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(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Fifteenth Supplement to Amended and Restated Declaration of Homes Association and
Covenants, Conditions, Restrictions and Easements of Eagle Creek
Document Date: October 31, 2016
Grantors Names: Hunt Midwest Real Estate Development, Inc.
Grantee Name: Hunt Midwest Real Estate Development, Inc.
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161
Legal Description: See Exhibit B attached
Reference Book and Page: Amended and Restated Declaration of Homes Association and Covenants, Conditions,
Restrictions and Easements of Eagle Creek, Document No. 20031 0066203, Pages 1 - 48

**FIFTEENTH SUPPLEMENT TO AMENDED AND RESTATED
DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF EAGLE CREEK**

THIS FIFTEENTH SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF EAGLE CREEK (this "Supplemental Declaration") is made and executed as of October 31, 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. The Developer has been developing and continues to develop a residential Subdivision known as Eagle Creek in the City of Lee's Summit (the "City"), Jackson County, Missouri. The real property constituting the Eagle Creek Subdivision (the "Property" or the "Eagle Creek Property") prior to the date of this Supplemental Declaration is legally described as shown on Exhibit C to the amended and restated Declaration identified in Recital B below as expanded pursuant to the Supplemental Declarations shown on **EXHIBIT A** attached hereto.

B. The Developer has executed that certain Amended and Restated Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Eagle Creek, dated May 30, 2003, which was recorded on June 4, 2003, under Document No. 20031 0066203, Pages 1 -- 48, in the Office of the Director of Records of Jackson County, Missouri, at Independence (the "Declaration"), pursuant to which Declaration the Developer continues to subject the Property to certain amended and modified covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property. The Declaration amended and restated the previous Original Supplemented Declaration and Original Supplemented HOA Declaration identified and defined therein pursuant to which various parcels of property were made a part of the Subdivision. Pursuant to the Supplemental Declarations identified on **EXHIBIT A** attached hereto, the Developer has expanded the Property to include additional real property as described therein.

C. Pursuant to Section 17.2 of the amended and restated Declaration, prior to the "Turnover Date" (which has not yet occurred), the Developer has the unilateral right to amend, alter or modify the Declaration.

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C. Pursuant to Section 17.2 of the amended and restated 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. The Property, as expanded, is legally described as **EXHIBIT B** attached hereto.

E. The Developer desires to amend Section 15.3 of the Declaration entitled "Limited Property Rentals" in the manner set forth below.

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

1. **Amendment to Article 15.3.** Article 15.3 of the Declaration is hereby amended to read as follows:

*"15.3 **Limited Property Rentals.** For purposes of this Article 15.3, the term "Residence" shall mean any Single Family Residence, any Attached Patio Home or any Attached Townhome. A Residence may be used for permanent or temporary occupancy by the Owner and the Owner's family. An Owner may rent such Residence 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 of Residences for periods of time less than one (1) year are not permitted. An Owner who leases a Residence 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 Residence 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 a Residence 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."*

2. **Definitions.** All defined terms used in this Supplemental Declaration, which are not otherwise defined herein, shall have the meaning ascribed to them in the Declaration.

3. **Ratification of Amended and Restated 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 constituting the Property 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 or any Lots, Tracts, Commons Areas or Restricted Common Areas otherwise subject to the terms thereof.

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.

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 31st 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:

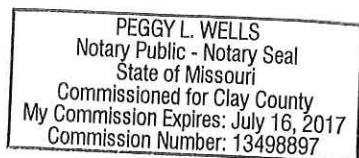


EXHIBIT A
TO
FIFTEENTH SUPPLEMENT TO AMENDED AND RESTATED
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF EAGLE CREEK

