

Recorded in Clay County, Missouri

Date and Time: 09/09/2022 at 01:32:55 PM
Instrument Number: 2022029917
Book: 9445 Page: 5

Instrument Type: REST
Page Count: 20
Recording Fee: \$81.00 S



Electronically Recorded

Katee Porter, Recorder

KANSAS CITY TITLE

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE) KCT

238072

Document Title: Corrective Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence

Document Date: September 6 2022

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: Hunt Midwest Real Estate Development, Inc.

Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161

Legal Description: See Exhibit A attached hereto

Reference Book and Page: **Clay County Missouri:** Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2020017531, Book 8692, Page 172

Platte County Missouri: First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021020390, Book 1367, Page 642 and Corrective Amendment to First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021022983, Book 1370, Page 216

CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

THIS CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE (this "Corrective Second Supplement") is made and executed as of September 6, 2022, by **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**, a Missouri corporation (the "Developer"), with a notice mailing address at Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

RECITALS:

A. On April 17, 2020, Developer executed that certain subdivision plat entitled "CADENCE – FIRST PLAT" (the "First Plat"), covering the real property formerly legally described as shown therein (and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, streets, roadways, private open space and other areas

KANSAS CITY TITLE

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE) *KCT*

238072

Document Title: Corrective Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence

Document Date: September *6* 2022

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: Hunt Midwest Real Estate Development, Inc.

Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161

Legal Description: See Exhibit A attached hereto

Reference Book and Page: **Clay County Missouri:** Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2020017531, Book 8692, Page 172

Platte County Missouri: First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021020390, Book 1367, Page 642 and Corrective Amendment to First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021022983, Book 1370, Page 216

CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

THIS CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE (this "Corrective Second Supplement") is made and executed as of September *6*, 2022, by HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri corporation (the "Developer"), with a notice mailing address at Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

RECITALS:

A. On April 17, 2020, Developer executed that certain subdivision plat entitled "CADENCE – FIRST PLAT" (the "First Plat"), covering the real property formerly legally described as shown therein (and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, streets, roadways, private open space and other areas

100
19

Recorded in Platte County, Missouri

Recording Date/Time: 09/08/2022 at 10:37:13 AM

Instr Number: 2022012412

Book: 1383 Page: 911

Type: DE DEC

Pages: 19

Fee: \$100.00 N



Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...

Grantee: HUNT MIDWEST REAL ESTATE DEVELOPMEN...



Gloria Boyer
Recorder of Deeds

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

The Recorder of Deeds has added this page to your document
per compliance with State law and you have been charged the fee of \$25.00
for a non-standard Document
RSMo 59.310.3 (effective January 1, 2002)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

This Page Is Part Of The Document - Do Not Detach

KL Title

75
18

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE) *KCT*

238072

Document Title: Corrective Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence

Document Date: September *6* 2022

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: Hunt Midwest Real Estate Development, Inc.

Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161

Legal Description: See Exhibit A attached hereto

Reference Book and Page: **Clay County Missouri:** Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2020017531, Book 8692, Page 172

Platte County Missouri: First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021020390, Book 1367, Page 642 and Corrective Amendment to First Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2021022983, Book 1370, Page 216

CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

THIS CORRECTIVE SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE (this "Corrective Second Supplement") is made and executed as of September *6*, 2022, by **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**, a Missouri corporation (the "Developer"), with a notice mailing address at Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

RECITALS:

A. On April 17, 2020, Developer executed that certain subdivision plat entitled "CADENCE – FIRST PLAT" (the "First Plat"), covering the real property formerly legally described as shown therein (and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, streets, roadways, private open space and other areas

✓ Kansas City Title

shown and marked on the First Plat as identified therein and in the Declaration defined below (collectively, the “Property” or the “Cadence Property”), which First Plat was approved on June 5, 2018, by the City Council of the City of Kansas City, Missouri (the “City”), and was recorded on June 1, 2020, under Instrument No. 20200017530, in Cabinet I, at Sleeve 102.1 in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty (the “Clay County Recorder’s Office”).

B. The Developer has executed that certain Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, dated February 19, 2020, which was recorded on June 1, 2020, under Instrument No. 2020017531, in Book 8692, at Page 172, in the Clay County Recorder’s Office, as may be amended, modified and supplemented (collectively, the “Declaration”), pursuant to which Developer subjected the Cadence Property to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. The Declaration was recorded on December 8, 2021, under Document No. 2021022983, in Book 1370 at Page 216, in the Office of the Recorder of Deeds of Platte County, Missouri (the “Platte County Recorder’s Office”).

