

**SUPPLEMENTAL DECLARATION OF RESTRICTIONS
AND HOMES ASSOCIATION DECLARATION**

ARBOR LAKE, 7th PLAT

THIS SUPPLEMENTAL DECLARATION OF RESTRICTIONS AND HOMES ASSOCIATION DECLARATION (“**Supplemental Declaration**”) is made as of the 3rd day of February, 2023, by **ARBOR LAKE, LLC**, a Kansas limited liability company (“**Developer**”).

WITNESSETH:

WHEREAS, Arbor Lake Partners, LLC, as the original developer (“**Original Developer**”), previously executed that certain Declaration of Restrictions dated December 23, 2014, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on December 31, 2014, at Book 201412, Page 008515, and that certain Amendment to Declaration of Restrictions dated March 10, 2017, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on March 14, 2017, at Book 201703, Page 003778, and that certain Second Amendment to Declaration of Restrictions dated June 5, 2017, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on June 6, 2017, at Book 201706, Page 002023 (collectively, the “**Original Declaration**”); and

WHEREAS, Original Developer previously executed that certain Homes Association Declaration dated December 23, 2014, and recorded in the office of the Register of Deeds of Johnson County, Kansas, on December 31, 2014, at Book 201412, Page 008516 (the “**Original Homes Association Declaration**”); and

WHEREAS, pursuant to that certain Assignment and Assumption of Developer Rights dated December 20, 2018, and recorded in the office of the Register of Deeds of Johnson County, Kansas, on January 16, 2019, at Book 201901, Page 003448 (the “**Assignment**”), Original Developer has assigned, and Developer has assumed, all rights, title, and interest held by or made available to, and all obligations of, the developer under the Original Declaration and the Original Homes Association Declaration; and

WHEREAS, pursuant to the Assignment, Developer has the rights, from time to time, to add or approve the addition of real property to the Original Declaration and the Original Homes Association Declaration and, at Developer’s discretion, to modify the provisions of the Original Declaration and/or the Original Homes Association Declaration as applicable to such additional real property; and

WHEREAS, Developer subsequently executed that certain Third Amendment to and Supplemental Declaration of Restrictions and Homes Association Declaration dated January 16, 2020, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on January 22, 2020, at Book 202001, Page 005503; and

WHEREAS, Developer executed a final plat known as “**ARBOR LAKE, 7th PLAT**” and recorded the same in the office of the Register of Deeds of Johnson County, Kansas, on November 10, 2022, at Book 202211, Page 002508, which plat describes and pertains to the following real property, to wit:

Lot 173 and Tract M, ARBOR LAKE, 7th PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, according to the recorded plat thereof; and

WHEREAS, Developer desires to add the above-described real property (collectively, the “**Additional Lots**”) to the district of **ARBOR LAKE**, with Tract M being specifically added as a Common Area, as defined in the Original Declaration, and to subject all of the Additional Lots to the covenants, conditions, restrictions, easements, and other provisions set forth in the Original Declaration, as hereby amended, and the Original Homes Association Declaration;

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. All of the Additional Lots shall be, and it hereby is, subject to the covenants, conditions, restrictions, easements, and other provisions set forth in the Original Declaration, as amended, and the Original Homes Association Declaration.
2. As contemplated in the Original Declaration, as amended, and the Original Homes Association Declaration, this Supplemental Declaration shall have the effect of subjecting all of the Additional Lots to all of the provisions of the Original Declaration, as amended, and the Original Homes Association Declaration as though the Additional Lots had been originally described therein and subjected to the provisions thereof.

[This space intentionally left blank. Signature page follows.]

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

Arbor Lake, LLC,
a Kansas limited liability company

By: Brian Rodrock
Brian Rodrock, Manager

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 8 day of February, 2023, before me, a Notary Public in and for said State and County, personally appeared Brian Rodrock, who stated that he is the Manager of Arbor Lake, 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 the day and year last above written.

Tracy Amerine
Notary Public

My commission expires:
5/17/2026

