herein stated.

DONNA K. WILLES
 Notary Public - Notary Seal
 State of Missouri - County of Clay
 My Commission Expires Nov. 1, 2009
 Commission #05521936
 (Notary Seal)

Signature of Notary Public *Donna K. Willis*
 Notary Public - My Expiration Date
 State of Missouri - County of Clay
 My Commission Expires Nov. 1, 2009
 Typed or Printed Name of Notary *Donna K. Willis*
 My Commission Number 05521936

My Commission/expires:

11/1/09

**EXHIBIT A
TO
FIFTEENTH 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)
_____/____/____	Doc. #_____/Book ____, Page ____	Thirteenth	Benson Place – Woodchase – 2 nd Plat (10 th Expansion Property)
_____/____/____	Doc. #_____/Book ____, Page ____	Thirteenth	Benson Place – Woodchase – 3 rd Plat (11 th Expansion Property)

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

Legal Description of Twelfth Expansion Property:

Lots 1 through and including 77 and Tracts A, B, C and D, BENSON PLACE FIELDSTONE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Twelfth Expansion Property Prior to Platting:

A subdivision of land in the Northeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 89°32'46" West along the North line of said Northeast Quarter, 998.37 feet to the Northeast corner of the West 50 acres of the Northeast Quarter of said Section 34; thence South 00°09'16" West along the East line of said West 50 acres, 825.17 feet to the True Point of Beginning; thence continuing South 00°09'16" West along said East line, 488.65 feet to a point on the South line of the North One-half of said Northeast Quarter; thence North 89°23'12" West along said South line, 335.51 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 34; thence South 00°18'54" West (D-S00°18'40"W) along the East line of the Southwest Quarter of said Northeast Quarter, 457.84 feet; thence North 89°13'34" West, 5.17 feet to a point of curvature; thence Westerly on a curve to the right, tangent to the last described course, having a radius of 325.000 feet, a central angle of 09°23'05", an arc distance of 53.23 feet to a point of curvature; thence Westerly on a curve to the left, tangent to the last described course, having a radius of 475.00 feet, a central angle of 09°50'51", an arc distance of 81.64 feet; thence North 89°41'20" West, 10.48 feet to a point of curvature; thence Southwesterly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; thence North 89°41'20" West, 50.00 feet to a point of curvature; thence Northwesterly on a curve to the left, having an initial tangent bearing of North 00°18'40" East, a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; thence North 89°41'20" West, 53.03 feet to a point of curvature; thence Northwesterly on a curve to the right, tangent to the last described course, having a radius of 755.00 feet, a central angle of 15°11'47", an arc distance of 200.25 feet to a point of curvature; thence Southwesterly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 87°01'20", an arc distance of 22.78 feet; thence South 18°29'08" West, 64.22 feet to a point of curvature; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 925.00 feet, a central angle of 19°21'48", an arc distance of 312.61 feet; thence South 37°50'56" West, 12.27 feet to a point on the North line of BENSON PLACE-FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 52°09'04" West along the North line of said BENSON PLACE-FIFTH PLAT, 50.00 feet; thence North 37°50'56" East, 12.27 feet to a point of curvature; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 875.00 feet, a central angle of 14°59'06", an arc distance of 228.85 feet; thence North 59°09'01" West, 311.14 feet; thence North 51°51'12" East, 42.78 feet; thence North 35°15'13" West, 126.28 feet to a point of curvature; thence Southwesterly on a curve to the right, having an initial tangent bearing of South 54°44'47" West, a radius of 875.00 feet, a central angle of 00°58'57", an arc distance of 15.00 feet; thence North 34°16'16" West, 208.41 feet; thence North 58°05'25" East, 2.27 feet; thence North 28°59'51" West, 156.39 feet; thence North 24°45'10" West, 50.14 feet; thence North 28°59'51" West, 131.66 feet; thence North 62°24'08" East, 82.91 feet; thence North 60°35'18" East, 50.00 feet; thence North 61°00'09" East, 229.84 feet; thence North 61°51'59" East, 75.48 feet; thence North 64°36'15" East, 77.67 feet; thence North 67°51'16" East, 77.68 feet; thence North 71°06'46" East, 77.68 feet; thence North 74°34'51" East, 90.96 feet; thence

North $77^{\circ}39'03''$ East, 50.00 feet; thence North $80^{\circ}43'16''$ East, 91.63 feet; thence North $84^{\circ}11'43''$ East, 75.52 feet; thence North $87^{\circ}21'24''$ East, 75.52 feet; thence South $89^{\circ}28'55''$ East, 75.52 feet; thence South $86^{\circ}24'20''$ East, 75.52 feet; thence South $84^{\circ}31'10''$ East, 217.18 feet; thence South $88^{\circ}19'37''$ East, 50.00 feet to a point of curvature; thence Southerly on a curve to the right, having an initial tangent bearing of South $01^{\circ}40'23''$ West, a radius of 1525.000 feet, a central angle of $02^{\circ}02'43''$, an arc distance of 54.44 feet; thence South $86^{\circ}16'54''$ East, 132.29 feet to the True Point of Beginning. Containing 26.58 acres, more or less.

Recorded in Clay County, Missouri

Date and Time: 10/26/2006 at 11:05:49 AM

Instrument Number: 2006047419

Book: 5535 Page: 34

Instrument Type: REST

Page Count: 9

Recording Fee: \$48.00 S

COE



Robert T Sevier, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...

Grantee: BENSON PLACE HOMEOWNERS ASSN

Title of Document: Supplement To Declaration
of Homes Association & Restrictions
Date of Document: OCTOBER 26, 2006

Grantor(s): Hunt Midwest REAL ESTATE Dev. Inc

Grantee(s): BENSON PLACE HOMEOWNERS
ASSOCIATION

Grantee(s) Mailing Address: 8300 NE, Underground DR,
KCMO 64161

Legal Description: Lot A, Tract 4, Tract 5,
BENSON PLACE PATIO HOMES - SECOND PLAT

Reference Book and Page(s): BOOK 3699
PAGE 69

STEWART TITLE

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Sixteenth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: October 26, 2006
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: N/A
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

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

THIS SIXTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of October 26, 2006, 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").

STEWART TITLE

D. On September 29, 2006, the Developer executed that certain subdivision plat entitled "BENSON PLACE PATIO HOMES – SECOND PLAT" (the "Patio Homes Second 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 "Thirteenth Expansion Property"), which Patio Homes Second Plat was approved on September 28, 2006, by the City Council of the City, and was recorded on OCTOBER 26, 2006, under Document No. 2006, 047417, in Cabinet 9, at Sleeve 86, 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 Patio Homes Second 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 Thirteenth Expansion Property and to subject the Thirteenth Expansion Property to the covenants, conditions, restrictions and easements contained within the Declaration, and to amend and supplement the Declaration as it has the right to do pursuant to Article 16.2 thereof prior to the Turnover Date which has not yet occurred.

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 Thirteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Patio Homes Second Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Patio Homes Second 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 Thirteenth 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 Patio Homes Second Plat, and this Supplemental Declaration to include the Thirteenth 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 Patio Homes Second 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 Thirteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Patio Homes Second Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Association's Maintenance of Detention Tract and Detention Facilities.** Tract 4 of the Patio Homes Second Plat has been reserved for storm water drainage and detention serving the Thirteenth Expansion Property. The Association will be entering into a Covenant to Maintain Storm Water Facilities (the "Covenant") with the City pursuant to which the Association, at its cost, agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer and granting to the City certain rights with respect thereto, including of inspection and repair and to assess liens on the Lots and Tracts of the Patio Homes Second Plat for any City-incurred maintenance and repair costs in the event of any failure by the Association to perform its responsibilities, in accordance with the provisions of such Covenant. The Association is hereby authorized and directed to enter into such Covenant with the City. The Covenant is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

6. Association's Maintenance of Tract 5 as Private Open Space. Tract 5 of the Patio Homes Second Plat has been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

7. Amendment to Article 15.3, Limited Property Rentals. Article 15.3 of the Declaration is amended to read as follows:

*"15.3 **Limited Property Rentals.** An Attached Patio Home may be used for permanent or temporary occupancy by the Owner and the Owner's family. The Owner may rent the Attached Patio Home for a term of one (1) year or more subject to all the terms hereof, including those prohibiting use thereof for commercial purposes. Rentals of an Attached Patio Home for periods of time less than one (1) year are prohibited. An Owner who leases an Attached Patio Home must provide to the Association a true copy of each signed lease or rental agreement. Each lease or rental agreement shall clearly set forth the name(s) of the tenant(s) and the landlord's and tenant's responsibilities with respect to the Attached Patio Home including maintenance, repair and upkeep. Each change in tenant(s) shall be reported by the Owner to the Association together with a true copy of the signed lease or rental agreement with such new tenant(s). Signs advertising an Attached Patio Home for lease or rental shall only be of such type and size and be placed only at such locations as are approved in advance by the Association."*

8. Amendment to Article 11.4, Fences. The first sentence of Article 11.4 of the Declaration is amended to read as follows:

*"11.4 **Fences.** Except as set forth in Articles 10.5 and 10.6(k) above, with respect to Attached Patio Homes and attached Townhomes, no fences shall be permitted on any Lot the Restricted Common Areas or the Common Area (except between decks or patios initially constructed with respect to Attached Patio Homes and Attached Townhomes) without the prior approval of the Review Committee, which approval must be obtained in advance of construction."*

9. Amendment to Article 10.6(k), Fences – Attached Patio Homes and Attached Townhomes. Article 10.6(k) of the Declaration is amended to read as follows:

"(k) Except as hereinafter provided, for Attached Patio Homes and Attached Townhomes no fencing of any type shall be erected or installed on the Common Area or the Restricted Common Areas except fencing between rear patios or decks and all fencing materials, placement, size, height and type must be approved in advance by the Review Committee. Provided, however, that with respect to only those Attached Patio Homes constructed on those certain Attached Patio Home Lots created or to be created in and from the BENSON PLACE PATIO HOMES – SECOND PLAT lying west of N. Smalley Avenue which are shown as buildings 1 through and including 7 on the drawing attached hereto as EXHIBIT C (which numbering and exact location may change during the lot split or replatting process to create such Attached Patio Homes building Lots), Owners thereof may erect rear fences in accordance with the following provisions:

(i) The fence material shall be Regis Aluminum, Model #3230, black, 48" in height or equal;

(ii) The area to be fenced shall be directly behind the Attached Patio Home with the fence extending perpendicular from the rear wall of the Attached Patio Home at the point of the shared common wall and the outside corner of the Attached Patio Home for a distance of 20 feet; then parallel with the rear wall of the Attached Patio Home until it meets the other fence line;

(iii) Only one fence may extend from the common wall between Attached Patio Homes Owners shall share equally the costs of construction, maintenance, repair and replacement of that portion of the fence if both Owners have elected to erect a fence;

(iv) All yard maintenance and liability inside the fenced area is the sole responsibility of the applicable Owner and not the responsibility of the Association; and

(v) Prior to erecting a fence, an Owner shall submit a plot plan and specifications for the fence to the Review Committee for its approval which must be obtained prior to construction."

10. **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, Vice President and General Manager
of Residential Development

ATTEST:

By:

Donald K. Hagan

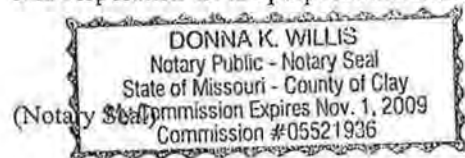
Donald K. Hagan, Secretary

STATE OF MISSOURI)

) S.S.

COUNTY OF CLAY)

On this 26th day of October, 2006, 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 Vice President and General Manager of Residential Development 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.



My Commission expires:

11/1/09

Donna K. Willis
Signature of Notary Public



Typed or Printed Name of Notary

**EXHIBIT A
TO
SIXTEENTH 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	Second	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 – Woodchase – 1 st Plat (7 th Expansion Property)
10-01-04/01-26-05	Doc. #2005003637/Book 4889, Page 99	Tenth	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)

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

Legal Description of Thirteenth Expansion Property:

Lot A and Tracts 4 and 5, BENSON PLACE PATIO HOMES – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Thirteenth Expansion Property Prior to Platting:

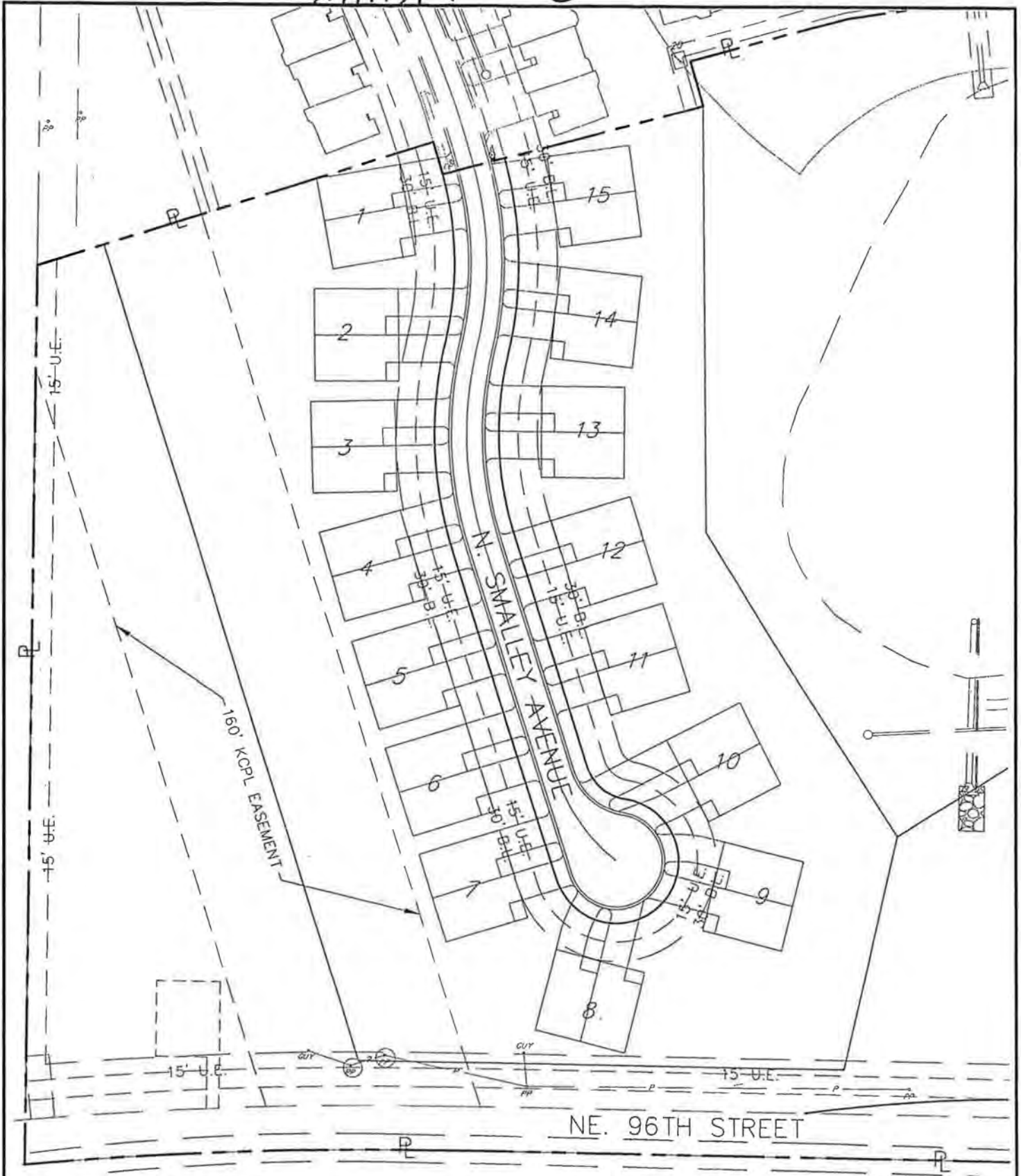
A subdivision of land in the Southwest Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence North 0°38'32" East along the East line of said Southwest Quarter, 128.78 feet to a point on the Centerline of NE 96th Street, as now established; thence North 88°55'31" West along said Centerline, 535.87 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 88°55'31" West along said Centerline, 465.15 feet; thence Westerly along said centerline on a curve to the left, tangent to the last described course, having a radius of 2864.79 feet, a central angle of 06°30'03", an arc distance of 325.04 feet to a point on the West line of the East Half of said Southwest Quarter; thence North 00°46'59" East along said West line, 713.59 feet to a point on the Southerly line of BENSON PLACE PATIO HOMES – FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 72°03'43" East along said Southerly line, 326.69 feet; thence Southerly along said Southerly line on a curve to the right, having an initial tangent bearing of South 17°56'17" East, a radius of 875.00 feet, a central angle of 01°44'22", an arc distance of 26.56 feet; thence North 75°06'40" East along said Southerly line, 212.78 feet; thence North 15°08'31" West along said Southerly line, 37.57 feet; thence North 75°11'03" East along said Southerly line, 129.84 feet; thence North 81°23'09" East along said Southerly line, 309.09 feet to a point on the Westerly right-of-way line of N Tullis Drive, as now established; thence Southerly along said Westerly line on a curve to the left, having an initial tangent bearing of South 14°18'10" East, a radius of 1525.00 feet, a central angle of 01°19'22", an arc distance of 35.21 feet; thence South 15°37'32" East along said Westerly line, 419.47 feet; thence Southerly along said Westerly line on a curve to the right, tangent to the last described course, having a radius of 488.00 feet, a central angle of 01°25'29", an arc distance of 12.13 feet to a point on the Westerly line of the aforementioned BENSON PLACE PATIO HOMES – FIRST PLAT; thence South 57°47'49" West along said Westerly line, 343.38 feet; thence South 00°03'31" East along said Westerly line, 322.70 feet to the True Point of Beginning. Containing 17.64 acres, more or less.