D. Pursuant to its right to do so therein contained, the Developer has amended, supplemented and modified the Declaration pursuant to those certain Supplements thereto identified on **EXHIBIT A** attached to this Corrective Second Supplement (each a “Supplement” or “Supplemental Declaration” further identified by number as shown on **EXHIBIT A**), which covers real property located in either or both Clay County, Missouri or Platte County, Missouri, as applicable.

E. Pursuant to Section 13.1 of the Declaration, the Developer has the absolute unilateral right to expand the Property to include additional Lots (for Single Family Residences, Attached Patio Homes, Attached Townhomes or Villas or any combination thereof), Common Area, Restricted Common Areas and other property in the Subdivision and also other property that has not yet been subdivided or platted (collectively, the “Expansion Property”).

F. On December 14, 2021, Developer executed that certain Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence (the “Second Supplement”), which was recorded in the Clay County Recorder’s Office on February 7, 2022, under Document No. 2022004470, in Book 9298 at Page 164, covering the real property described therein (the “Second Expansion Property”) and subjecting the Second Expansion Property to certain covenants, conditions, restrictions and easements contained within the Declaration. A copy of the Second Supplement is attached hereto as **EXHIBIT B**.

G. Because the Property and Expansion Property are located in Clay County, Missouri and/or Platte County, Missouri, as applicable, Developer desires to record this Corrective Second Supplement in Platte County to ensure that a copy of the Declaration and all Supplemental Declarations are filed in both the Clay County Recorder’s Office and the Platte County Recorder’s Office.

H. Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on Supplemental Declarations.

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

1. **Second Supplement.** The Second Supplement, attached hereto as **EXHIBIT B** is hereby added to Declaration and all Supplemental Declarations.

2. **Ratification of First Supplement.** As amended, corrected and supplemented by this Corrective Second Supplement, the Developer ratifies, affirms and confirms the provisions of the Second Supplement.

[Signature Page Follows]

IN WITNESS WHEREOF, Developer has caused this Corrective Second Supplement to be executed by its duly authorized officer as of the day and year first above written.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: F. Brenner Holland
F. Brenner Holland, Vice President

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)

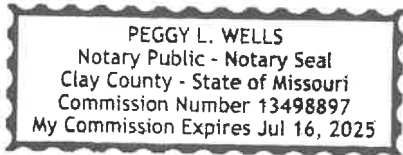
On this 6th day of September, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, Jr., who, being by me first duly sworn, did say that he is a Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that 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.

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

Peggy L. Wells
Signature of Notary Public

Peggy L. Wells
Typed or Printed Name of Notary

My Commission expires:



**EXHIBIT A
TO
CORRECTIVE SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE**

DATE EXECUTED/ DATE RECORDED	RECORDING INFORMATION	SUPPLEMENT #	INFORMATION	LEGAL
February 19, 2020 June 1, 2020	2020017531 Book 8692/Page 172 (Clay County)	Original Declaration	Full CC&R Document – Cadence - First Plat	Lots 1 through and including 63, and Tracts A, B, C, D and E, CADENCE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.
August 31, 2021 October 26, 2021	2021046335 Book 9214/Page 133 (Clay Co.)	First	Expands Property – Cadence Villas – First Plat	Lots 1 through and including 54, and Tracts A and B, CADENCE VILLAS – FIRST PLAT, a subdivision in Kansas City, Clay County and Platte County, Missouri, according to the recorded plat thereof.
August 31, 2021 October 27, 2021	2021020390 Book 1367/Page 642 (Platte Co.)	First	Expands Property – Cadence Villas – First Plat	Lots 1 through and including 54, and Tracts A and B, CADENCE VILLAS – FIRST PLAT, a subdivision in Kansas City, Clay County and Platte County, Missouri, according to the recorded plat thereof.
December 7, 2021 December 8, 2021	2021022983 Book 1370/Page 216 (Platte Co.)	First	Corrective Amendment to attach a copy of the Full CC&R Document	Lots 1 through and including 54, and Tracts A and B, CADENCE VILLAS – FIRST PLAT, a subdivision in Kansas City, Clay County and Platte County, Missouri, according to the recorded plat thereof.
December 14, 2021 February 7, 2022	2022004470 Book 9298/Page 164 (Clay Co.)	Second	Expands Property - Cadence - Second Plat	Lots 64 through and including 113, and Tracts G and F, CADENCE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri.
March 22, 2022 August 4, 2022	2022025894 Book 9422/Page 82	Third	Expands Property – Cadence – Third	Lots 114 through and including 174, and Tracts H, I, J and K, CADENCE – THIRD PLAT, a subdivision

DATE EXECUTED/ DATE RECORDED	RECORDING INFORMATION	SUPPLEMENT #	INFORMATION	LEGAL
	(Clay Co.)		Plat; Restricted Lots	in Kansas City, Clay County and Platte County Missouri.
March 22, 2022 August 5, 2022	2022010974 Book 1382/Page 480 (Platte Co.)	Third	Expands Property - Cadence - Third Plat; Restricted Lots	Lots 114 through and including 174, and Tracts H, I, J and K, CADENCE - THIRD PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.
March 22, 2022 August 4, 2022	202202588 Book 9422/Page 77 (Clay Co.)	Fourth	Expands Property - Cadence Villas - Second Plat; Restricted Lots	Lots 55 through and including 116, and Tract C, CADENCE VILLAS - SECOND PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.
March 22, 2022 August 5, 2022	2022010969 Book 1382/Page 476 (Platte Co.)	Fourth	Expands Property - Cadence Villas - Second Plat; Restricted Lots	Lots 55 through and including 116, and Tract C, CADENCE VILLAS - SECOND PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.

Clay County, Missouri Property

Tract I:

Lots 1 through and including 63, and Tracts A, B, C, D and E, CADENCE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Tract II:

Lots 1 through and including 54, and Tracts A and B, CADENCE VILLAS – FIRST PLAT, a subdivision in Kansas City, Clay County and Platte County, Missouri, according to the recorded plat thereof.

Tract III:

Lots 64 through and including 113, and Tracts G and F, CADENCE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri.

Tract IV:

Lots 114 through and including 174, and Tracts H, I, J and K, CADENCE – THIRD PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.

Tract V:

Lots 55 through and including 116, and Tract C, CADENCE VILLAS – SECOND PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.

Platte County Missouri Property

Tract I:

Lots 1 through and including 54, and Tracts A and B, CADENCE VILLAS – FIRST PLAT, a subdivision in Kansas City, Clay County and Platte County, Missouri, according to the recorded plat thereof.

Tract II:

Lots 114 through and including 174, and Tracts H, I, J and K, CADENCE – THIRD PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.

Tract III:

Lots 55 through and including 116, and Tract C, CADENCE VILLAS – SECOND PLAT, a subdivision in Kansas City, Clay County and Platte County Missouri.

**CERTIFICATE OF SECRETARY
OF
THE CADENCE HOME OWNERS ASSOCIATION**

I, Amy Nelson, hereby certify that I am the duly elected and qualified Secretary/Treasurer of the Cadence Home Owners Association. I hereby also certify that Hunt Midwest Real Estate Development, Inc., the Developer identified in the Declaration of Covenants, Conditions, Restrictions and Easements of Cadence, dated February 19, 2020 (the "Declaration"), is the sole Class B Member of The Cadence Home Owners Association and the owner of sufficient Lots in the District to give Hunt Midwest Real Estate Development, Inc. a majority of the votes possible to be cast under the Declaration.

Dated this 6th day of September, 2022.



Amy Nelson

**EXHIBIT B
TO
CORRECTIVE SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE**

Second Supplement to Declaration of Homes Association and Covenants, Conditions,
Restrictions and Easements of Cadence

See attached.

Recorded in Clay County, Missouri



Recording Date/Time: 02/07/2022 at 03:49:09 PM

Instr #: 2022004470

Book: 9298 Page: 164

Type: REST

Pages: 8

Fee: \$45.00 S 20220003964



Katee Porter
Recorder of Deeds

(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)

Document Title: Second Supplement to Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence

Document Date: December 14, 2021

Grantor Names: Hunt Midwest Real Estate Development, Inc.

Grantee Names: Hunt Midwest Real Estate Development, Inc.

Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161

Legal Descriptions: See Exhibit B attached

Reference Book and Page: Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, Document No. 2020017531, Book 8692, Page 172

SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

THIS SECOND SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE (this "Supplemental Declaration") is made and executed as of December 14, 2021, 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. On April 17, 2020, Developer executed that certain subdivision plat entitled "CADENCE – FIRST PLAT" (the "First Plat"), covering the real property formerly legally described as shown therein (and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, streets, roadways, private open space and other areas shown and marked on the First Plat as identified therein and in the Declaration defined below (collectively, the "Property" or the "Cadence Property"), which First Plat was approved on June 5, 2018, by the City Council of the City of Kansas City, Missouri (the "City"), and was recorded on June 1, 2020, under Document No. 20200017530, in Cabinet I, at Sleeve 102.1 in the Office of the Recorder of Deeds of Clay County, Missouri, at Liberty (the "Recorder's Office").

B. The Developer has executed that certain Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Cadence, dated February 19, 2020, which was recorded on June

KCT

1, 2020, under Document No. 2020017531, in Book 8692, at Page 172, in the Recorder's Office, as may be amended, modified and supplemented (collectively, the "Declaration"), pursuant to which Developer subjected the Cadence Property to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. Pursuant to its right to do so therein contained, the Developer has amended, supplemented and modified the Declaration pursuant to those certain Supplements thereto identified on **EXHIBIT A** attached to this Supplemental Declaration (each a "Supplement" or "Supplemental Declaration" further identified by number as shown on **EXHIBIT A**);

D. Pursuant to Section 13.1 of the Declaration, the Developer has the absolute unilateral right to expand the Property to include additional Lots (for Single Family Residences, Attached Patio Homes, Attached Townhomes or Villas or any combination thereof), Common Area, Restricted Common Areas and other property in the Subdivision and also other property that has not yet been subdivided or platted (the "Expansion Property").

E. On 1-5, 2022, Developer executed that certain subdivision plat entitled "CADENCE - SECOND PLAT" (the "Cadence Second Plat"), covering the real property formerly legally described as shown therein and on **EXHIBIT B** attached to this Supplemental Declaration, and platting the same into the Lots, Tracts, streets, roadways, private open space and other areas shown and marked thereon and as identified on **EXHIBIT C** attached to this Supplemental Declaration (the "Second Expansion Property"), which Cadence Second Plat was approved on February 2, 2021, by the City Council of the City, and was recorded on February 7, 2022, under Document No. 2021, in Cabinet 1, at Sleeve 16.1, in the Recorder' Office.
2022 004469

F. Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Cadence Second Plat.

G. Developer desires to exercise its right to expand the Property to include the additional Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Second Expansion Property and to subject the Second Expansion Property to the covenants, conditions, restrictions and easements contained within the Declaration.

H. Pursuant to Section 16.2 of the Declaration, the Developer retained the right at any time prior to the Turnover Date (which has not yet occurred) to amend, alter or modify the Declaration. The Developer desires to do so in connection with the "Cadence Second Plat" and "Cadence Second Plat Lots" which are added to the Property as set forth below.

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

1. **Exercise of Right to Expand.** Developer hereby exercises its unilateral right to expand the Property to include the additional Lots (i.e., Cadence Second Plat Lots), Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the First Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Cadence Second Plat and this Supplemental Declaration of record in the Recorder's Office. Recording of the Cadence Second Plat and this Supplemental Declaration shall automatically grant, transfer and convey to the Association any new Common Areas, Restricted Common Areas and all other areas designed for Members' or Association use, if any, added by the Second Expansion Property.

3. **Expansion of Definitions.** The definitions contained in the Declaration are hereby expanded to encompass and refer to the Property, as expanded by the Cadence Second Plat, and this Supplemental Declaration to include the Second Expansion Property. For example, (i) "Lot" shall mean the Lots described in the Declaration and in the Plat described in the Declaration, all subsequent Plats and the Cadence Second Plat Lots in the Cadence Second Plat and (ii) all references to the Declaration shall mean the Declaration as supplemented and amended by this Supplemental Declaration.

4. **Declaration Operative on New Lots, Tracts, Common Areas and Restricted Common Areas.** The new Cadence Second Plat Lots, Tracts, Common Areas or Restricted Common Areas, which constitute the Second Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Cadence Second Plat and this Supplemental Declaration in the Recorder's Office.

5. **Use and Maintenance of Any Private Open Space, Storm Water Detention Tract and Common Areas.** Any private open space, storm water detention tract or other Common Areas shown on or in the Cadence Second Plat shall be used and maintained by the Association under the terms of the Homes Association Declaration, as amended, as private open green space areas, storm water detention tract or Common Areas or any combination thereof, as applicable.