SUMMARY OF SUPPLEMENTS

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>RECORDING INFO.</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
05-30-03/06-04-03	Doc #2003I 0066203 (Pages 1 – 48)	Original	Amended and Restated Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements
06-04-03/06-09-03	Doc #2003I 0068065 (Pages 1 – 4)	First	Eagle Creek – Townhomes – 1 st Plat
09-26-03/10/14/03	Doc #2003I 0126509 (Pages 1 – 6)	Second	Eagle Creek – 8 th Plat
07-12-04/07-16-04	Doc #2004I 0068231 (Pages 1 – 5)	Third	Eagle Creek – 9 th Plat
03-17-05/03-22-05	Doc #2005I 0023175 (Pages 1 – 7)	Fourth	Eagle Creek – 9 th Plat – Imposed Fencing Restrictions on Lots 349 through 364
10-14-05/10-28-05	Doc #2005I 0096058 (Pages 1 – 5)	Fifth	Eagle Creek – 10 th Plat
11-08-05/11-09-05	Doc #2005I 0100013 (Pages 1 – 5)	Sixth	Eagle Creek – Townhomes – 2 nd Plat
06-14-06/10-23-06	Doc #2006E 0111119 (Pages 1 – 7)	Seventh	Eagle Creek – 11 th Plat
10-23-06/10-26-06	Doc #2006E 0112929 (Pages 1 – 6)	Eighth	Eagle Creek – Townhomes – 3 rd Plat
07-12-11/07-22-11	Doc #2011E 0067745 (Pages 1-7)	Ninth	Eagle Creek – 12 th Plat
09-23-13/01-22-14	Doc #2014E 0005951 (Pages 1-6)	Tenth	Eagle Creek – 13 th Plat
10-06-14/10-09-14	Doc #2014E 0084761 (Pages 1-5)	Eleventh	Eagle Creek – 13 th Plat – Revised Fencing Restrictions

01-12-15/01-14-15	Doc #2015E0003947 (Pages 1-5)	Twelfth	Eagle Creek – 1 st and 5 th Plats – Revised Fencing
06-30-15/07-06-15	Doc #2015E0058737 (Pages 1-5)	Thirteenth	Eagle Creek – 13 th Plat – Further Revised Fencing Restrictions
06-16-16/08-03-16	Doc #2016E0071376 (Pages 1-7)	Fourteenth	Eagle Creek – 14 th Plat

EXHIBIT B
TO
FIFTEENTH SUPPLEMENT TO AMENDED AND RESTATED
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF EAGLE CREEK

Legal Descriptions of Property as Expanded:

Lots 1 through and including 51, EAGLE CREEK – FIRST PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 52 through and including 97, EAGLE CREEK – SECOND PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 98 through and including 120, EAGLE CREEK – THIRD PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 121 through and including 169 and Lot 229, EAGLE CREEK – FOURTH PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 170 through and including 208, EAGLE CREEK – FIFTH PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 209 through and including 228, EAGLE CREEK – SIXTH PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Lots 230 through and including 282 and Tract C, EAGLE CREEK – SEVENTH PLAT, a subdivision in the City of Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Eighth Expansion Property:

Lots A, B and C, EAGLE CREEK TOWNHOMES – FIRST PLAT, a subdivision in Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Ninth Expansion Property:

EAGLE CREEK – EIGHTH PLAT (Lots 283 through 348, inclusive, and Tract D), a subdivision in Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Tenth Expansion Property:

EAGLE CREEK – NINTH PLAT (Lots 349 through 400, inclusive), a subdivision in Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Eleventh Expansion Property:

Lots 401 through 453, inclusive, and Tract A, EAGLE CREEK – TENTH PLAT, a subdivision in Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Twelfth Expansion Property:

Lots D, E, F and G, EAGLE CREEK TOWNHOMES – SECOND PLAT, a subdivision in Lee’s Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Thirteenth Expansion Property:

Lots 454 through 509, inclusive, and Tract J, EAGLE CREEK – ELEVENTH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Fourteenth Expansion Property:

Lots H, I and J, EAGLE CREEK TOWNHOMES – THIRD PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Fifteenth Expansion Property:

Lots 510 through and including 556, EAGLE CREEK – TWELFTH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Sixteenth Expansion Property:

Lots 557 through and including 616, and Tracts K, L and M, EAGLE CREEK – THIRTEENTH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Legal Description of Seventeenth Expansion Property:

Lots 617 through and including 660, EAGLE CREEK – FOURTEENTH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.