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

See attached drawing.

" EXHIBIT C "



SCALE



1"=100' HORIZ.



EXHIBIT

**BENSON PLACE
PATIOHOMES
SECOND PLAT**



LUTJEN

8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Giddings, Kim

From: Vickie Nelson [VNelson@stewart.com]
Sent: Wednesday, August 25, 2004 9:45 AM
To: Giddings, Kim
Cc: Jan Durbin
Subject: RE: Benson Place Documents - Book and Page Numbers

According to the Clay County Recorder of Deeds internet site http://recorder.co.clay.mo.us/pages/online_access.asp

All are in Book 4696 and I have recorded the page nos. below next to appropriate document.

-----Original Message-----

From: Giddings, Kim [mailto:KGiddings@huntmidwest.com]
Sent: Monday, August 23, 2004 10:43 AM
To: Vickie Nelson
Subject: Benson Place Documents - Book and Page Numbers

Sorry it took so long after my voice mail message. Actually, I forgot. The following documents I need book and page numbers:

Benson Place - Third Plat

#S83937 - Ordinance 901
#S83939 - Restrictions 904
#S83940 - Covenant to Maintain Storm Water Detention 911
#S83941 - Subordination and Reimbursement Agreement 918

Benson Place - Townhomes - Third Plat

S83942 - Ordinance 924
S83944 - Restrictions 927
S83945 - Covenant to Maintain Storm Water Detention 932

Benson Place - Detention Plat

S83933 - Ordinance 887
S83935 - Covenant to Maintain Storm Water Detention 890
S83936 - Subordination of License or Easement 897

Thanks!!

Kim Giddings
Hunt Midwest Real Estate Development, Inc.
8300 N.E. Underground Drive
Kansas City, Missouri 64161
(816) 455-2500
(816) 455-8701 (fax)
kgiddings@huntmidwest.com

8/25/2004

Date and Time: 11/21/2011 at 02:28:36 PM

Instrument Number: 2011037828

Book: 6727 Page: 14

Instrument Type: REST

Page Count: 6

Recording Fee: \$39.00 \$


 Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
 Grantee: BENSON PLACE FIELDSTONE

Jav Lawson, Recorder



(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: July 12, 2011

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: ~~HA~~ Benson Place Fieldstone - Second Plat

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

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

THIS SEVENTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of July 12, 2011, 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 14th of September, 2011, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – SECOND PLAT" (the "Fieldstone Second 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 "Fourteenth Expansion Property"), which Fieldstone Second Plat was approved on September 29, 2011, by the City Council of the City, and was recorded on 11-21-, 2011, under Document No. 2011037825, in Cabinet H, at Sleeve 32, 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 Second 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 Fourteenth Expansion Property and to subject the Fourteenth 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 Fourteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Second 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 Second 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 Fourteenth 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 Second Plat, and this Supplemental Declaration to include the Fourteenth 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 Second 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 Fourteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Second Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Association's Maintenance of Detention Tract and Detention Facilities.** Tract A of the Fieldstone Second Plat has been reserved for storm water drainage and detention serving the Fourteenth Expansion Property. The Association will be entering into an agreement with the City pursuant to which the Association agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

6. **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.



By:

Ora H Reynolds

Ora H. Reynolds, President

Pres

ATTEST:

By:

Donald K Hagan

Donald K. Hagan, Secretary

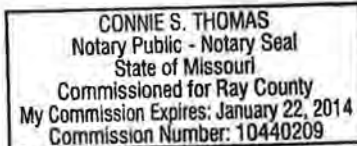
STATE OF MISSOURI)
) S.S.
COUNTY OF CLAY)

On this 12th day of July, 2011, 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.

Connie S Thomas

Signature of Notary Public

{Notary Stamp}



Connie S. Thomas

Typed or Printed Name of Notary

My Commission expires:

1-22-14

**EXHIBIT A
TO
SEVENTEENTH 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)
07-19-04/10-07-04	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 – 1st Plat (12th Expansion Property)

10-26-06/10-26-06

Doc #2006047419/Book 5535, Page 34 Sixteenth

Benson Place – Patio Homes – 2nd Plat (13th Expansion Property)

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

Legal Description of Fourteenth Expansion Property:

Lots 78 through and including 119 and Tract A, BENSON PLACE FIELDSTONE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Fourteenth Expansion Property Prior to Platting:

A tract of land in the Northwest Quarter and Northeast Quarter of 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:

Beginning at the Northwest corner of "BENSON PLACE FIELDSTONE - FIRST PLAT", a subdivision of land in said Kansas City, Clay County, Missouri; thence South 62°57'04" West, along the North line of said "BENSON PLACE FIELDSTONE - FIRST PLAT", 7.13 feet; thence North 25°33'10" West, 130.00 feet; thence Southwesterly, along a curve to the right, having an initial tangent bearing of South 64°26'50" West with a radius of 925.00 feet, a central angle of 00°32'53" and an arc distance of 8.85 feet; thence North 25°00'16" West, 178.11 feet; thence South 64°57'45" West, 51.50 feet; thence North 29°03'36" West, 206.43 feet; thence North 34°06'19" West, 64.75 feet; thence North 55°08'59" East, 183.45 feet; thence Southeasterly, along a curve to the right, having an initial tangent bearing of South 34°51'01" East with a radius of 670.00 feet, a central angle of 03°14'17" and an arc distance of 37.86 feet; thence North 58°23'15" East, 130.89 feet; thence North 34°16'44" West, 70.44 feet; thence North 39°13'11" West, 71.40 feet; thence North 44°33'45" West, 63.88 feet; thence North 00°38'32" East, 323.95 feet to the North line of said Northwest Quarter; thence South 89°32'54" East, along the North line of said Northwest Quarter, 36.11 feet to the Northeast corner of said Northwest Quarter; thence South 89°29'59" East, along the North line of said Northeast Quarter, 277.62 feet; thence South 00°30'00" West, 100.00 feet; thence South 22°56'21" East, 335.11 feet; thence Northeasterly, along a curve to the right, having an initial tangent bearing of North 66°55'18" East with a radius of 1,855.00 feet, a central angle of 00°20'00" and an arc distance of 10.79 feet; thence South 22°44'42" East, 179.29 feet; thence North 68°12'32" East, 68.98 feet; thence North 70°34'08" East, 68.99 feet; thence North 72°55'44" East, 69.00 feet; thence North 75°28'38" East, 79.98 feet; thence North 77°55'07" East, 50.00 feet; thence North 79°54'53" East, 86.80 feet; thence South 08°28'30" East, 130.00 feet; thence Easterly, along a curve to the right, having an initial tangent bearing of North 81°31'30" East with a radius of 1,545.00 feet, a central angle of 00°44'49" and an arc distance of 20.14 feet; thence South 07°43'40" East, 180.35 feet to a point on the North line of said "BENSON PLACE FIELDSTONE - FIRST PLAT"; thence South 80°43'16" West, continuing along said North line, 85.07 feet to a point on the East right-of-way line of N. Marsh Avenue, as now established; thence South 77°39'03" West, continuing along said North line, 50.00 feet to a point on the West right-of-way line of said Marsh Avenue; thence South 74°34'51" West, continuing along said North line, 90.96 feet; thence South 71°06'46" West, continuing along said North line, 77.68 feet; thence South 67°51'16" West, continuing along said North line, 77.68 feet; thence South 64°36'15" West, continuing along said North line, 77.67 feet; thence South 61°51'59" West, continuing along said North line, 75.48 feet; thence South 61°00'09" West, continuing along said North line 229.84 feet to a point on the East right-of-way line of N. Tullis Drive, as now established; thence South 60°35'18" West, continuing along said North line, 50.00 feet to a point on the West right-of-way line of said N. Tullis Drive; thence South 62°24'08" West, continuing along said North line, 82.91 feet to the Point of Beginning. Containing 606,088 square feet or 13.91 acres, more or less.

Date and Time: 09/06/2012 at 08:53:20 AM

Instrument Number: 2012035094

Book: 6921 Page: 98

Instrument Type: REST

Page Count: 5

Recording Fee: \$36.00



Jay Lawson, Recorder

Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMENT...

Grantee: HUNT MIDWEST REAL ESTATE DEVELOPMENT...



(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Eighteenth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: June 5, 2012
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

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

THIS EIGHTEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of June 5, 2012, 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").

KANSAS CITY TITLE

D. On July 26, 2012, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – THIRD PLAT" (the "Fieldstone Third 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 "Fifteenth Expansion Property"), which Fieldstone Third Plat was approved on July 26th, 2012, by the City Council of the City, and was recorded on Sept 9th, 2012, under Document No. 2012, 2012035092, in Cabinet H, at Sleeve 46, 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 Third 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 Fifteenth Expansion Property and to subject the Fifteenth 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 Fifteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Third 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 Third 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 Fifteenth 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 Third Plat, and this Supplemental Declaration to include the Fifteenth 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 Third 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 Fifteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Third Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Association's Maintenance of Detention Tract and Detention Facilities.** Tract A of the Fieldstone Third Plat has been reserved for storm water drainage and detention serving the Fifteenth Expansion Property. The Association will be entering into an agreement with the City pursuant to which the Association agrees to and shall maintain, repair and replace, when and as necessary, the storm water detention facilities constructed or to be constructed thereon by the Developer in accordance with the provisions of such agreement. The agreement is incorporated herein by this reference and the Association shall be responsible, at its cost, for complying with all provisions thereof from time to time.

6. **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:

Clayton L. Holder
Clayton L. Holder, Asst. Sec.

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

On this 5th day of June, 2012, 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.

{Notary Stamp}

CONNIE S. THOMAS
Notary Public - Notary Seal
State of Missouri
Commissioned for Ray County
My Commission Expires: January 22, 2014
Commission Number: 10440209

Connie S Thomas
Signature of Notary Public

Connie S Thomas
Typed or Printed Name of Notary

My Commission expires:

1-22-14

**EXHIBIT A
TO
EIGHTEENTH 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)

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

Legal Description of Fifteenth Expansion Property:

Lots 120 through and including 166, and Tract A, BENSON PLACE FIELDSTONE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Fifteenth Expansion Property Prior to Platting:

A tract of land in the Northeast Quarter of 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:

Beginning at a point on the East line of the West Fifty (50) Acres of the North Half of said Northeast Quarter, said point also being the Northeast corner of "BENSON PLACE FIELDSTONE - FIRST PLAT", a subdivision of land in said Kansas City, Clay County, Missouri; thence North 86°16'54" West, along the North line of said "BENSON PLACE FIELDSTONE - FIRST PLAT", 132.29 feet; thence Northerly, continuing along said North line, along a curve to the left, having an initial tangent bearing of North 03°43'06" East with a radius of 1,525.00 feet, a central angle of 02°02'43" and an arc distance of 54.44 feet; thence North 88°19'37" West, continuing along said North line, 50.00 feet; thence North 84°31'10" West, continuing along said North line, 217.18 feet; thence North 86°24'20" West, continuing along said North line, 75.52 feet; thence North 89°28'55" West, continuing along said North line, 75.52 feet; thence South 87°21'24" West, continuing along said North line, 75.52 feet; thence South 84°11'43" West, continuing along said North line, 75.52 feet; thence South 80°43'16" West, continuing along said North line, 6.56 feet to the Southeast corner of "BENSON PLACE FIELDSTONE - SECOND PLAT", a subdivision of land in said Kansas City, Clay County, Missouri; thence North 07°43'40" West, along the East line of said "BENSON PLACE FIELDSTONE - SECOND PLAT", 180.35 feet; thence Westerly, continuing along said East line, along a curve to the left, having an initial tangent bearing of South 82°16'20" West with a radius of 1,545.00 feet, a central angle of 00°44'49" and an arc distance of 20.14 feet; thence North 08°28'30" West, continuing along said East line, 130.00 feet; thence South 79°54'53" West, continuing along said East line, 86.80 feet; thence South 77°55'07" West, continuing along said East line, 50.00 feet; thence South 75°28'38" West, continuing along said East line, 79.98 feet; thence South 72°55'44" West, continuing along said East line, 69.00 feet; thence South 70°34'08" West, continuing along said East line, 68.99 feet; thence South 68°12'32" West, continuing along said East line, 68.98 feet; thence North 22°44'42" West, continuing along said East line, 179.29 feet; thence Southwesterly, continuing along said East line, along a curve to the left, having an initial tangent bearing of South 67°15'18" West with a radius of 1,855.00 feet, a central angle of 00°20'00" and an arc distance of 10.79 feet; thence North 22°56'21" West, continuing along said East line, 335.11 feet; thence North 00°30'00" East, continuing along said East line, 100.00 feet to the Northeast corner of said "BENSON PLACE FIELDSTONE - SECOND PLAT", said corner also being a point on the North line of said Northeast Quarter; thence South 89°29'59" East, along the North line of said Northeast Quarter, 1,385.01 feet to the Northeast corner of said West Fifty (50) Acres; thence South 00°09'16" West, along said East line, 825.98 feet to the Point of Beginning. Containing 849,126 square feet or 19.49 acres, more or less.



Recording Date/Time: 12/10/2013 at 02:38:34 PM

Instr #: 2013045608

Book: 7230

Page: 36

Type: REST

Pages: 7

Fee: \$42.00 S 20130034631

Jay Lawson
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: June 11, 2013

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

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

THIS NINETEENTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of June 11, 2013, 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").

