

JO CO KS	BK:202011	PG:010197
	20201123-0010197	
Electronic Recording		11/23/2020
Pages: 3	F: \$55.00	9:41 AM
Register of Deeds		T20200086166

AMENDMENT TO DECLARATION OF RESTRICTIONS

GRAND RESERVE OF MISSION RANCH

THIS AMENDMENT TO DECLARATION OF RESTRICTIONS (“Amendment”) is entered into and made effective as of the 17th day of November, 2020 (“Effective Date”), by **MISSION ROAD PARTNERS, LLC**, a Kansas limited liability company (“Developer”).

WITNESSETH:

WHEREAS, Developer previously executed that certain Declaration of Restrictions dated January 30, 2019, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on February 1, 2019, at Book 201902, Page 000016 (the “**Original Declaration**”), and that certain Homes Association Declaration dated June 26, 2018, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on June 27, 2018, at Book 201806, Page 009862 (the “**Original Homes Association Declaration**”); and

WHEREAS, the Original Declaration and the Original Homes Association Declaration, as supplemented by certain supplemental declarations executed by Developer for purposes of adding additional real property thereto, encumber all of the real property described on **Exhibit A** attached hereto and incorporated herein by reference, certain portions of which are currently owned by Developer; and

WHEREAS, pursuant to the terms of the Original Declaration, Developer has the power at any time to waive or modify any or all of the restrictions or covenants contained therein and to make the same applicable to all real property in the subdivision so long as Developer owns real property within the subdivision; and

WHEREAS, Developer desires to amend the Original Declaration and to make the same applicable to all real property currently in the subdivision as well as all real property that may be added and made subject to the Original Declaration from time to time after the Effective Date;

NOW, THEREFORE, in consideration of the premises, Developer, for itself and its successors and assigns, and for its future grantees, hereby agrees and declares as follows:

1. Defined Terms. Except as specifically set forth herein, all capitalized terms used in this Amendment shall have the same meanings as set forth in the Original Declaration.

2. **Pools, Sports Courts, and Trampolines.** Section 2.X. of the Original Declaration is hereby deleted in its entirety and is replaced with the following:

“X. Any owner may construct on his or her Lot, for personal use, one in-ground swimming pool, the design and materials of which shall be subject to the approval of the ACC; no above-ground or above-grade swimming pools shall be permitted within the subdivision. No tennis courts or sports courts shall be allowed within the subdivision unless constructed on common areas or areas owned by the Homes Association. Any owner may install on his or her Lot, for personal use, one in-ground or grade-level trampoline, the design and materials of which shall be subject to the approval of the ACC; no above-ground or above-grade trampolines shall be permitted within the subdivision.”

3. **Effect on Original Declaration.** To the extent inconsistent with this Amendment, the Original Declaration is hereby amended and superseded; however, as so amended, the Original Declaration is hereby ratified and shall continue in full force and effect.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed by its duly authorized representative as of the date first above set forth.

MISSION ROAD PARTNERS, LLC
a Kansas limited liability company

By: Brian Rodrock
Brian Rodrock, Manager

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 17 day of November, 2020, before me, a Notary Public in and for said State and County, personally appeared Brian Rodrock, who stated that he is the Manager of Mission Road Partners, LLC, a Kansas limited liability company, known to me to be the person who executed the within instrument on behalf of said limited liability company, and acknowledged to me that he executed the same as his free act and deed for the purposes stated therein.

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

Mary R Hyatt
Notary Public

My commission expires:
7-11-2021

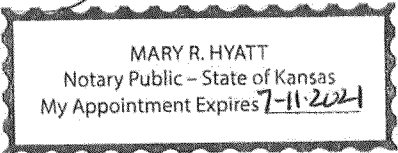


EXHIBIT A

Lots 69 through 80, inclusive, and Tracts G, H, and I, MISSION RANCH, SECOND PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof.

Lots 81 through 105, inclusive, and Tracts K, L, and M, MISSION RANCH, THIRD PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof.