



Recording Date/Time: 05/11/2022 at 03:07:55 PM

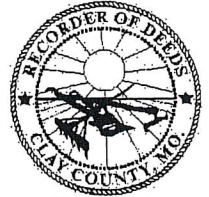
Instr #: 2022015792

Book: 9365 Page: 9

Type: REST

Pages: 4

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Katee Porter  
Recorder of Deeds

RECORDING COVER SHEET

DOCUMENT TITLE:

First Amendment to the Declaration of the Estates of Willow Brooke and the supplementary Declaration of the Estates of Willow Brooke

DOCUMENT DATE:

5/11/22

GRANTOR:

Willow Brooke Homes Lot Owners and Estates of Willow Brooke Lot Owners

GRANTEE:

Willow Brooke Homes Association

Grantee Mailing Address:  
(if applicable)

1216 NE 93rd St. Kansas City Mo 64155

LEGAL DESCRIPTION:

See Exhibits A and B Attached hereto and made a part hereof

REFERENCE BOOK & PAGE:

(if applicable)

RL- Jeffrey Hoffecker  
1216 NE 93rd St  
KC mo 64155

**FIRST AMENDMENT TO THE DECLARATION  
OF THE ESTATES AT WILLOW BROOKE AND THE SUPPLEMENTARY  
DECLARATION OF THE ESTATES OF WILLOW BROOKE**

Grantor: Willow Brooke Homes Lot Owners and Estates of Willow Brooke Lot Owners

Grantee: Willow Brooke Homes Association

Address: 1216 NE 93<sup>rd</sup> Street Kansas City, MO 64155

Description: See Exhibits A and B Attached hereto and made a part hereof

Date: The date of recording

Recitals

1. On or about November 20, 1992, Declarant recorded (Book 2177 at Page 193 of the records of the Clay County Recorder of Deeds) that certain Declaration of Covenants, Conditions, and Restrictions of Willow Brooke covering through subsequent amendments the real property legally described in Exhibit A attached hereto (the Property”).
  
2. On or about December 23, 1992, Declarant recorded (Book 4455 at Page 46 of the records of the Clay County Recorder of Deeds) that certain Supplementary Declaration of The Estates of Willow Brooke covering through any subsequent amendments the real property legally described in Exhibit B attached hereto (the Estates of Willow Brooke wherein the property in Exhibit B was annexed (Book 4455 at Page 46 of the records of the Clay County Recorder of Deeds)

WHEREAS, the Declaration provides for and establishes certain restrictions on the lots located within Willow Brooke and the Estates of Willow Brooke two merged subdivisions located in Clay County, Missouri; and

WHEREAS, the Declaration provides for the change or modification of the restrictions located therein by an Instrument signed by Lot Owners entitled to cast a vote not less than a two-thirds vote Willow Brooke and the Estates of Willow Brooke each of the subdivisions.

NOW THEREFORE, in consideration of the premises, at least two-thirds of the Lot Owners of the merged Willow Brooke and the Estates of Willow Brooke subdivisions, being Property Owners of Willow Brooke and the Estates of Willow Brooke each vote that the Declaration of Covenants, Conditions, and Restrictions for Willow Brook be amended to add the following:

## **ARTICLE VI GENERAL USE RESTRICTIONS**

**Section 30. Rentals. No Lot Owner may rent or lease their home or any room in their home to anyone or to any business.**

The Board of Directors of the combined Willow Brooke Homes Association and the Estates of Willow Brooke Property Owners Association, Inc. hereto certify that the amendment incorporated within this document were validly approved by the signature of not less than two-thirds of the Lot Owners in each subdivision. Therefore, the Declaration of Covenants for Willow Brooke and the Estates of Willow Brooke is

hereby so restated and amended:

In all other respects these Declaration of Covenants remain the same.

Attached hereto and made a part hereof is the signature of members and their addresses who voted for this First Amendment to each of these the Declaration of Covenants. The Board of Directors verified the vote of the current members and determined the vote of the Lot Owners in each of Willow Brooke and the Estates of Willow Brooke, exceeded to-thirds of the Lots subject to the Declaration of Covenants referenced above.

I am the President of the merged Willow Brooke Homes Association including all lots in Willow Brooke and all lots in the Estates of Willow Brooke, a subdivision in Clay County, Missouri. I certify that the Board of Directors reviewed and accepted the signatures voting in favor of this amendment to the Declaration of Covenants, Conditions and Restrictions for Willow Brooke and the Estates of Willow Brooke to prohibit rentals as contained in the amendment.

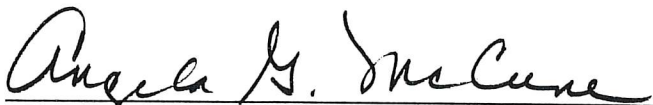
In Witness Whereof, the said Grantors have executed this deed this 11<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
Jeffrey Hoffecker, President

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF CLAY    )

On this 11<sup>th</sup> day of May, 2022, before me, a Notary Public, personally appeared Jeffrey Hoffecker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they, he, or executed the same as her free act and deed and further acknowledged that she is an unmarried individual. They further acknowledged they are the sole owners of Lot 100 Willow Brooke 3 Plat.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

ANGELA G. McCUNE  
Notary Public - Notary Seal  
STATE of MISSOURI  
Clay County  
Commission # 14941085  
My Commission Expires: Sept. 19, 2022