KANSAS CITY TITLE
166368

D. On _____, 2013, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – FOURTH PLAT" (the "Fieldstone Fourth 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 "Sixteenth Expansion Property"), which Fieldstone Fourth Plat was approved on _____, 2013, by the City Council of the City, and was recorded on 12 - 10, 2013, under Document No. 2013 045607, in Cabinet H, at Sleeve 83, 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 Fourth 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 Sixteenth Expansion Property and to subject the Sixteenth 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 Sixteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Fourth 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 Fourth 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 Sixteenth 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 Fourth Plat, and this Supplemental Declaration to include the Sixteenth 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 Fourth 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 Sixteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Fourth 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, E and F as Private Open Space; Swimming Pool.** Tracts A, B, C, D, E and F of the Fieldstone Fourth Plat have been reserved as private open space and, at its cost, the Association shall maintain the same as private open space. Additionally, the Developer will be constructing on Tract F a swimming pool and related amenities. Once completed and conveyed or transferred to the Association, the Association shall be responsible, at its cost, for all maintenance, repair, replacement and operation of such facilities.

6. **Fencing Restriction on Restricted Lots.** The Owners of Lots 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 199, 200, 201, 202, 203, 205, and 211 of the Fieldstone Fourth 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 167, 195, 196 and 204 of the Fieldstone Fourth 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, President

ATTEST:

By:



Donald K. Hagan, Secretary

STATE OF MISSOURI)

) S.S.

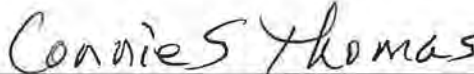
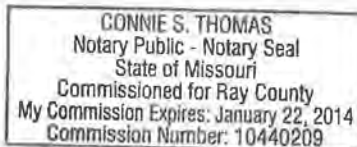
COUNTY OF CLAY)

On this 11th day of June, 2013, 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.



Signature of Notary Public

{Notary Stamp}



Typed or Printed Name of Notary

My Commission expires:

1-22-14

**EXHIBIT A
TO
NINETEENTH 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)
07-19-04/10-07-04	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)

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

Legal Description of Sixteenth Expansion Property:

Lots 167 through and including 204, Block 1, Lots 205 through and including 211, Block 2, and Tracts A, B, C, D, E and F, BENSON PLACE FIELDSTONE – FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Sixteenth Expansion Property Prior to Platting:

A tract of land in the North Half of 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 Northwest corner of the Northeast Quarter of said Section 34; thence South 00°08'40" West, along the West line of said Northeast Quarter, 1,996.04 feet to the Point of Beginning of the tract of land to be herein described; thence South 67°57'52" East, 155.86 feet; thence North 19°31'50" East, 115.12 feet; thence North 42°00'44" East, 157.46 feet; thence North 89°15'17" East, 157.48 feet; thence North 10°15'29" East, 128.74 feet to the Southwest corner of Lot 19, BENSON PLACE FIELDSTONE-FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence South 59°09'01" East, along the South lines of Lots 19, 18, 17 and Tract D, said BENSON PLACE FIELDSTONE-FIRST PLAT, 311.14 feet to the Southeast corner of said Tract D, said point also being on the Northwesterly right-of-way line of N. Tullis Drive, as now established; thence Southwesterly, along said right-of-way, along a curve to the right having an initial tangent bearing of South 22°51'49" West with a radius of 875.00 feet, a central angle of 14°59'06" and an arc distance of 228.85 feet; thence South 37°50'56" West, continuing along said right-of-way, 12.27 feet; thence Southwesterly, continuing along said right-of-way, along a curve to the right being tangent to the last described course with a radius of 1,650.00 feet, a central angle of 03°47'26" and an arc distance of 109.16 feet; thence Westerly, continuing along said right-of-way, 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 91°37'16" and an arc distance of 23.99 feet; thence South 42°54'50" West, continuing along said right-of-way, 50.00 feet; thence Southerly, continuing along said right-of-way, along a curve to the right having an initial tangent bearing of South 46°45'17" East with a radius of 15.00 feet, a central angle of 91°09'06" and an arc distance of 23.86 feet; thence South 44°23'49" West, continuing along said right-of-way, 472.59 feet; thence North 45°36'11" West, 177.64 feet; thence North 60°05'38" West, 265.89 feet; thence North 76°37'59" West, 495.23 feet; thence North 66°49'18" West, 103.39 feet; thence North 60°24'08" West, 50.00 feet; thence Northeasterly along a curve to the left having an initial tangent bearing of North 29°35'52" East with a radius of 475.00 feet, a central angle of 10°09'36" and an arc distance of 84.23 feet; thence North 19°26'16" East, 41.25 feet; thence Northwesterly along a curve to the left being tangent to the last described course with a radius of 15.00 feet, a central angle of 85°45'07" and an arc distance of 22.45 feet; thence North 23°41'09" East, 50.00 feet; thence Easterly along a curve to the left having an initial tangent bearing of South 66°18'51" East with a radius of 475.00 feet, a central angle of 05°55'58" and an arc distance of 49.19 feet; thence North 17°45'11" East, 130.99 feet; thence South 76°37'59" East, 612.76 feet; thence South 67°57'52" East, 83.68 feet to the Point of Beginning. Containing 584,143 square feet or 13.41 acres, more or less.

Also,

Commencing at the Northwest corner of said Northeast Quarter; thence North 89°21'13" West, along the North line of the Northwest Quarter of said Section 34, and along the North line of Tract "A", BENSON PLACE FIELDSTONE – SECOND PLAT, a subdivision in said Kansas City,

Clay County, Missouri, 36.11 feet to the Northwest corner of said Tract "A", said point being the Point of Beginning of the tract of land to be herein described; thence South 00°38'32" West, along the West line of Tract "A", Lot 114 and Lot 113, BENSON PLACE FIELDSTONE – SECOND PLAT, 324.08 feet; thence South 44°33'45" East, along the West line of said Lot 113, 63.88 feet to the Southwest corner of said Lot 113; thence South 39°13'11" East, along the West line of Lot 112, BENSON PLACE FIELDSTONE – SECOND PLAT, 71.40 feet to the Southwest corner of said Lot 112; thence South 34°16'44" East, along the West line of Lot 111, BENSON PLACE FIELDSTONE – SECOND PLAT, 70.44 feet to the Northeast corner of Lot 109, BENSON PLACE FIELDSTONE – SECOND PLAT; thence South 58°23'15" West, along the North line of said Lot 109, 130.89 feet to a point on the Easterly right-of-way line of N. Tullis Drive, as now established; thence Northwesterly, along said Easterly right-of-way line, along a curve to the left having an initial tangent bearing of North 31°36'45" West with a radius of 670.00 feet, a central angle of 03°14'17" and an arc distance of 37.86 feet; thence South 55°08'59" West, 183.45 feet to the Northwest corner of Lot 108, BENSON PLACE FIELDSTONE – SECOND PLAT; thence North 36°08'06" West, 70.00 feet; thence North 46°56'18" East, 130.00 feet; thence Northwesterly along a curve to the left having an initial tangent bearing of North 43°03'42" West with a radius of 620.00 feet, a central angle of 40°05'38" and an arc distance of 433.86 feet; thence North 06°50'41" East, 192.17 feet; thence North 00°39'53" East, 101.68 feet to a point on the North line of said Northwest Quarter; thence South 89°21'13" East, along said North line, 458.09 feet to the Point of Beginning. Containing 210,287 square feet or 4.83 acres, more or less.

The aggregate total area of the above described property containing 794,430 square feet or 18.24 acres, more or less.



Recording Date/Time: 07/30/2014 at 01:55:58 PM

Instr #: 2014021880

Book: 7341 Page: 136

Type: REST

Pages: 6

Fee: \$39.00 S 20140017118

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)
) S.S.
COUNTY OF CLAY)

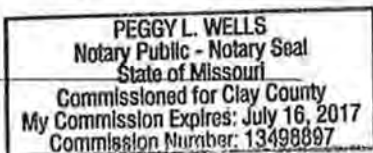
On this 25th day of March, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Ora H. Reynolds, who, being by me first duly sworn, did say that she is the President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that she executed 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



Recording Date/Time: 06/29/2015 at 12:22:49 PM

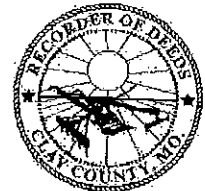
Instr #: 2015020940

Book: 7524 Page: 152

Type: REST

Pages: 6

Fee: \$39.00 S 20150016404

Kalee Porter
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: July 14, 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

TWENTY-FIRST SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-FIRST SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of July 14, 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 the Sixteenth Supplemental Declaration, the Developer subjected the real property in the **BENSON PLACE – PATIO HOMES – SECOND PLAT** (the "Patio Homes 2nd Plat") to all the terms and conditions of the Declaration.

D. The Developer previously sold to Robl Construction, Inc., a Kansas corporation, and Robl subsequently has sold, transferred and conveyed a portion of Lot A of the Patio Homes 2nd Plat (as described on Exhibit

Customer
Plu -

(6)

B attached and in Recital E below as the "Replat Property") to LG Homes, Inc., a Missouri corporation (the "Owner"), upon and with the understanding and agreement with the Developer that Developer would permit Owner to replat the Replat Property to convert it from Attached Patio Home use to use for Single Family Residences providing certain fencing restrictions were imposed on the Replat Property. Developer is making this Supplemental Declaration and Owner is consenting hereto in order to evidence such agreement and understanding of record.

E. On August 1, 2014, the Owner executed that certain subdivision plat entitled "FINAL PLAT OF BENSON PLACE REPLAT," a replat of part of Lot A of the Patio Homes 2nd Plat (the "Replat"), covering the real property formerly legally described as shown therein and on **EXHIBIT B** attached to this Supplemental Declaration, and replatting the same into the Lots shown and marked thereon (the "Replat Property"), which Replat was approved on July 10, 2014, by the City Council of the City, and was recorded on June 29, 2015 under Document No. 2015 020937, in Cabinet H, at Sleeve 132, in said Recorder of Deeds' Office.

F. Pursuant to Section 16.2 of the Declaration, the Developer has the sole right to amend, alter or modify the Declaration prior to the Turnover Date which has not yet occurred and Developer desires to do so as set forth below.

G. All capitalized words or terms not otherwise defined herein shall have the meanings set forth in the Declaration.

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

1. **Use of Replat Property.** The Declaration is amended and modified to convert the use of the Replat Property from Attached Patio Homes to Single Family Residences. Hereafter, all Lots within the Replat Property shall be used only for the construction of Single Family Residences thereon and such Lots shall be subject to all terms, provisions, conditions and restrictions of the Declaration applicable to Single Family Residences including those Assessments pertaining to Single Family Residences.

2. **Fencing Restrictions on Lots.** No fences shall be permitted on any Lot within the Replat Property (i.e., Lots 1 through and including 13) without the prior approval of the Review Committee and no fences will be permitted on Lots 10, 11, 12 or 13. All fences on Lots 1 through and including 9 will be constructed of wrought iron (or aluminum or steel simulations thereof as approved in advance by the Review Committee in its sole discretion). The specifications of the fence for the Lots are:

- Montage Majestic residential fence panels by Ameristar, or equal
- 4' High - 3 Rail Steel Fence
- 1 1/4" x 3/4" horizontal channels
- 5/8" x 5/8" pickets
- 2" x 2" wall post with mounting brackets for fence.

The construction methods and location of all fences approved by the Review Committee shall harmonize with the external design of the Single Family Residences in the Subdivision. No wood, wire or chain link fences shall be permitted. Under no circumstance shall any fence be permitted in violation of restrictions in any Plat of the Subdivision or any ordinance approving any Plat of the Subdivision or any other Plat affecting the Property, including the Replat. No fence shall be placed in front of the rear wall of the Single Family Residence and, for a Single Family Residence on a corner Lot, no fence facing a Street may be placed beyond the point where the side wall of the Single Family Residence meets the rear wall of the Single Family Residence without the prior approval of the Review Committee obtained in advance of construction.

3. **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 Replat Property and any Lots otherwise subject to the terms hereof. The Owner confirms such ratification by the execution of its Consent attached to and which is a part of this Supplemental Declaration.

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

DEVELOPER:

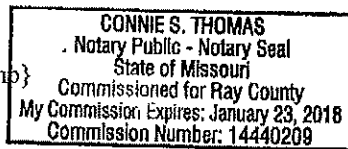
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: *Ora H Reynolds*
Ora H. Reynolds, President

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

On this 14th day of July, 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.

{Notary Stamp}



Connie S Thomas
Signature of Notary Public

Connie S Thomas
Typed or Printed Name of Notary

My Commission expires:

1-23-18

CONSENT OF OWNER

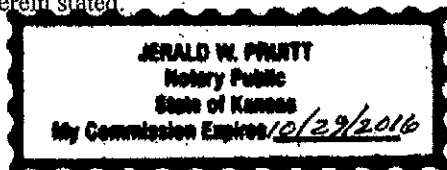
LG Homes, Inc., a Missouri corporation, the owner of the Replat Property identified and described in the foregoing Supplemental Declaration, consents to the execution, delivery and recordation of the Supplemental Declaration and agrees that it is and shall be binding upon it, its successors, transferees and assigns and all other persons at any time having any right, title or interest in all or any portion of the Replat Property or any Lots within it.

LG HOMES, INC.

By: Larry Grego
Printed Name: Larry Grego
Title: President

KANSAS
STATE OF ~~MISSOURI~~)
COUNTY OF JOHNSON) SS.

On this 21st day of July, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Larry Grego, who, being by me first duly sworn, did say that he/she is the President of LG Homes, Inc., a Missouri corporation, that he/she executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he/she acknowledged that he/she so executed the same as the free act and deed of said corporation for the purposes therein stated.



{Notary Stamp}

Jerald W. Pruitt
Signature of Notary Public

Jerald W. Pruitt
Typed or Printed Name of Notary

My Commission expires:

Oct. 29, 2014

**EXHIBIT A
TO
TWENTY-FIRST 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)
_____/____/____	Doc. #____/Book _____, Page ____	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)

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

Legal Description of Replat Property:

Lots 1 through and including 13, FINAL PLAT OF BENSON PLACE REPLAT, a replat of part of Lot A, BENSON PLACE PATIO HOMES - SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded final plat thereof.

Legal Description of Replat Property Prior to Replatting:

That part of Lot A, BENSON PLACE PATIO HOMES - SECOND PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, described in the Corporation Warranty Deed filed October 18, 2013 as Instrument Number 2013040107 in Book 7203 at Page 139, being more particularly described as follows:

Beginning at the Southwest corner of said Lot A; Thence North 17 degrees, 08 minutes, 04 seconds West, along the West line of said Lot A, 440.00 feet to the Southwest corner of Tract A-6 as described in the above referenced Corporation Warranty Deed; Thence North 81 degrees, 21 minutes, 05 seconds East along the South line of Lot 3B as described in the above referenced Corporation Warranty Deed, and said Tract A-6, 195.70 feet to the Southeast corner of said Tract A-6; Thence Southeasterly along the right-of-way line of North Smalley Avenue, on a curve to the left with a radius of 325.00 feet and an initial tangent bearing of South 8 degrees, 38 minutes, 55 seconds East, an arc distance of 48.13 feet; Thence continuing along said right-of-way line, South 17 degrees, 08 minutes, 04 seconds East, 270.74 feet; Thence continuing along said right-of-way line, on a curve to the left with a radius of 50.00 feet and tangent to the last described course, an arc distance of 101.22 feet; Thence continuing along said right-of-way line, on a curve to the right with a radius of 39.00 feet and tangent to the last described course, 43.57 feet; Thence North 17 degrees, 08 minutes, 04 seconds West along said right-of-way line, 112.24 feet to the Southwest corner of the property described as Tract A-5 in the above referenced Corporation Warranty Deed; Thence North 72 degrees, 51 minutes, 56 seconds East along the South line of Lot 12A as described in the above referenced Corporation Warranty Deed, and said Tract A-5, 155.70 feet to the Southeast corner of said Tract A-5; Thence South 32 degrees, 12 minutes, 11 seconds East along the East line of said Lot A, 247.98 feet to the Southwest corner of Tract 4, said BENSON PLACE PATIO HOMES - SECOND PLAT; Thence South 12 degrees, 47 minutes, 49 seconds West along the East line of said Lot A, 190.73 feet to the Southeast corner of said Lot A; Thence North 88 degrees, 55 minutes, 31 seconds West along the South line of said Lot A, 384.25 feet to the Point of Beginning. Containing 3.672 acres, more or less.

