

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR FOUNTAIN HILLS HOMEOWNERS ASSOCIATION,
INC.**

THIS AMENDMENT ("Amendment") is made and effective as of the 31 day of January, 2017, by BT Residential, LLC, A Missouri limited liability company (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on November 16, 2004, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Fountain Hills Homeowners Association, Inc., recorded in Official Records of the Public Records of Clay County, Missouri as Document Number T04903 ("Declaration") affecting the real property described as follows:

See Exhibit A

WHEREAS, pursuant to Paragraph 84 of Article XII of the Declaration, the Declaration may be amended at any time by the Declarant to clarify ambiguities; and

WHEREAS, Declarant desires to amend the Declaration to clarify certain covenants;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article IX, Paragraph 49 is deleted in its entirety and replaced with the following:

49. No unlicensed vehicle, vehicle with expired tags, inoperable vehicles, campers, commercial vans, commercial trucks, boats, boat trailers, recreation vehicles, motorhome, mobile home, trailers, buses, and other types of non-passenger vehicle, equipment, implements or accessories may be kept on any Lot (except in connection with approved construction activities) unless the same are fully enclosed within the garage located on such lot. Except in connection with construction activities through the HOA and approved, no unlicensed vehicles, vehicles with expired tags, inoperable vehicles, campers, commercial vans, commercial trucks, boats, boat trailers, recreation vehicles, trailers, buses, rigs, grounds maintenance equipment may be parked or stored permanently or semi-permanently on any portion of the Common Area, any public or private street right-of-way, or any portion of a lot except as provided herein.

For the purposes of these restrictions, the words "semi-permanent" shall be defined as remaining in the same location without movement for 48 hours. Anything over 48 hours in a 14 day period would require prior

approval of the Association.

Trucks or commercial vehicles with gross vehicle weight of 12,000 pounds or over are prohibited except during such time as such truck is actually being used for the specific purpose for which it is designed. No eighteen-wheel vehicles and other similar large van or flatbed type vehicles may be parked on any public or private street right-of-way, front yard area or on driveways except to deliver or pick up items from residents or construction sites.

The Association may remove, or cause to be removed, any unauthorized vehicle or other item prohibited hereby at the expense of the owner.

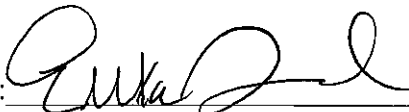
No vehicle shall be repaired (except minor repairs) or rebuilt on any lot.

Recreational motor vehicles of any type or character are prohibited except:

- (i) Storing in an enclosed garage;
- (ii) Temporary parking for the purpose of loading and unloading (maximum of one consecutive night and one night every 14 days); or
- (iii) With prior written approval of the Approving Party.

IN WITNESS WHEREOF, the Declarant hereby certifies this Amendment has received the requisite approval pursuant to Article XII of the Declaration this 31 day of January, 2017.

Declarant: BT Residential, LLC

By: 
Printed Name: Erika Feingold
Manager

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

On this 31 day of January, 2017, before me personally appeared Erika Feingold to me known to be the Manager of BT Residential, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said company, and the said manager acknowledged that he/she executed the same as the free act and deed of such company.

WITNESS my hand and official seal hereto attached the day and year in this certificate above written.

Kim Y Miele
Notary Public

My commission expires:

1-13-19

Kim Y. Miele
Notary Public
State of Kansas
My Appt. Expires 1-13-19