6. **Ratification of 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 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 and any Lots, Tracts, Common Areas or Restricted Common Areas otherwise subject to the terms hereof.

[Signature Page Follows]

EXHIBIT A
TO
SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

Previous Supplements to Declaration

<u>DATE EXECUTED/ DATE RECORDED</u>	<u>DOCUMENT NUMBER/ RECORDING INFORMATION</u>	<u>SUPPLEMENT #</u>	<u>INFORMATION</u>
02-19-20/06-01-20	2020017531; Book 8692/Page 172 (Clay Co.)	Original Declaration	Full CC&R Document – Cadence - First Plat
08-31-21/10-26-21	2021046335; Book 9214/Page 133 (Clay Co.)	First	Expands Property – Cadence Villas – First Plat
08-31-21/10-27-21	2021020390; Book 1367/Page 642 (Platte Co.)	First	Expands Property – Cadence Villas – First Plat
12-07-21/12-08-21	2021022983; Book 1370/Page 216 (Platte Co.)	First	Corrective Amendment to attach a copy of the Full CC&R Document

EXHIBIT B
TO
SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE

Legal Description of Second Expansion Property Prior to Platting:

A tract of land in the Southwest Quarter of Section 27 and Northwest Quarter of Section 34, all in Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 00°17'16" West, on the East line of said Southwest Quarter, 704.55 feet to the Southeast corner of CADENCE - FIRST PLAT, a subdivision in said Kansas City recorded as Instrument Number 2020017530 in Book I at Page 102.1 in the Clay County Recorder of Deeds Office, also being a point on the West line of HOLLY FARMS - 1ST PLAT, a subdivision in said Kansas City recorded as Instrument Number 2020038590 in Book I at Page 114.4 in said Clay County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence continuing South 00°17'16" West on said East line, also along said West line and its Southerly extension 1,943.06 feet to the Southeast corner of said Southwest Quarter, also being the Northeast corner of said Northwest Quarter; thence South 00°33'26" West, on the East line of said Northwest Quarter, 142.12 feet; thence leaving said East line, North 89°42'44" West, 199.33 feet; thence North 00°17'16" East, 80.18 feet; thence Northwesterly, along a curve to the left, being tangent to the last described course with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet; thence North 89°42'44" West, 66.24 feet; thence North 00°17'16" East, 255.90 feet; thence North 64°06'18" West, 107.53 feet; thence North 17°49'56" West, 214.30 feet; thence South 82°29'49" West, 50.74 feet; thence North 07°30'11" West, 305.02 feet; thence North 16°14'09" West, 163.32 feet; thence North 27°50'08" West, 190.84 feet; thence North 31°44'41" West, 223.28 feet; thence North 51°57'50" West, 173.70 feet; thence North 23°37'45" West, 187.34 feet to a point on the Southerly line of said CADENCE - FIRST PLAT; thence North 68°43'55" East, along said Southerly line, 836.49 feet; thence North 23°34'11" East, along said Southerly line, 30.00 feet; thence Easterly, along said Southerly line, along a curve to the left having an initial tangent bearing of South 66°25'49" East with a radius of 50.00 feet, a central angle of 89°40'31" and an arc distance of 78.26 feet; thence South 66°06'20" East, along said Southerly, 30.00 feet; thence North 68°43'55" East, along said Southerly line, 130.85 feet to the Point of Beginning. Containing 1,132,270 square feet or 25.99 acres, more or less.

**EXHIBIT C
TO
SECOND SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CADENCE**

Description of Lots Contained in the Cadence Second Plat

Lots 64 through and including 113, and Tracts G and F, CADENCE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri.

**CERTIFICATE OF SECRETARY
OF
THE CADENCE HOME OWNERS ASSOCIATION**

I, Amy Nelson, hereby certify that I am the duly elected and qualified Secretary/Treasurer of the Cadence Home Owners Association. I hereby also certify that Hunt Midwest Real Estate Development, Inc., the Developer identified in the Declaration of Covenants, Conditions, Restrictions and Easements of Cadence, dated February 19, 2020 (the "Declaration"), is the sole Class B Member of The Cadence Home Owners Association and the owner of sufficient Lots in the District to give Hunt Midwest Real Estate Development, Inc. a majority of the votes possible to be cast under the Declaration.

Dated this 14 day of December, 2021.



Amy Nelson