Recorded in Clay County, Missouri

Date and Time: 10/06/2015 at 01:03:01 PM

Instrument Number: 2015033978

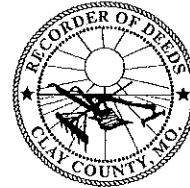
Book: 7588

Page: 4

Instrument Type: REST

Page Count: 5

Recording Fee: \$36.00 S



Electronically Recorded

Katee Porter, Recorder

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Twenty-Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: June 30, 2015
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: Sec 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

TWENTY-SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of June 30, 2015, 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 the Declaration (and various of the Supplemental Declarations), the Developer imposed prohibitions on fencing on various Lots within the Benson Place Property.

D. The Developer now desires to permit fencing on those Lots described on Exhibit B attached to this Supplemental Declaration (the "Restricted Lots") subject to certain restrictions contained herein.

E. Pursuant to Section 16.2 of the Declaration, the Developer has the sole right to amend, alter or modify the Declaration prior to the Turnover Date which has not yet occurred and Developer desires to do so as set forth below.

F. All capitalized words or terms not otherwise defined herein shall have the meanings set forth in the Declaration.

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

1. **Fencing Restrictions on Restricted Lots.** Fences shall be permitted on any of the Restricted Lots but only with the prior approval of the Review Committee. All fences on the Restricted Lots will be constructed of wrought iron (or aluminum or steel simulations thereof) not exceeding four feet (4') in height as approved in advance by the Review Committee in its sole discretion. The construction methods and location of all such fences on the Restricted Lots approved by the Review Committee shall harmonize with the external design of the Single Family Residences in the Subdivision. No wood, wire or chain link fences shall be permitted. Under no circumstance shall any fence be permitted in violation of restrictions in any Plat of the Subdivision or any ordinance approving any Plat of the Subdivision or any other Plat affecting the Property. No fence shall be placed in front of the rear wall of the Single Family Residence and, for a Single Family Residence on a corner Lot, no fence facing a Street may be placed beyond the point where the side wall of the Single Family Residence meets the rear wall of the Single Family Residence without the prior approval of the Review Committee obtained in advance of construction.

2. **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 Restricted Lots otherwise subject to the terms hereof.

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

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: F. B. Holland
F. Brenner Holland, Vice President

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)

On this 30th day of June, 2015, before me, the undersigned Notary Public, appeared F. Brenner Holland, who, being by me duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation, with full authority to do so, and he acknowledged that he executed the same as the free act and deed of said corporation.

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

Peggy L. Wells
Signature of Notary Public
Peggy L. Wells
Typed or Printed Name of Notary

My Commission expires:

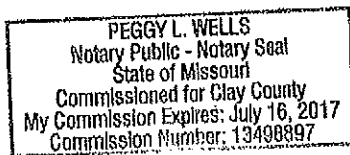


EXHIBIT A
TO
TWENTY-SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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)
03-28-14/07-30-14	Doc. #2014021880/Book 7341, Page 136	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)
07/14/14/06/29/15	Doc. #2015020940/Book 7524, Page 152	Twenty-First	Benson Place – Replat of Lot A, Patio Homes 2 nd Plat

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

Legal Descriptions of Restricted Lots:

Lots 1, 22, 23 and 44, BENSON PLACE -- FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 57 and 58, BENSON PLACE -- SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 132 and 133, BENSON PLACE -- THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 155, 156, 168, 169, 173, 174, 189 and 190, BENSON PLACE -- FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 215, 216, 232, 257, 258 and 282, BENSON PLACE -- FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lot 17, BENSON PLACE -- FIELDSTONE -- FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 167, 195, 196 and 204, BENSON PLACE -- FIELDSTONE -- FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 212, 200, 221 and 244, BENSON PLACE -- FIELDSTONE -- FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 39 and 40, BENSON PLACE -- WOODCHASE -- FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.



Recording Date/Time: 11/18/2016 at 12:46:49 PM

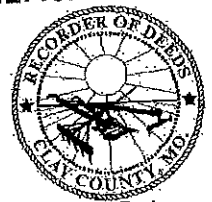
Instr #: 2016041386

Book: 7854 Page: 55

Type: REST

Pages: 7

Fee: \$42.00 S 20160032528

Katee Porter
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

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

Document Date: October 24, 2016

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

TWENTY-THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of October 24, 2016, 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").

D. On November 4, 2016, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – SIXTH PLAT" (the "Fieldstone Sixth 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 "Eighteenth Expansion Property"), which Fieldstone Sixth Plat was approved on March 17, 2015, 2016, by the City Council of the City, and was recorded on 11-18-16 under Document No. 2016 041383, in Cabinet H, at Sleeve 174.1, 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 Sixth 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 Eighteenth Expansion Property and to subject the Eighteenth 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 Eighteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Sixth 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 Sixth 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 Eighteenth 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 Sixth Plat, and this Supplemental Declaration to include the Eighteenth 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 Sixth 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 Eighteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Sixth 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 and B as Private Open Space.** Tracts A and B of the Fieldstone Sixth Plat have been reserved as private open space and, at its cost, the Association shall maintain the same as private open space.

6. **Association's Maintenance of Detention Tract and Detention Facilities.** Tract C of the Fieldstone Sixth Plat (the "Detention Tract") is and has been reserved for storm water detention and the Association has entered into or will enter into a Covenant to Maintain Storm Water Facilities (Plat of Benson Place Fieldstone – Sixth Plat) with the City pursuant to which the Association, at its cost, agrees to maintain, repair and replace, when and as necessary, the storm water detention facilities constructed on or in the Detention Tract by the Developer. The improvements that the Developer intends and proposes in connection with the Fieldstone Sixth Plat (i.e., the Eighteenth Expansion Property) warrant storm water control and will be serviced by and utilize the detention facilities of, on and in the Detention Tract. The Association is authorized to and shall enter into with the City, if required by the City, the Fieldstone Sixth Plat storm water covenant, any amendments thereto or any new agreements affecting or pertaining to storm water detention for the Fieldstone Sixth Plat.

7. **Fencing Restriction on Restricted Lots.**

(a) The Owners of Lots 270 through and including 282 of the Fieldstone Sixth Plat (legally described on **EXHIBIT B** attached hereto) are hereby subjected to the following:

(i) 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

(ii) 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.

(b) The owners of Lots 302, 303, 304, 309, 310, 311, 312, 313, 314 and 319 of the Fieldstone Sixth Plat are hereby subjected to the following:

(i) Any fencing permitted on such Lots as set forth below shall be constructed of only wrought iron (or synthetic materials as approved in advance by the Review Committee in its sole discretion), 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 therein; and

(ii) 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.

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 officer as of the day and year first above written.

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: F. B. Holland
F. Brenner Holland, Vice President

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

On this 24th day of October, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, who, being by me first duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he acknowledged that he 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

Peggy L. Wells
Typed or Printed Name of Notary

My Commission expires:

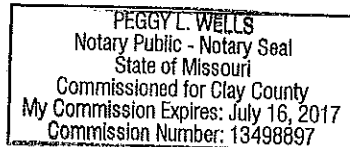


EXHIBIT A
TO
TWENTY-THIRD SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
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)
03-28-14/07-30-14	Doc. #2014021880/Book 7341, Page 136	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)
07-14-14/06-29-15	Doc. #2015020940/Book 7524, Page 152	Twenty-First	Benson Place – Replat of Lot A, Patio Homes 2 nd Plat
06-30-15/10-06-15	Doc. #2015033978/Book 7588, Page 4	Twenty-Second	Benson Place – Revised Fencing Restrictions

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

Legal Description of Eighteenth Expansion Property:

Lots 270 through and including 330, and Tracts A, B and C, BENSON PLACE FIELDSTONE – SIXTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Eighteenth Expansion Property Prior to Platting:

A tract of land in West Half of 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: Beginning at the Northwest corner of Lot 217, BENSON PLACE FIELDSTONE – FIFTH PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence South 35°46'30" West, along the West line of said BENSON PLACE FIELDSTONE – FIFTH PLAT, 366.05 feet; thence South 59°20'23" East, continuing along said West line, 390.44 feet; thence South 12°24'43" West, continuing along said West line, 66.82 feet to a point on the Northerly right-of-way line of NE 98th Terrace, as now established; thence North 80°04'23" West, along said Northerly right-of-way line, 174.86 feet; thence Northwesterly, continuing along said Northerly right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 92°34'31" and an arc distance of 24.24 feet; thence North 81°34'37" West, continuing along said Northerly right-of-way line, 50.12 feet; thence Southwesterly, continuing along said Northerly right-of-way line, along a curve to the right, having an initial tangent bearing of South 12°22'20" West with a radius of 15.00 feet, a central angle of 87°39'54" and an arc distance of 22.95 feet; thence Westerly, continuing along said Northerly right-of-way line, along a curve to the left, having a common tangent with the last described course with a radius of 725.00 feet, a central angle of 16°11'18" and an arc distance of 204.84 feet; thence South 83°50'56" West, continuing along said Northerly right-of-way line, 170.44 feet; thence Northwesterly, continuing along said Northerly right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 89°44'21" and an arc distance of 23.49 feet; thence South 84°00'43" West, continuing along said Northerly right-of-way line, 50.00 feet; thence Southwesterly, continuing along said Northerly right-of-way line, along a curve to the right, having an initial tangent bearing of South 06°26'02" East with a radius of 15.00 feet, a central angle of 90°16'58" and an arc distance of 23.64 feet; thence South 83°50'56" West, continuing along said Northerly right-of-way line, 14.38 feet; thence Westerly, continuing along said Northerly right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 975.00 feet, a central angle of 06°56'03" and an arc distance of 118.00 feet; thence North 89°13'01" West, continuing along said Northerly right-of-way line, 36.18 feet to a point on the West line of the East Half of the Southwest Quarter of said Section 34; thence North 00°46'59" East, along said West line, 871.98 feet to a point on the South line of the Northwest Quarter of said Section 34; thence North 89°15'08" West, along said South line, 543.08 feet; thence North 17°28'29" West, 624.11 feet; thence Westerly, along a curve to the right, having an initial tangent bearing of South 56°23'21" West with a radius of 425.00 feet, a central angle of 27°49'46" and an arc distance of 206.43 feet; thence South 84°13'07" West, 125.59 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 525.00 feet, a central angle of 13°29'27" and an arc distance of 123.62 feet; thence North 82°17'26" West, 94.76 feet; thence North 07°35'53" East, 50.00 feet; thence South 82°17'26" East, 94.85 feet; thence Easterly, along a curve to the left, being tangent to the last described course with a radius of 475.00 feet, a central angle of 13°29'27" and an arc distance of 111.84 feet; thence North 84°13'07" East, 125.59 feet; thence Easterly, along a curve to the left, being tangent to the last described course with a radius of 375.00 feet, a central angle of 30°03'09" and an arc distance of 196.69 feet; thence North 17°28'29" West, 482.94 feet; thence North 72°31'31" East, 374.16 feet; thence North 85°03'17" East, 521.85 feet; thence North 65°17'25" East, 105.33 feet; thence North 43°40'58" East, 102.76 feet; thence North 42°54'47" East, 55.35 feet; thence North 21°19'50" East, 103.90 feet; thence North 07°08'19" East, 182.30 feet; thence South 82°51'41" East, 361.83 feet; thence South 35°33'44" East, 122.03 feet; thence South 54°26'16" West, 99.48 feet; thence South 81°24'33" West, 174.46 feet; thence South 37°41'17" West, 89.17 feet; thence South 19°07'48" West, 80.78 feet; thence South 43°08'28" West, 166.18 feet; thence South 66°44'43" West, 420.21 feet; thence North 87°43'40" West, 67.83 feet; thence South 69°55'03" West, 150.00 feet; thence South 20°04'57" East, 130.00 feet; thence North 69°55'03" East, 26.55 feet; thence South 20°04'57" East, 50.00 feet; thence South 20°12'03" East, 114.42 feet; thence South

45°14'30" East, 583.81 feet; thence South 51°36'54" East, 188.49 feet to a point on the Westerly right-of-way line of N Smalley Avenue, as now established, said point also being on the West line of said BENSON PLACE FIELDSTONE – FIFTH PLAT; thence Southwesterly, along said Westerly right-of-way line and said West line, along a curve to the left, having an initial tangent bearing of South 30°15'52" West with a radius of 5,025.00 feet, a central angle of 00°25'49" and an arc distance of 37.74 feet; thence South 29°50'02" West, continuing along said Westerly right-of-way line and said West line, 79.23 feet; thence Westerly, continuing along said Westerly right-of-way line and said West line, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 93°30'18" and an arc distance of 24.48 feet; thence South 30°29'34" West, continuing along said Westerly right-of-way line and said West line, 50.06 feet; thence Southeasterly, continuing along said Westerly right-of-way line and said West line, along a curve to the left, having an initial tangent bearing of South 56°48'00" East with a radius of 1,025.00 feet, a central angle of 00°07'56" and an arc distance of 2.36 feet; thence Southerly, continuing along said Westerly right-of-way line and said West 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 86°21'36" and an arc distance of 22.61 feet; thence Southwesterly, continuing along said Westerly right-of-way line and said West line, along a curve to the left, having a common tangent with the last described course with a radius of 825.00 feet, a central angle of 08°57'10" and an arc distance of 128.91 feet; thence South 66°47'12" East, continuing along said West line, 285.76 feet; thence South 67°57'34" East, continuing along said West line, 341.65 feet to the Point of Beginning. Containing 1,532,960 square feet or 35.19 acres, more or less.



Recording Date/Time: 12/01/2016 at 02:15:55 PM

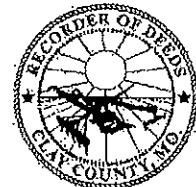
Instr #: 2016042920

Book: 7862 Page: 42

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Pages: 17

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Katee Porter
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Twenty-Fourth Supplement to Declaration of Homes Association and Covenants, Restrictions and Easements of Benson Place

Document Date: August 22, 2016

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

TWENTY-FOURTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-FOURTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of August 22, 2016, 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 November 10, 2016, the Developer executed that certain subdivision plat entitled "BENSON PLACE VILLAGE – FIRST PLAT" (the "Villas First 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 "Nineteenth Expansion Property"), which Villas First Plat was approved on November 17, 2016 by the City Council of the City, and was recorded on Dec. 1st, 2016, under Document No. 2016 2016042414, in Cabinet H, at Sleeve 176.2, 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 Villas First 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 Nineteenth Expansion Property and to subject the Nineteenth Expansion Property to the covenants, conditions, restrictions and easements contained within the Declaration.

