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Register of Deeds		T20210087234

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

STONEBRIDGE TRAILS, 6th PLAT

THIS SUPPLEMENTAL DECLARATION OF RESTRICTIONS AND HOMES ASSOCIATION DECLARATION (this “**Supplemental Declaration**”) is made as of the 5th day of November, 2021, by **STONEBRIDGE PARTNERS, LLC**, a Kansas limited liability company (“**Developer**”).

WITNESSETH:

WHEREAS, South Hampton, Inc., as developer (“**Original Developer**”), previously executed that certain Declaration of Restrictions dated September 17, 2007, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on September 21, 2007, at Book 200709, Page 006120 (the “**Original Declaration**”), and that certain Homes Association Declaration dated September 17, 2007, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on September 21, 2007, at Book 200709, Page 006121 (the “**Original Homes Association Declaration**”); and

WHEREAS, North American Savings Bank, F.S.B. received and assumed all rights of Original Developer, as developer, pursuant to certain Assignments of Developer Rights under the Original Declaration and the Original Homes Association Declaration, and subsequently assigned all such rights, as developer, to Heritage Manor Partners, LLC pursuant to that certain Assignment of Developer Rights dated May 8, 2012, which was recorded in the office of the Register of Deeds of Johnson County, Kansas on May 17, 2012, at Book 201205, Page 006593; and

WHEREAS, Heritage Manor Partners, LLC and Rodrock Land Company, Inc., as the successor developer and/or subdeveloper (collectively, “**Successor Developer/Subdeveloper**”) executed that certain Amended and Restated Homes Association Declaration dated January 10, 2014, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on January 13, 2014, at Book 201401, Page 002777 (the “**Amended and Restated Homes Association Declaration**”), as well as certain supplemental declarations for the purpose of adding certain plats of real property to the Original Declaration and the Amended and Restated Homes Association Declaration and subjecting such real property to the provisions thereof; and

WHEREAS, pursuant to that certain Assignment and Assumption of Developer Rights dated January 22, 2019, which was recorded in the office of the Register of Deeds of Johnson County, Kansas, on January 24, 2019, at Book 201901, Page 004829 (the “Assignment”), Developer has received and assumed from Successor Developer/Subdeveloper all rights, title, and interest held by or made available to, and all obligations of, the developer under the Original Declaration and the Amended and Restated Homes Association Declaration; and

WHEREAS, Developer has executed a final plat known as “STONEBRIDGE TRAILS, 6th PLAT” and recorded the same in the office of the Register of Deeds of Johnson County, Kansas, on June 24, 2021, at Book 202106, Page 010293, which plat describes and pertains to the following real property, to wit:

Lots 242 through 293, inclusive, and Tracts W, X, Y, and Z, STONEBRIDGE TRAILS, 6th PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof; and

WHEREAS, Developer desires to add the above-described real property (collectively, the “Additional Property”) to the community of **HERITAGE MANOR**, and to subject all of the Additional Property to the covenants, conditions, restrictions, easements, and other provisions set forth in the Original Declaration and the Amended and Restated Homes Association Declaration; and

WHEREAS, pursuant to the Assignment, Developer has the right, at its discretion, to add the Additional Property to the Original Declaration and the Amended and Restated Homes Association Declaration, and to execute this Supplemental Declaration in order to accomplish the same;

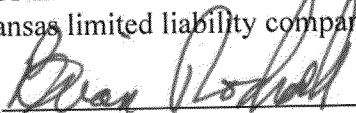
NOW, THEREFORE, in consideration of the premises, Developer, for itself and its successors and assigns, and for its future grantees, hereby agrees and declares as follows:

1. All of the Additional Property shall be, and it hereby is, subject to the covenants, conditions, restrictions, easements, and other provisions set forth in the Original Declaration and the Amended and Restated Homes Association Declaration.

2. As contemplated in the Original Declaration and the Amended and Restated Homes Association Declaration, this Supplemental Declaration shall have the effect of subjecting all of the Additional Property to all of the provisions of the Original Declaration and the Amended and Restated Homes Association Declaration as though the Additional Property had been originally described therein and subjected to the provisions thereof.

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.

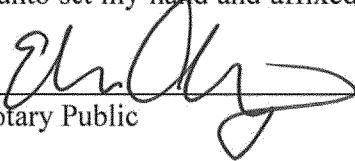
STONEBRIDGE PARTNERS, LLC,
a Kansas limited liability company

By: 
Brian Rodrock, Manager

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 5th day of November, 2021, before me, a Notary Public in and for said State and County, personally appeared Brian Rodrock, who stated that he is the Manager of Stonebridge 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 the day and year last above written.



Notary Public

My commission expires:
2/5/25