G. Pursuant to Section 16.2 of the Declaration, the Developer retained the right at any time prior to the Turnover Date (which has not yet occurred) to amend, alter or modify the Declaration. The Developer desires to do so in connection with the "Villas" and "Villa Lots" which are added to the Property as set forth below.

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 (i.e., Villa Lots as described below), Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Nineteenth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Villas First Plat and this Supplemental Declaration of record in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Recording of the Villas First 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 Nineteenth 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 Villas First Plat, and this Supplemental Declaration to include the Nineteenth 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 the Villa Lots in the Villas First 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 Villa Lots, Tracts, Common Areas or Restricted Common Areas, which constitute the Nineteenth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Villas First Plat and this Supplemental Declaration in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty.

5. **Fencing Prohibited on All Villa Lots.** No fencing of any kind shall be permitted at any location on any of the Villa Lots. If any Owner of a Villa Lot violates this restriction, the Association may cause such fencing to be removed at the cost and expense of such Villa Lot Owner.

6. **Amendment of Article 1.1.** Article 1.1 of ARTICLE I of the Declaration is amended to read as follows:

"1.1 "Annual Assessment", "Annual Attached Patio Home Assessment", "Annual Attached Townhome Assessment" and "Annual Villa Assessment" have the meanings set forth in Articles 6.2, 6.3, 6.4 and 6.19 hereof, respectively."

7. **Amendment of Article 1.3.** Article 1.3 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.3 "Assessments" means the Annual Single Family Residence, Annual Attached Patio Home, Annual Attached Townhome, Annual Villa, Special, Special Attached Patio Home, Special Attached Townhome, Special Villa and Default Assessments levied pursuant to Article 6 hereof."

8. **Amendment of Article 1.17.** Article 1.17 of ARTICLE 1 of the Declaration is amended to also exclude from the definition of **"Common Expenses"** any **"Villa Common Expenses"** as defined below.

9. **Amendment of Article 1.24.** Article 1.24 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.24 "Lot" means a building lot that is created either by a plat with respect to a Single Family Residence or Villa or, with respect to an Attached Patio Home or an Attached Townhome, by the Developer (or a builder or other person to whom the Developer sells such Attached Patio Home or Attached Townhome building Lot), by replat, minor subdivision lot split certificate of survey or otherwise, together with all appurtenances and Improvements now, or in the future, on such Lot, including a Single Family Residence, for a single family home building Lot, a Villa for a Villa Lot, an Attached Patio Home for an Attached Patio Home building Lot, and an Attached Townhome, for an Attached Townhome building Lot."

10. **Amendment of Article 1.30.** Article 1.30 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.30 "Owner's Proportionate Share" means a fraction, the numerator of which is the number of Lots then owned by such Owner within the Property, and the denominator of which is the total number of Lots (i.e., all Single Family Residence Lots, Attached Patio Home Lots, Attached Townhome Lots and Villa Lots) then within the Property, as it may be expanded."

11. **Amendment of Article 1.36.** Article 1.36 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.36 "Single Family Residence" means a single-family dwelling (other than an Attached Patio Home, an Attached Townhome or a Villa) constructed on any one (1) Single Family Residence Lot. For purposes hereof, **"single family"** shall have the same meaning as in the ordinances of the City."

12. **Amendment of Article 1.38.** Article 1.38 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.38 "Special Assessment", "Special Attached Patio Home Assessment", "Special Attached Townhome Assessment" and "Special Villa Assessment" have the meanings set forth in Articles 6.5, 6.6, 6.7 and 6.19 hereof, respectively."

13. **Amendment of Article 1.43.** Article 1.43 of ARTICLE 1 of the Declaration is amended to read as follows:

"1.43 "Turnover Date" means the earlier of: (i) the date as of which only four (4) of the Lots (either Single Family Residence Lots, Attached Patio Home Lots, Attached Townhome Lots, Villa Lots or any combination thereof) in the Subdivision (as then composed or as contemplated to be expanded by the Developer) remain owned by and not sold by the Developer with no Single Family Residences, Attached Patio Homes, Attached Townhomes or Villas constructed thereon; or (ii) the date the Developer, in its sole and absolute discretion, selects as the Turnover Date for the Property then covered by and subject to this Declaration."

14. New Articles 1.45 through 1.48. ARTICLE 1 of the Declaration is amended by adding the following new Articles 1.45 through 1.48:

1.45 "Villa" means a dwelling constructed on any one (1) Villa Lot and having bedrooms on the first or main story level.

1.46 "Villa Lot" has the meaning set forth in Article 1.24 above.

1.47 "Villa Common Expenses" means all costs and expenses, in addition to and not duplicative of Common Expenses, incurred by the Association to provide the lawn and landscaping care and snow removal services set forth in Article 18 below, a reasonable contingency or other reserve or surplus fund for such costs and expenses and any other costs or expenses which the Board of Directors determines to be Villa Common Expenses.

1.48 "Villa Owner's Proportionate Share" means a fraction, the numerator of which is the number of Villa Lots then owned by a Villa Owner then within the Property, and the denominator of which is the total number of Villa Lots then within the Property, as it may be expanded."

15. Amendment of Article 3.2. Article 3.2 of ARTICLE 3 of the Declaration is amended to read as follows:

3.2 Classes of Members. Members shall be either Class A Members, Class B Members, Class C Members, Class D Members or Class E Members. Class A Members shall be all Owners of Single Family Residences except the Developer during the period of its Class D Membership. Class B Members shall be all Owners of Attached Patio Homes except the Developer during the period of its Class D Membership. Class C Members shall be all Owners of Attached Townhomes except the Developer during the period of its Class D Membership. Class D Members shall be the Developer and all Successor Developers, if any, who own any Lot for the purpose of development and sale. Class E Members shall be all Owners of Villas except the Developer during the period of its Class D Membership. All Class D Memberships shall terminate and automatically be converted to Class A, Class B, Class C or Class E Memberships, as applicable, upon the Turnover Date. Upon termination of the Class D Membership, the Developer and all Successor Developers, if any, which own any Lots at the time shall, for all purposes, be automatically converted to Class A, Class B, Class C or Class E Members, as applicable, for each Single Family Residence Lot, Attached Patio Home Lot, Attached Townhome Lot and Villa Lot it (or they) then owns, respectively."

16. Amendment of Article 3.4. Article 3.4 of ARTICLE 3 of the Declaration is amended to read as follows:

3.4 Voting Rights. Except as otherwise provided herein, including in Article 3.9 below, all Owners shall be entitled to vote on Association matters requiring a vote under this Declaration. On all matters to be voted on by the Members, Class A Members, Class B Members, Class C Members and Class E Members each shall have one (1) vote for each Lot owned and Class D Members shall have thirty-five (35) votes for each Lot owned. If more than one (1) Owner exists for any Lot, the vote for such Lot shall be exercised as the Owners determine among themselves and as they notify the Secretary of the Association in writing. Fractional votes shall not be permitted and there shall be only one (1) vote cast with respect to any Lot. Any person may be appointed as the proxy of an Owner by written appointment delivered to the Secretary of the Association before or at the Meeting at which the vote for which the proxy is being exercised. Proxies may be revoked at any time in writing delivered to the Secretary of the Association and shall not, under any circumstance, be valid for more than three (3) years from the original date thereof. Unless specifically provided herein to the contrary, all matters requiring a vote of the Members under this Declaration shall be approved by the affirmative vote of a majority of the Members present at an annual or special meeting duly called where a quorum is present. A quorum shall be the presence of Members having ten percent (10%) of the votes entitled to be cast

on a matter at the meeting, in person or by proxy; provided, however, that, unless one – third (1/3) or more of the Members having voting power are present in person or by proxy, the only matters that may be voted upon at an annual or regular meeting of Members are those matters described in the meeting notice.”

17. Amendment of Article 4.1(q) and (r). Articles 4.1(q) and (r) of ARTICLE 4 of the Declaration are amended to read as follows:

“(q) Suspend the voting rights of any Class A Member, Class B Member, Class C Member or Class E Member during any period in which such Member is in default on payment of any Assessment or after notice and hearing for a period not to exceed ninety (90) days for infraction of published rules and regulations, unless such infraction is ongoing, in which case the rights may be suspended during the period of the infraction and for up to ninety (90) days thereafter;

(r) Fine any Class A Member, Class B Member, Class C Member or Class E Member for infraction of any of the provisions of this Declaration or any published rules or regulations in amounts as may be determined and changed from time to time by the Board of Directors;”

18. Amendment of Article 4.3. Article 4.3 of ARTICLE 4 of the Declaration is amended to read as follows:

“4.3 Exercise of Authority. Unless specifically reserved to the Members by this Declaration, the Bylaws, the Articles or applicable law, all powers and authority of the Association shall be exercised by the Board of Directors, acting within its sole discretion. Although the Association may exercise the powers and authority granted in Articles 4.1, 4.2 and 4.7 hereof, the mere existence of such powers and authority shall not require the Board to exercise such powers or authority except for Articles 4.2 (a), (b) and (c) and 4.7 which shall be performed by the Association. For example, although the Association has the power to provide for collection and disposal of rubbish, trash, refuse and garbage in the Subdivision, the Board may, in its discretion, choose not to exercise that power and, in lieu thereof, require the Owners to contract with the City or private haulers to dispose of their trash. The Association shall exercise such powers and authority in the discretion of its Board of Directors, unless otherwise specifically required or permitted herein or in the Articles or Bylaws to be exercised by the Members.”

19. New Article 4.7. ARTICLE 4 of the Declaration is amended by adding the following new Article 4.7:

“4.7 Power and Authority of the Association Regarding Villas. Subject to any limitations in applicable laws and regulations and the Articles and Bylaws, the Association has the power and authority to take allocation, and to refrain from taking all action, on behalf of the Association under the terms of this Declaration, to the Owners of Villas. Such power and authority includes, without limitation, providing the lawn and landscaping and snow removal services set forth in ARTICLE 18 below and, if any repair, replacement or maintenance of any lawn, landscaping, sprinkler system or related items is caused by the wasteful, negligent or intentional act or omission of a Villa Owner, such Owner’s family, guests, invitees, agents, licensees or authorized representatives, the costs thereof shall become an Assessment from such Villa Owner, alone, to the Association, and may be collected and enforced in the same manner as the collection and enforcement of other Annual Villa Assessments.”

20. Amendment of Articles 6.1 and 6.2. Articles 6.1 and 6.2 of ARTICLE 6 of the Declaration are amended to read as follows:

"6.1 Obligation; Purpose.

(a) The Association may assess against Class A Members, Class B Members, Class C Members and Class E Members owning Lots (and each such Owner of a Single Family Residence Lot, an Attached Patio Home Lot, an Attached Townhome Lot or a Villa Lot, by acceptance of a deed to such Owner's Lot, hereby agrees to pay to the Association all) Annual Assessments, Special Assessments and Default Assessments.

(b) The Association may assess against all Attached Patio Home Lots (and each Owner of an Attached Patio Home Lot, by acceptance of a deed to such Lot, hereby agrees to pay to the Association all) Annual Attached Patio Home Assessments and Special Attached Patio Home Assessments in addition to the Assessments otherwise assessed to and payable by all Owners.

(c) The Association may assess against all Attached Townhome Lots (and each Owner of an Attached Townhome Lot, by acceptance of a deed to such Lot, hereby agrees to pay to the Association all) Annual Attached Townhome Assessments and Special Attached Townhome Assessments in addition to the Assessments otherwise assessed to and payable by all Owners.

(d) The Association may assess against all Villa Lots (and each Owner of a Villa Lot, by acceptance of a deed to such Lot, hereby agrees to pay to the Association all) Annual Villa Assessments and Special Villa Assessments in addition to the Assessments otherwise assessed to and payable by all Owners.

(e) For purposes hereof, (i) "Annual Assessments" are Assessments imposed and levied by the Board of Directors against each Owner of either a Single Family Residence Lot, an Attached Patio Home Lot or an Attached Townhome Lot in accordance with such Owner's Proportionate Share which are necessary to meet the Common Expenses, (ii) "Annual Attached Patio Home Assessments" are Assessments imposed and levied by the Board of Directors against each Attached Patio Home Owner in accordance with such Attached Patio Home Owner's Proportionate Share which are necessary to meet the Attached Patio Home Common Expenses, (iii) "Annual Attached Townhome Assessments" are Assessments imposed and levied by the Board of Directors against each Attached Townhome Owner in accordance with such Attached Townhome Owner's Proportionate Share which are necessary to meet the Attached Townhome Common Expenses, (iv) "Annual Villa Assessments" are Assessments imposed and levied by the Board of Directors against each Villa Owner in accordance with such Villa Owner's Proportionate Share which are necessary to meet the Villa Common Expenses, (v) "Special Assessments" are Assessments against all Owners for capital improvements to the Common Area and other purposes as stated in Article 6.5 of this Declaration, (vi) "Special Attached Townhome Assessments" are Assessments against Attached Townhome Owners for capital improvements to the Restricted Common Areas and the Attached Townhomes and other purposes as stated in Article 6.7 of this Declaration, (vii) "Special Attached Patio Home Assessments" are Assessments against Attached Patio Home Owners for capital improvements to the Restricted Common Areas and the Attached Patio Homes and other purposes as stated in Article 6.6 of this Declaration, (viii) "Special Villa Assessments" are Assessments against Villa Owners for the services provided to the Villas and other purposes as stated in Article 6.20 of this Declaration, and (ix) "Default Assessments" are Assessments assessed against a Lot (either a Single Family Residence Lot, an Attached Patio Home Lot, an Attached Townhome Lot or a Villa Lot) as the result of the Owner's failure to perform an obligation under the Association Documents or because the Association has incurred an expense on behalf of the Owner under the Association Documents.

(f) The Assessments shall be used for the benefit of the Owners and occupants of the Subdivision as set forth herein.

(g) No Assessments shall be imposed or levied against unplatted land included within the Property and no Assessments shall be imposed or levied against any Lots owned by the Class D Members.

(h) No Assessments shall be adjusted, reduced, abated, rebated, or comprised by or as a result of any claim by any Owner that such Owner does not utilize or avail itself of the use of any applicable Common Area, Restricted Common Area or any of the Improvements contained therein.

6.2. Annual Assessments Payable by All Owners. Subject to the limitations set forth herein and any in the Articles and Bylaws, the Board of Directors, in its sole discretion, shall establish Annual Assessments payable by all Owners based upon the estimated Common Expenses for the subsequent fiscal year of the Association. Until modified as provided herein, the Annual Assessments shall be in amounts as determined by the budgets established by the Board of Directors from time to time. The first Annual Assessment for a Single Family Residence Lot, an Attached Patio Home Lot, an Attached Townhome Lot or a Villa Lot shall be made on the closing date for the purchase of such Lot by an Owner other than the original or initial builder. The Annual Assessments shall be made by the Board of Directors on or before January 1st of each year and shall be due and payable on January 31st of each year. If the Board of Directors fails to timely make any Annual Assessments for any fiscal year, the amount of such Annual Assessments for the year shall automatically be the same as the Annual Assessments for the immediately prior year. Prior to the Turnover Date, the Board of Directors may increase the Annual Assessments as such Board shall determine appropriate. After the Turnover Date, the Annual Assessments made by the Board of Directors may not exceed (a) one hundred and twenty percent (120%) of the Annual Assessments for the immediately preceding year without the approval of a majority of the Class A Members, Class B Members, Class C Members and Class E Members present at a meeting duly called or (b) one hundred fifty percent (150%) of the Annual Assessments for the immediately preceding year without the approval of sixty-six and two-thirds percent (66⅔%) of the Class A Members, Class B Members, Class C Members and Class E Members present at a meeting duly called. The Board of Directors may, but shall have no obligation to, make pro rata refunds of any Annual Assessments in excess of the actual Common Expenses incurred in any fiscal year or may hold the same in reserve. The Annual Assessments are payable by all Owners."

21. **Amendment of Articles 6.9(a), 6.10 and 6.11.** Articles 6.9(a), 6.10 and 6.11 of ARTICLE 6 of the Declaration are amended to read as follows:

6.9 Working Capital Fund Contributions. Working Capital Fund Contributions shall be made as follows:

(a) The Developer shall require the first Owner of a Single Family Residence Lot, an Attached Patio Home Lot, an Attached Townhome Lot or a Villa Lot (other than the Developer or the original or initial builder) to make a nonrefundable contribution to the general working capital fund of the Association in an amount equal to three (3) times the monthly installment of the Annual Assessments (i.e., one-fourth (¼) of the Annual Assessment) against such Lot then in effect (a "Working Capital Fund Contribution"). The Association shall maintain all such Working Capital Fund Contributions in its account(s) for the use and benefit of the Association in carrying out its duties hereunder including, without limitation, paying Common Expenses or meeting unforeseen expenditures. Such Working Capital Fund Contributions shall not relieve an Owner from making payments of the Assessments as they become due and is in addition thereto and nonrefundable in all events.

6.10 Fines. The Board of Directors may assess and impose a Fine of Twenty Dollars (\$20) per month (or such other amount as the Board of Directors shall determine appropriate from time to time) for each month in which any infraction of any of the provisions of this Declaration, the Articles, Bylaws or any rules or regulations promulgated by the Board is committed by any Owner of a Single Family Residence, an Attached Patio Home, an Attached Townhome or a Villa

or any tenant of any such Owner. The Board of Directors may promulgate and change from time to time rules or regulations setting forth procedures for appealing Fines. Fines shall be imposed only after notice and an opportunity to be heard before the Board of Directors. Cause for Fines shall not be for frivolous reasons but for those actions which violate the security of Owners, endangers occupants, cause a nuisance to Owners or their tenants or interfere with the quiet enjoyment of their Single Family Residences, Attached Patio Homes, Attached Townhomes or Villas, the Common Area or the Restricted Common Areas by other Owners or their tenants. Recourse to Fines will occur when situations are not corrected or continue to occur after written notice is given to an Owner. Warnings and recourse to Fines shall be as determined by the Board of Directors. Owners shall be responsible for the acts and omissions of tenants, guests or visitors who create such violations or infractions.

6.11 Effect of Nonpayment; Liens. Any Annual Assessment, Annual Attached Patio Home Assessment, Annual Attached Townhome Assessment, Annual Villa Assessment, Special Assessment, Special Attached Patio Home Assessment, Special Attached Townhome Assessment, Special Villa Assessment or Default Assessment or any Fine (individually, the "Delinquency" and, collectively, the "Delinquencies") that is not paid within thirty (30) days after its due date shall be delinquent. Upon a Delinquency becoming delinquent, the Board of Directors, in its sole discretion, may take any or all of the following actions:

- (a) Assess a late charge for each Delinquency in an amount established by the Board of Directors not exceeding five percent (5%) of the Delinquency;
- (b) Assess an interest charge from the date of delinquency of one and one-half percent (1½%) per month (18% APR) for each month, or portion thereof until paid in full, or such other rate as the Board of Directors may establish, but in no event a rate that is usurious under Missouri law;
- (c) Suspend the voting rights of the Owner during any period of a Delinquency;
- (d) Cease providing any services to the Lot and Lot Owner otherwise required under this Declaration until such Delinquency is cured and no such cessation of services shall reduce, alter or affect any Assessment due before, during or after any such cessation of services;
- (e) Accelerate all remaining Assessment installments so that unpaid Assessments and other Delinquencies shall be immediately due and payable;
- (f) Bring an action at law against any Owner personally obligated to pay the Delinquency;
- (g) File a statement of lien with respect to the Lot; and
- (h) Proceed with foreclosure of liens for the Delinquency.

A Delinquency shall constitute a lien on the Lot, including the Single Family Residence, the Attached Patio Home, the Attached Townhome or the Villa thereon and any other Improvements, and shall attach on the due date for the Assessment. After first giving the applicable Owner of the Lot at least ten (10) days' written notice of the Delinquency and intent to assert a lien, the Association may evidence the lien by filing a certificate of lien with the Office of the Recorder of Deeds of Clay County, Missouri. The certificate of lien, which shall be signed and acknowledged by the President, any Vice President or the Secretary of the Association, or on behalf of the Association by any manager appointed by it, shall set forth (i) the name and address of the Association, (ii) the amount of the Delinquency, (iii) the amount of accrued interest, penalty and other amounts due, (iv) the name of the Owner of the Lot and (v) the legal description of the Lot. Simultaneously with its filing thereof, the Association or its manager shall mail a copy of the

certificate of lien to the Owner at the address of the Lot or to such other address as the Association has in its files for the Owner. At any time thirty (30) or more days after filing the certificate of lien, the Association may institute foreclosure proceedings against the affected Lot in the manner for foreclosing a deed of trust by private sale on real property under the laws of the State of Missouri. Each Owner of a Lot by its acceptance of a deed thereto hereby consents to such foreclosure mechanism. In the event of any such foreclosure, the Owner shall be liable for the amount of all unpaid Delinquencies, all penalties and interest thereon, the cost and expenses of such proceedings, the cost and expenses for filing the notice of the claim and lien and, if allowed by law, all reasonable attorneys' fees and expenses incurred in connection with the enforcement of the lien. The Association shall have the power to bid on a Lot at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. All liens for Delinquencies shall continue for a period of five (5) years from the date of attachment and no longer, unless within such time suit is commenced to collect the Delinquency against persons personally liable for such amount or foreclosure proceedings are instituted. In such cases the lien shall continue until termination of the suit and sale of the Lot upon execution of any judgment obtained or until completion of foreclosure proceedings."

22. **Amendment of Article 6.13.** The last sentence of Article 6.13 of ARTICLE 6 of the Declaration is amended to read as follows:

"The amount of any extinguished lien for a Delinquency may, at the direction of the Board of Directors, be reallocated and assessed to all Lots as a Common Expense, or to all Attached Patio Homes as an Attached Patio Home Common Expense, or to all Attached Townhome Lots as an Attached Townhome Common Expense or to all Villa Lots as a Villa Common Expense, as applicable."

23. **Amendment of Article 6.18.** Article 6.18 of ARTICLE 6 of the Declaration is amended to read as follows:

"6.18 Optional Developer Loans to Association. In the event that, at any time or from time to time, the Assessments (including the Annual Assessments, the Annual Attached Patio Home Assessments, the Annual Attached Townhome Assessments, the Annual Villa Assessments, the Special Assessments, the Special Attached Patio Home Assessments, the Special Attached Townhome Assessments and the Villa Special Assessments) and the Working Capital Fund Contributions (including the Working Capital Fund Contributions, the Attached Patio Home Working Capital Fund Contributions and the Attached Townhome Working Capital Fund Contributions) are not sufficient for the Association to pay all Common Expenses and/or all Attached Patio Home Common Expenses and/or all Attached Townhome Common Expenses and/or all Villa Common Expenses or otherwise permit the Association to perform its duties and obligations under this Declaration, the Developer may (but shall not be obligated to) make loans or advances to the Association to enable it to meet such deficiency or deficiencies in funding. Any such loan or advance made by the Developer to the Association shall bear simple interest at a per annum rate equal to two percent (2%) above the prime rate of interest shown in the *Money Rates* section of *The Wall Street Journal* on the date such loan or advance is made and shall accrue until the loan or advance, with accrued interest, is paid in full. As soon as reasonably practicable, the Board of Directors shall increase the Assessments in amounts sufficient to pay off the principal and interest of such loans or advances made by the Developer to the Association."

24. **New Articles 6.19 and 6.20.** ARTICLE 6 of the Declaration is amended by adding the following new Articles 6.19 and 6.20:

"6.19 Annual Villa Assessments; Monthly Payments. Subject to the limitations set forth herein and any in the Articles and Bylaws, the Board of Directors, in its sole discretion, shall establish Annual Villa Assessments based upon the estimated Villa Common Expenses for the subsequent fiscal year of the Association. Until modified as provided herein, the Annual Villa Assessments shall be in amounts as determined by the budgets established by the Board of Directors from time to time. The first Annual Villa Assessment for a Villa Lot shall be made on

the closing date for the purchase of such Villa Lot by an Owner other than the original or initial builder. The Annual Villa Assessments shall be made by the Board of Directors on or before January 1st of each year and shall be due and payable in equal monthly installments on or before the first day of each month. If the Board of Directors fails to timely make any Annual Villa Assessment for any fiscal year, the amount of such Annual Villa Assessment for the year shall automatically be the same as the Annual Villa Assessment for the immediately prior year. Prior to the Turnover Date, the Board of Directors may increase the Annual Villa Assessments as such Board may determine appropriate. After the Turnover Date, the Annual Villa Assessments made by the Board of Directors may not exceed (a) one hundred and twenty percent (120%) of the Annual Villa Assessments for the immediately preceding year without the approval of a majority of the Class E Members only present at a meeting duly called or (b) one hundred fifty percent (150%) of the Annual Villa Assessments for the immediately preceding year without the approval of sixty-six and two-thirds percent (66⅔%) of the Class E Members only present at a meeting duly called. The Board of Directors may, but shall have no obligation to, make pro rata refunds of any Annual Villa Assessments in excess of the actual Villa Common Expenses incurred in any fiscal year or may hold the same in reserve. The Annual Villa Assessments are payable only by Owners of Villas and are in addition to the payment of the Annual Assessments under Article 6.2 hereof.

6.20 Special Villa Assessments. Except as limited or prohibited by the Articles or Bylaws, the Board of Directors may levy in any fiscal year one or more Special Villa Assessments, payable over any period as it determines, for the purpose of defraying, in whole or in part, any unexpected costs or other expenses incurred by the Association in fulfilling its obligations to all Villa Owners under this Declaration or otherwise imposed upon the Association. In imposing any Special Villa Assessment, the Board of Directors shall specifically refer to this Article 6.20. The Board of Directors shall promptly give the Villa Owners written notice of the amount of all Special Villa Assessments and the time for payment thereof. No payment of all or part of any Special Villa Assessment shall be due less than thirty (30) days after such notice is given. This Article 6.20 shall not be construed as an independent source of authority for the Association to incur expense, but shall be construed to prescribe the manner of assessing expenses related to the Villas authorized by other sections of this Declaration. Special Villa Assessments are payable only by the Owners of Villas and are in addition to the payment of Special Assessments under Article 6.5 hereof."

25. **Amendment of Article 7.6.** Article 7.6 of ARTICLE 7 of the Declaration is amended to read as follows:

"7.6 Decision Not to Rebuild or Replace. Prior to the Turnover Date, if the Developer decides, and after the Turnover Date, if Owners representing at least sixty-six and two-thirds percent (66⅔%) of the Class A, Class B, Class C and Class E votes possible to be cast under this Declaration agree by vote at a meeting or in writing, not to repair or replace any part of the Common Area or the Restricted Common Areas damaged by an insured occurrence and do not authorize alternative improvements to such part of the Common Area or the Restricted Common Areas, the damaged property shall be restored to its natural state and maintained as an undeveloped portion of the Common Area or the Restricted Common Areas by the Association in a neat and attractive condition. Prior to the Turnover Date, the Developer and, after the Turnover Date, Owners representing at least sixty-six and two-thirds percent (66⅔%) of the Class A, Class B, Class C and Class E votes possible to be cast under this Declaration may elect not to restore or replace any improvements comprising a part of the Common Area or the Restricted Commons Areas taken by condemnation. In either case, the Board of Directors shall, in its sole discretion, either retain all unused insurance proceeds or condemnation awards (or any awards in excess of the cost of restoring or replacing the taken improvements) in reserve or distribute such proceeds to the Owners in accordance with each Owner's Proportionate Share. Notwithstanding the foregoing, the Developer and the Owners may not agree, vote or elect not to repair, reconstruct or restore any storm water detention facilities without first obtaining the written consent of the City and taking adequate alternative storm water drainage control measures."

26. New ARTICLE 8A. The Declaration is amended by adding the following new ARTICLE 8A:

**"ARTICLE 8A
VILLA MAINTENANCE SERVICES TO BE PROVIDED BY THE ASSOCIATION**

**[THIS ARTICLE 8A APPLIES ONLY TO VILLAS AND NOT TO ATTACHED PATIO
HOMES, ATTACHED TOWNHOMES OR SINGLE FAMILY RESIDENCES.]**

8A.1 General. In addition to the maintenance upon the Common Area and upon the Restricted Common Areas provided for elsewhere in this Declaration, and as allowed or required by the Association under this Declaration, the Association shall provide (or arrange for provision of) the following limited services to each Villa and to each Villa Lot on which it is located, which is subject to the Annual Villa Assessment hereunder in as nearly a uniform manner as may be reasonably possible. Each Villa Owner: shall be obligated to accept and participate in the Association's provision of such services by such Owner's acceptance of a deed to such Owner's Lot; grants to the Association, its contractors, service providers and other agents an access easement in, over and across such Owner's Lot so that the following services can be provided; and agrees not to interfere with, impair or prohibit the providing of such services. The Association has the right to determine the scope and timing of such services.

8A.2 Lawn and Landscaping Care; Snow Removal.

(a) The Developer shall require each builder of a Villa on a Villa Lot to prepare for approval a landscaping plan for such Villa including the location of trees, bushes, shrubbery, grasses and other plantings and the location and type of sprinkler, drainage and any other systems. Once approved by the Developer, the landscaping plan shall be kept on file at the Association office. Only the items shown on such landscaping plan (or substitutes or replacements approved from time to time by the Review Committee) at the locations shown on such landscaping plan shall be permitted. No Villa Owner shall install any other trees, bushes, shrubbery, grasses or other plantings at or on any other locations of such Villa Owner's Lot without the prior written approval of the Review Committee. Any such other plantings so approved by the Review Committee shall be maintained by the Villa Owner and not the Association. The Association shall provide lawn and landscaping care to the Villas consisting of mowing, edging, fertilizing, weed control of grass area, mulching and weed control (hand pulled two times per year) within any beds shown on the landscaping plan, trimming and replacing of trees, bushes, shrubbery, grasses and plantings in and shown on the landscaping plan, and the operation (including spring startup and fall winterization), maintenance and repair of the water sprinkler system (which shall be controlled exclusively by the Association). Such services do not include trimming of street trees, replacement or reseedling of sod or lawn grass or replacement of any trees, shrubs, bushes, flowers or other plantings not shown or included in the landscape plan. The cost of water and electricity used by the sprinkler system is the Villa Owner's responsibility.

(b) The Association also shall provide snow removal from the Villa driveways and the sidewalk from the front porch to the driveway (but not the front porch, patio, front or other sidewalks) for any snowfall in excess of two inches (2") or as otherwise approved by the Board of Directors. Ice removal is not included and the Association will not apply salt, sand or chemicals to such surfaces.

(c) No other services shall be provided to Villa Owners.

8A.3 Uniformity of Service. The Association shall arrange for a uniform method of providing the foregoing limited services to the Villas. The Association shall have authority to determine the exact method of providing for such services by virtue of the powers set forth in Article 4 of this Declaration and toward that end, shall have authority to contract with one or more

providers of such services on behalf of all the Villa Owners to provide such services to the Villas within the Subdivision.

8A.4 Exclusivity. No Villa Owner shall do any act or take any action on such Owner's own which shall interfere, impair, prohibit or conflict with the Association's sole responsibility to provide the services set forth herein, and particularly shall not seek to provide such services to such Owner's own Villa unless the Association, fails to provide such service within thirty (30) business days after written notice to the Association demanding such services be reasonably provided, to a Villa Owner who can establish such services are not being provided to such Owner's Villa in a uniform manner with the other Villas within the Subdivision. Provided, however, that the Association shall not be in breach or default of this provision if it commences the cure of such failure within such thirty (30) business day period and thereafter diligently pursues such cure to completion as soon as reasonably practicable.

8A.5 Villa Owner's Maintenance Responsibility. Each Villa Owner shall be responsible, at such Owner's cost and expense, for the repair, maintenance and replacement when necessary, of the exterior and interior of the Villa and all related Improvements and systems including, without limitation, roofs, walls, foundations, gutters, downspouts, windows, doors, garage doors, porches, patios, decks, driveways, sidewalks, sewer, water, gas, electrical and other utilities' lines, pipes, wires or conduits (to the extent not the responsibility of the applicable utility provider). The foregoing responsibility shall include, but not be limited to, each such Owner's obligations to protect and preserve the surface of such driveways and sidewalks from: (i) loads, weights or vehicles heavier than that which residential construction practices would customarily be designed to handle; (ii) frequent, continuous or undue exposure to salts, snow or ice melt or removal products or other chemicals, compounds or substances whose properties or characteristics are harmful, damaging, caustic or otherwise deleterious to the finished surface of such driveway or sidewalk. The repair of any damage or destruction caused to or the replacement of any such driveway or sidewalk, for any cause or any reason, shall be the responsibility of such Owner, and if such Owner fails to do so, the Association shall be authorized to repair such damage or to make any necessary replacement at the cost and expense of such Owner and to collect the same, together with all other costs and expenses of the Association associated with the enforcement of the Association's rights hereunder."

27. **Amendment of Articles 10.1, 10.2, 10.3, 10.4 and 10.5.** Articles 10.1, 10.2, 10.3, 10.4 and 10.5 of ARTICLE 10 of the Declaration are amended so that any reference to an Attached Patio Home shall also refer to a Villa and a reference to an Attached Patio Home Lot shall also refer to a Villa Lot.

28. **New Article 10.7.** ARTICLE 10 of the Declaration is amended by adding the following new Article 10.7:

"10.7 Construction Standards Applicable to Villas. In addition to compliance with any applicable standards set forth in Article 10.5 above, each Villa constructed on any Lot shall conform to the following, as applicable:

(a) All Villas shall be erected or located on each Villa Lot as shown on the plat creating the same and any requirements of any City code or regulation. The Review Committee shall approve the orientation of the Villas on the Villa Lots.

(b) The finished floor area of each Villa shall be at least 1,200 square feet of total finished floor area. For purposes of calculating the foregoing minimum, the area of any attics, porches and any portion thereof that is not enclosed and finished for all-year occupancy, shall not be included. The Review Committee may, in its sole discretion, require greater square footage for any Villa as a condition of approval of any Proposed Construction.

(c) No Villa may exceed two (2) stories in height in the front without prior unanimous approval of the Review Committee.

(d) All exterior surfaces of any Villa shall be constructed of only brick, stone, masonry (excluding blocks) or stucco, wood (including wood shingles) or such other materials as approved from time to time by the Review Committee. Vinyl or other siding on any Villa shall not be permitted except with prior Review Committee approval and then only in accordance with such specifications for materials and methods of installation as are established by the Review Committee from time to time. The Review Committee may also approve the use of any combination of the materials listed in this paragraph.

(e) Each Villa shall have a garage for a minimum of two (2) vehicles and the walls of such garage shall be finished in a quality manner.

(f) No vegetable, herb or other gardens shall be permitted on a Villa Lot.

(g) No hot tub, spa, sports court or other similar facility may be constructed on a Villa Lot.

(h) No basketball goals, whether permanent or portable, shall be erected, installed, used, placed or permitted to remain on any Villa or any part or portion thereof (i.e., driveways or sidewalks).

(i) No playground equipment may be installed or used on or in any Villa Lot or Restricted Common Areas or Common Area adjacent or nearby to any Villa.

(j) For Villas, no fencing of any type shall be erected or installed on any Villa Lot.

(k) In the event of any conflict between the provisions of this Article 10.7 and/or with Article 10.5 or other provisions of this Declaration, the provisions of this Article 10.7 shall control."

In its sole and absolute discretion, the Review Committee may approve exceptions to and variations from any of the foregoing construction standards.

29. Amendment of Articles 11.1 Through and Including 11.24. Articles 11.1 through and including 11.24 of ARTICLE 11 of the Declaration are amended so that any reference to an Attached Patio Home shall also refer to a Villa and a reference to an Attached Patio Home Lot shall also refer to a Villa Lot except the provisions on fencing in Article 11.4 since no fencing is permitted on Villa Lots.

30. Amendment of Articles 14.3, 14.6, 14.7, 15.1, 15.3 and 17.1. Articles 14.3, 14.6, 14.7, 15.1, 15.3 and 17.1 of ARTICLES 14, 15 and 17 of the Declaration are amended to so that any reference to an Attached Patio Home shall also refer to a Villa and a reference to an Attached Patio Home Lot shall also refer to a Villa Lot.

31. Amendment of Articles 16.2 and 16.3. Articles 16.2 and 16.3 of ARTICLE 16 of the Declaration are amended to read as follows:

"16.2 Amendment. Except as otherwise provided herein, at all times prior to the Turnover Date, this Declaration may be amended, altered or modified by a Supplemental Declaration signed by the Developer and, after the Turnover Date, signed by the Class A, Class B, Class C and Class E Members holding a majority of votes possible to be cast under this Declaration and the Developer if it then owns any Lots. Except as otherwise provided herein, at all other times, this Declaration may be amended by a Supplemental Declaration by an instrument signed by the Class A, Class B, Class C and Class E Members holding at least sixty-six and two-thirds percent (66⅔%) of the votes possible to be cast under this Declaration. Proper approval of all amendments may be shown by a certificate of the Secretary of the Association, attached to the Supplemental Declaration to be recorded, certifying that the signature of the Developer or, if

required, the signatures of a sufficient number of Class A, Class B, Class C and Class E Members approving the amendment, are on file in the office of the Association. No amendment shall be effective until the Supplemental Declaration setting forth the approved amendment is recorded in the Office of the Recorder of Deeds for Clay County, Missouri, at Liberty. Such amendments may amend, alter or modify the terms of this Declaration as it affects all existing Single Family Residence Lots, Attached Patio Home Lots, Attached Townhome Lots or Villa Lots, including terms which impose additional covenants, conditions, restrictions and easements on such Lots. Any amendment that affects less than all existing Single Family Residence Lots, Attached Patio Home Lots, Attached Townhome Lots or Villa Lots in the Subdivision shall be effective only as to those such Lots where the Owners thereof agree to such amendment.

16.3 Revocation; Termination. This Declaration shall not be revoked or terminated at any time without the affirmative vote of at least sixty-six and two-thirds percent (66⅔%) of the votes of the Class A, Class B, Class C and Class E Members possible to be cast under this Declaration and the approval of the Developer at all times prior to the Turnover Date or while it owns any Lot. Such revocation or termination shall be evidenced and effective in the same manner as set forth in Article 16.2 for amendments hereof.”

32. **Private Open Space.** The Association shall use and maintain Tracts A, B, C, D and E of the Villas First Plat as private open space.

33. **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 officer as of the day and year first above written.

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By:

F. Brenner Holland

F. Brenner Holland, Vice President

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

On this 22nd day of August, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, who, being by me first duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he acknowledged that he 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

Peggy L. Wells

Typed or Printed Name of Notary

My Commission expires:

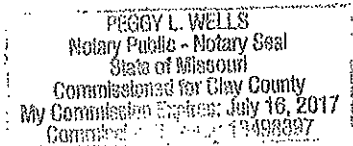


EXHIBIT A
TO
TWENTY-FOURTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

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)
03-28-14/07-30-14	Doc. #2014021880/Book 7341, Page 136	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)
07-14-14/06-29-15	Doc. #2015020940/Book 7524, Page 152	Twenty-First	Benson Place – Replat of Lot A, Patio Homes 2 nd Plat
06-30-15/10-06-15	Doc. #2015033978/Book 7588, Page 4	Twenty-Second	Benson Place – Revised Fencing Restrictions
_____-16/_____-16	Doc. #2016_____/Book_____, Page ____	Twenty-Third	Benson Place – Fieldstone – 6 th Plat (18 th Expansion Property)

EXHIBIT B
TO
TWENTY-FOURTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Legal Description of Nineteenth Expansion Property:

Lots 1 through and including 33, and Tracts A, B, C, D and E, BENSON PLACE VILLAGE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Nineteenth Expansion Property Prior to Platting:

A tract of land in the Northwest Quarter of 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 Southwest corner of said Northwest Quarter; thence South 89°15'08" East, along the South line of said Northwest Quarter, 48.06 feet to a point on the Easterly right-of-way line of N. Eastern Avenue, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 00°17'26" East, along said Easterly right-of-way line, 409.82 feet; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 1,054.00 feet, a central angle of 05°05'58" and an arc distance of 93.81 feet to a point hereafter known as Point "A"; thence Easterly, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 92°19'10" and an arc distance of 24.17 feet; thence South 82°17'26" East, 79.25 feet; thence Easterly, along a curve to the left, being tangent to the last described course with a radius of 525.00 feet, a central angle of 13°29'27" and an arc distance of 123.62 feet; thence North 84°13'07" East, 125.59 feet; thence Easterly, along a curve to the left, being tangent to the last described course with a radius of 425.00 feet, a central angle of 27°49'46" and an arc distance of 206.43 feet; thence South 17°28'29" East, 624.11 feet to a point on said South line; thence North 89°15'08" West, along said South line, 730.39 feet to the Point of Beginning. Containing 339,180 square feet or 7.79 acres, more or less.

Also,

Commencing at said Point "A"; thence North 07°35'47" East, 81.16 feet to a point on said Easterly right-of-way line, said point being the Point of Beginning of the tract of land to be herein described; thence Northerly, along said Easterly right-of-way line, along a curve to the right, having an initial tangent bearing of North 09°48'10" East with a radius of 1,054.00 feet, a central angle of 17°58'47" and an arc distance of 330.75 feet; thence North 27°46'57" East, continuing along said Easterly right-of-way line, 172.00 feet; thence South 65°59'35" East, 62.70 feet; thence North 86°21'30" East, 141.88 feet; thence South 17°28'29" East, 414.88 feet; thence Westerly, along a curve to the right, having an initial tangent bearing of South 54°09'57" West with a radius of 375.00 feet, a central angle of 30°03'09" and an arc distance of 196.69 feet; thence South 84°13'07" West, 125.59 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 475.00 feet, a central angle of 13°29'27" and an arc distance of 111.84 feet; thence North 82°17'26" West, 79.41 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 92°05'36" and an arc distance of 24.11 feet to the Point of Beginning. Containing 177,106 square feet or 4.06 acres, more or less.

The total area of the above described tracts of land containing 516,286 square feet or 11.85 acres, more or less.

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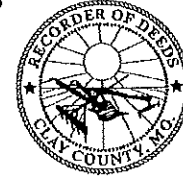
Instrument Number: 2017014188

Book: 7955 Page: 22

Instrument Type: REST

Page Count: 8

Recording Fee: \$45.00 S



Electronically Recorded

Katee Porter, Recorder

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Twenty-Fifth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: April 28th 2017
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

TWENTY-FIFTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-FIFTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of April 28th, 2017, 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 16.2 of the Declaration, the Developer retained the right at any time prior to the Turnover Date (which has not yet occurred) to amend, alter or modify the Declaration. The Developer desires to do so in connection with the "Villas" and "Villa Lots" which were added to the Property as the Nineteenth

KANSAS CITY TITLE

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Benson Place Villas Modifications

Katee Porter, Recorder of Deeds

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Expansion Property as set forth in the Twenty-Fourth Supplement identified on Exhibit A and legally described on Exhibit B.

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

1. New Article 1.49. ARTICLE 1 of the Declaration is amended by adding the following new Article 1.49:

"1.49 "Initiation Fee" has the meaning set forth in Article 6.21 hereof."

2. Amendment of Article 4.7. Article 4.7 of the Declaration is amended to read as follows:

"4.7 Power and Authority of the Association Regarding Villas. Subject to any limitations in applicable laws and regulations and the Articles and Bylaws, the Association has the power and authority to take allocation, and to refrain from taking all action, on behalf of the Association under the terms of this Declaration, to the Owners of Villas. Such power and authority includes, without limitation, providing the lawn and landscaping and snow clearing services set forth in ARTICLE 18 below and, if any repair, replacement or maintenance of any lawn, landscaping, sprinkler system or related items is caused by the wasteful, negligent or intentional act or omission of a Villa Owner, such Owner's family, guests, invitees, agents, licensees or authorized representatives, the costs thereof shall become an Assessment from such Villa Owner, alone, to the Association, and may be collected and enforced in the same manner as the collection and enforcement of other Annual Villa Assessments."

3. Amendment of Articles 6.10 and 6.11. Articles 6.10 and 6.11 of ARTICLE 6 of the Declaration are amended to read as follows:

"6.10 Fines; Lien Fees. The Board of Directors may assess and impose a Fine of such amount as the Board of Directors shall determine appropriate from time to time for each day, month or other period chosen by the Board in which any infraction of any of the provisions of this Declaration, the Articles, Bylaws or any rules or regulations promulgated by the Board is committed by any Owner of a Single Family Residence, an Attached Patio Home, an Attached Townhome or a Villa or any tenant of any such Owner. The Board of Directors may promulgate and change from time to time rules or regulations setting forth procedures for appealing Fines. Fines shall be imposed only after notice and an opportunity to be heard before the Board of Directors. Cause for Fines shall not be for frivolous reasons but for those actions which violate the security of Owners, endangers occupants, cause a nuisance to Owners or their tenants or interfere with the quiet enjoyment of their Single Family Residences, Attached Patio Homes, Attached Townhomes or Villas, the Common Area or the Restricted Common Areas by other Owners or their tenants. Recourse to Fines will occur when situations are not corrected or continue to occur after written notice is given to an Owner. Warnings and recourse to Fines shall be as determined by the Board of Directors. Owners shall be responsible for the acts and omissions of tenants, guests or visitors who create such violations or infractions. Additionally, in connection with any Delinquency which constitutes a lien as set forth below, the Board of Directors may assess and impose a separate fee (a "Lien Fee") of such amount as it shall determine appropriate from time to time to cover administrative time and expense, legal fees or costs or any other costs in connection therewith.

6.11 Effect of Nonpayment; Liens. Any Annual Assessment, Annual Attached Patio Home Assessment, Annual Attached Townhome Assessment, Annual Villa Assessment, Special Assessment, Special Attached Patio Home Assessment, Special Attached Townhome Assessment, Special Villa Assessment or Default Assessment or any Fine or Lien Fee (individually, the "Delinquency" and, collectively, the "Delinquencies") that is not paid within thirty (30) days after its due date shall be delinquent. Upon a Delinquency becoming delinquent, the Board of Directors, in its sole discretion, may take any or all of the following actions:

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- (a) Assess a late charge for each Delinquency in an amount established by the Board of Directors not exceeding five percent (5%) of the Delinquency;
- (b) Assess an interest charge from the date of delinquency of one and one-half percent (1½%) per month (18% APR) for each month, or portion thereof until paid in full, or such other rate as the Board of Directors may establish, but in no event a rate that is usurious under Missouri law;
- (c) Suspend the voting rights of the Owner during any period of a Delinquency;
- (d) Cease providing any services to the Lot and Lot Owner otherwise required under this Declaration until such Delinquency is cured (unless withholding any such service would endanger the health, safety or property of any person) and no such cessation of services shall reduce, alter or affect any Assessment due before, during or after any such cessation of services;
- (e) Accelerate all remaining Assessment installments so that unpaid Assessments and other Delinquencies shall be immediately due and payable;
- (f) Bring an action at law against any Owner personally obligated to pay the Delinquency;
- (g) File a statement of lien with respect to the Lot; and
- (h) Proceed with foreclosure of liens for the Delinquency.

A Delinquency shall constitute a lien on the Lot, including the Single Family Residence, the Attached Patio Home, the Attached Townhome or the Villa thereon and any other Improvements, and shall attach on the due date for the Assessment. After first giving the applicable Owner of the Lot at least ten (10) days' written notice of the Delinquency and intent to assert a lien, the Association may evidence the lien by filing a certificate of lien with the Office of the Recorder of Deeds of Clay County, Missouri. The certificate of lien, which shall be signed and acknowledged by the President, any Vice President or the Secretary of or attorney for the Association, or on behalf of the Association by any manager appointed by it, shall set forth (i) the name and address of the Association, (ii) the amount of the Delinquency, (iii) the amount of accrued interest, penalty and other amounts due, (iv) the name of the Owner of the Lot and (v) the legal description of the Lot. Simultaneously with its filing thereof, the Association or its manager shall mail a copy of the certificate of lien to the Owner at the address of the Lot or to such other address as the Association has in its files for the Owner. At any time thirty (30) or more days after filing the certificate of lien and receiving a recorded copy thereof, the Association may institute foreclosure proceedings against the affected Lot in the manner for foreclosing a deed of trust by private sale on real property under the laws of the State of Missouri. Each Owner of a Lot by its acceptance of a deed thereto hereby consents to such foreclosure mechanism. In the event of any such foreclosure, the Owner shall be liable for the amount of all unpaid Delinquencies, all penalties and interest thereon, the cost and expenses of such proceedings, the cost and expenses for filing the notice of the claim and lien and, if allowed by law, all reasonable attorneys' fees and expenses incurred in connection with the enforcement of the lien. The Association shall have the power to bid on a Lot at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. All liens for Delinquencies shall continue for a period of five (5) years from the date of attachment and no longer, unless within such time suit is commenced to collect the Delinquency against persons personally liable for such amount or foreclosure proceedings are instituted. In such cases the lien shall continue until termination of the suit and sale of the Lot upon execution of any judgment obtained or until completion of foreclosure proceedings."

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4. New Article 6.21. ARTICLE 6 of the Declaration is amended by adding the following new Article 6.21:

"6.21 Initiation Fee. An Initiation Fee of \$250.00 shall be payable by each new Lot Owner to the Association, for use as part of the general funds of the Association, upon each sale, conveyance or transfer of ownership of a Lot for value (except for the transfer from the Developer to a builder and the transfer from the builder to the initial occupant/Lot Owner)."

5. Amendment of Article 8A. Article 8A.2 of Article 8A of the Declaration is amended to read as follows:

"8A.2 Lawn and Landscaping Care; Snow Clearing.

(a) The Developer shall require each builder of a Villa on a Villa Lot to prepare for approval a landscaping plan for such Villa including the location of trees, bushes, shrubbery, grasses and other plantings and the location and type of sprinkler, drainage and any other systems. Once approved by the Developer, the landscaping plan shall be kept on file at the Association office. Only the items shown on such landscaping plan (or substitutes or replacements approved from time to time by the Review Committee) at the locations shown on such landscaping plan shall be permitted. No Villa Owner shall install any other trees, bushes, shrubbery, grasses or other plantings at or on any other locations of such Villa Owner's Lot without the prior written approval of the Review Committee. Any such other plantings so approved by the Review Committee shall be maintained by the Villa Owner and not the Association. The Association shall provide lawn and landscaping care to the Villas consisting of mowing, edging, fertilizing, weed control of grass area, mulching and weed control within any beds shown on the landscaping plan, trimming and replacing of trees, bushes, shrubbery, grasses and plantings in and shown on the landscaping plan, and the operation (including spring startup and fall winterization), maintenance and repair of the water sprinkler system (which shall be controlled exclusively by the Association). Control boxes for the sprinkler system shall be located on the outside of a Villa. If, with the Review Committee's approval first obtained, an Owner adds to, expands or augments the sprinkler system, the costs to maintain and repair such augmented portion shall be the Owner's responsibility. Any such additional sprinkler system costs shall be paid by such Owner to the Association within ten (10) days after receipt of a bill therefor. Such services do not include trimming of street trees, replacement or reseeding of sod or lawn grass or replacement of any trees, shrubs, bushes, flowers or other plantings not shown or included in the landscape plan. The cost of water and electricity used by the sprinkler system is the Villa Owner's responsibility.

(b) The Association also shall provide snow clearing from the Villa driveways, the front sidewalk, the sidewalk from the front porch to the driveway (but not the front porch, patio or other sidewalks) and areas around centralized mailboxes for any snowfall in excess of two inches (2") and only after snowfall has stopped or as otherwise approved by the Board of Directors. Ice removal or treatment is not included and the Association will not apply salt, sand or chemicals to such surfaces.

(c) No other services shall be provided to Villa Owners."

6. Amendment of Article 10.7(j). Article 10.7(j) of ARTICLE 10 of the Declaration is amended to read as follows:

"10.7 Construction Standards Applicable to Villas. In addition to compliance with any applicable standards set forth in Article 10.5 above, each Villa constructed on any Lot shall conform to the following, as applicable:

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(j) For Villas, no fencing of any type shall be erected or installed on any Villa Lot except "invisible pet" fencing that does not interfere with or damage any sprinkler system component (with any damage being repaired at the Owner's cost) or with the Review Committee's prior written approval which it may deny, withhold or condition in its sole discretion."

7. Centralized Mailbox Fee. The Developer may charge a fee in the sale contract for any Lot to reimburse itself for any costs incurred by it in connection with the installation of centralized mailboxes.

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.

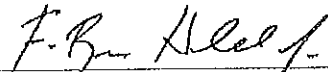
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IN WITNESS WHEREOF, the Developer has caused this Supplemental Declaration to be executed by its duly authorized officer as of the day and year first above written.

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

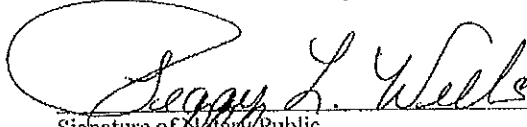
By:



F. Brenner Holland, Jr., Vice President

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

On this 28th day of April, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, Jr., who, being by me first duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he acknowledged that he so executed the same as the free act and deed of said corporation for the purposes therein stated.



Signature of Notary Public

PEGGY L. WELLS
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: July 16, 2017
Commission Number: 13498897
My Commission Expires:

Peggy L. Wells
Typed or Printed Name of Notary

EXHIBIT A TO TWENTY-FIFTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, 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)
03-28-14/07-30-14	Doc. #2014021880/Book 7341, Page 136	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)
07-14-14/06-29-15	Doc. #2015020940/Book 7524, Page 152	Twenty-First	Benson Place – Replat of Lot A, Patio Homes 2 nd Plat
06-30-15/10-06-15	Doc. #2015033978/Book 7588, Page 4	Twenty-Second	Benson Place – Revised Fencing Restrictions
10-24-16/11-18-16	Doc. #2016041386/Book 7854, Page 55	Twenty-Third	Benson Place – Fieldstone – 6 th Plat (18 th Expansion Property)
08-22-16/12-01-16	Doc. #2016042920/Book 7862, Page 42	Twenty-Fourth	Benson Place Villas – 1 st Plat (19 th Expansion Property)

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Benson Place Villas Modifications

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EXHIBIT B
TO
TWENTY-FIFTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Legal Description of Nineteenth Expansion Property:

Lots 1 through and including 33, and Tracts A, B, C, D and E, BENSON PLACE VILLAGE -- FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Recorded in Clay County, Missouri



Recording Date/Time: 03/16/2018 at 01:08:05 PM

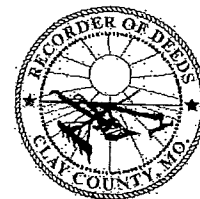
Instr #: 2018007887

Book: 8159 Page: 169

Type: REST

Pages: 6

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Katee Porter
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Twenty-Sixth Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Benson Place
Document Date: May 30, 2017
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

TWENTY-SIXTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

THIS TWENTY-SIXTH SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE (this "Supplemental Declaration") is made and executed as of May 30, 2017, 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").

D. On January 26, 2018, the Developer executed that certain subdivision plat entitled "BENSON PLACE FIELDSTONE – SEVENTH PLAT" (the "Fieldstone Seventh 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 "Twentieth Expansion Property"), which Fieldstone Seventh Plat was approved on 10-12, 2017, by the City Council of the City, and was recorded on March 16, 2018, under Document No. 2018007886, in Cabinet 1, at Sleeve 28.1, 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 Seventh 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 Twentieth Expansion Property and to subject the Twentieth 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 Twentieth Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Fieldstone Seventh 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 Seventh 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 Twentieth 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 Seventh Plat, and this Supplemental Declaration to include the Twentieth 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 Seventh 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 Twentieth Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Fieldstone Seventh 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 and B as Private Open Space.** Tracts A and B of the Fieldstone Seventh 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.** Fences shall be permitted on the Lots described in (a) and (b) below (the "Restricted Lots") but only with the prior approval of the Review Committee and the following:

(a) The Owners of Lots 362 through and including 369 of the Fieldstone Seventh Plat (legally described on **EXHIBIT B** attached hereto) are hereby subjected to the following:

(i) Any fencing so 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

(ii) 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.

(b) The owners of Lots 331, 340, 352 and 353 of the Fieldstone Seventh Plat are hereby subjected to the following:

(i) Any fencing so permitted on such Lots as set forth below shall be constructed of only wrought iron (or synthetic materials as approved in advance by the Review Committee in its sole discretion), 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 therein; and

(ii) 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.

(c) The construction methods and location of fences so permitted on the Restricted Lots shall harmonize with the external design of the Single Family Residence in the Subdivision. No wire, chain link or other types of fences shall be permitted. Under no circumstances shall any fence on any Restricted Lot be permitted in violation of restrictions in any Plat of the Subdivision or any ordinance approving any Plat or any other Plat affecting the Property. No fence shall be placed in front of the rear wall of the Single Family Residence and, for a Single Family Residence on a corner Lot, no fence facing a street may be placed beyond the point where the side walls of the Single Family Residence meets the rear wall, without the prior approval of the Review Committee obtained in advance of construction.

7. **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 officer as of the day and year first above written.

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: F. Brenner Holland, Jr.
F. Brenner Holland, Jr., Vice President

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

On this 30th day of May, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, Jr. who, being by me first duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he acknowledged that he 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

Peggy L. Wells
Typed or Printed Name of Notary

My Commission expires:

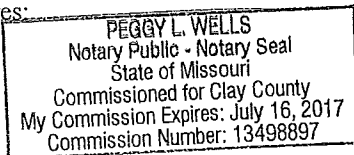


EXHIBIT A
TO
TWENTY-SIXTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

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)
03-28-14/07-30-14	Doc. #2014021880/Book 7341, Page 136	Twentieth	Benson Place – Fieldstone – 5 th Plat (17 th Expansion Property)
07-14-14/06-29-15	Doc. #2015020940/Book 7524, Page 152	Twenty-First	Benson Place – Replat of Lot A, Patio Homes 2 nd Plat
06-30-15/10-06-15	Doc. #2015033978/Book 7588, Page 4	Twenty-Second	Benson Place – Revised Fencing Restrictions
10-24-16/11-18-16	Doc. #2016041386/Book 7854, Page 55	Twenty-Third	Benson Place – Fieldstone – 6 th Plat (18 th Expansion Property)
08-22-16/12-01-16	Doc. #2016042920/Book 7862, Page 42	Twenty-Fourth	Benson Place Villas – 1 st Plat (19 th Expansion Property)
/	Doc. # _____/Book _____, Page _____	Twenty-Fifth	Benson Place Villas Modifications

EXHIBIT B
TO
TWENTY-SIXTH SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BENSON PLACE

Legal Description of Twentieth Expansion Property:

Lots 331 through and including 369, and Tracts A and B, BENSON PLACE FIELDSTONE – SEVENTH PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Legal Description of Twentieth Expansion Property Prior to Platting:

A tract of land in Northwest Quarter of 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: Beginning at the Northeast corner of Lot 330, BENSON PLACE FIELDSTONE – SIXTH PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence North 51°36'54" West, along the East line of said BENSON PLACE FIELDSTONE – SIXTH PLAT, 188.49 feet; thence North 45°14'30" West, continuing along said East line, 583.81 feet; thence North 20°12'03" West, continuing along said East line, 114.42 feet; thence North 20°04'57" West, continuing along said East line, 50.00 feet; thence South 69°55'03" West, continuing along said East line, 26.55 feet; thence North 20°04'57" West, continuing along said East line, 130.00 feet; thence North 69°55'03" East, continuing along said East line, 150.00 feet; thence South 87°43'40" East, continuing along said East line, 67.83 feet; thence North 66°44'43" East, continuing along said East line, 420.21 feet; thence North 43°08'28" East, continuing along said East line, 98.16 feet; thence South 41°44'48" East, 348.56 feet; thence South 49°10'44" East, 157.39 feet; thence South 59°28'40" East, 92.82 feet; thence South 30°31'20" West, 113.67 feet to the Northeast corner of Tract D, BENSON PLACE FIELDSTONE – FOURTH PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence North 76°37'59" West, along the North line of said Tract D, 26.84 feet to the Northeast corner of said Tract D; thence South 17°45'11" West, along the East line of said BENSON PLACE FIELDSTONE – FOURTH PLAT, 130.99 feet; thence Westerly, continuing along said East line, along a curve to the right, having an initial tangent bearing of North 72°14'49" West with a radius of 475.00 feet, a central angle of 05°55'58" and an arc distance of 49.19 feet; thence South 23°41'09" West, continuing along said East line, 50.00 feet; thence Southeasterly, continuing along said East line, along a curve to the right, having an initial tangent bearing of South 66°18'51" East with a radius of 15.00 feet, a central angle of 85°45'07" and an arc distance of 22.45 feet; thence South 19°26'16" West, continuing along said East line, 41.25 feet; thence Southwesterly, along a curve to the right, continuing along said East line and along the East line of BENSON PLACE FIELDSTONE – FIFTH PLAT, a subdivision in said Kansas City, Clay County, Missouri, being tangent to the last described course with a radius of 475.00 feet, a central angle of 11°21'42" and an arc distance of 94.19 feet; thence South 30°47'58" West, continuing along the East line of said BENSON PLACE FIELDSTONE – FIFTH PLAT, 127.30 feet; thence Westerly, continuing along said East line, along a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 92°23'17" and an arc distance of 24.19 feet; thence South 29°25'29" West, continuing along said East line, 50.10 feet; thence Southerly, continuing along said East line, along a curve to the right, having an initial tangent bearing of South 56°59'47" East with a radius of 15.00 feet, a central angle of 87°47'45" and an arc distance of 22.98 feet; thence South 30°47'58" West, continuing along said East line, 76.26 feet; thence Southwesterly, along a curve to the left, continuing along said East line, being tangent to the last described course with a radius of 5,025.00 feet, a central angle of 00°32'07" and an arc distance of 46.93 feet to the Point of Beginning. Containing 601,339 square feet or 13.80 acres, more or less.