

Villas

3018276

HEATHERWOOD
AREA HOMES ASSOCIATION DECLARATION
ADDITIONAL PHASES

THIS DECLARATION, made as of the 30 day of April, 1999, by The Haven Group, L.L.C., a Kansas limited liability company (the "Declarant");

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Office of the Register of Deeds of Johnson County, Kansas, plats of the area known as "Heatherwood"; and

WHEREAS, such plats add the following lots to the Heatherwood area (the "Additional Lots"), to wit:

Lots 133 through 141, HEATHERWOOD, FOURTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

Lots 142 through 155, HEATHERWOOD, FIFTH PLAT, (replat of Lots 70 through 81, HEATHERWOOD, SECOND PLAT), a subdivision in the City of Overland Park, Johnson County, Kansas.

Lots 156 through 201, HEATHERWOOD, SIXTH PLAT, a subdivision in City of Overland Park, Johnson County, Kansas.

WHEREAS, the Declarant, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, assessments, charges and other provisions contained in that certain Heatherwood Area Homes Association Declaration, dated as of October 20, 1997 (the "Original Declaration"), executed by the Declarant and filed with the Office of the Register of Deeds of Johnson County, Kansas on October 22, 1997, and recorded as Instrument No. 2754545 in Book 5345 at Page 981.

NOW, THEREFORE, in consideration of the premises, Declarant, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, assessments, charges and other provisions set forth in the Original Declaration. As contemplated in Article IX of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

STATE OF KANSAS)
COUNTY OF JOHNSON)
FILED FOR RECORD

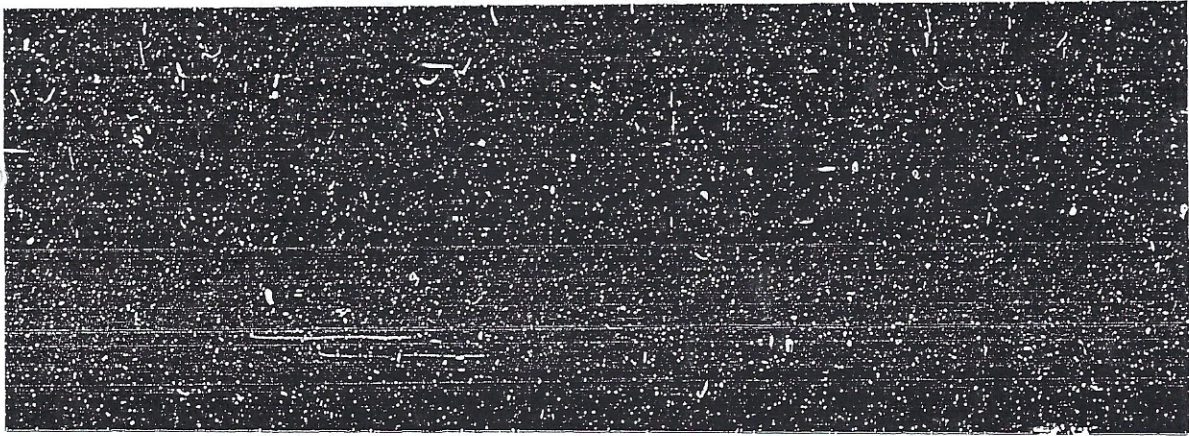
900

1999 JUL 22 P 12:08.0

SARA FULLMANN
REGISTER OF DEEDS

BOOK 6259 PAGE 615

06/29/99
Doree R. Rinaldi, White



IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed the day and year first above written.

THE DECLARANT:

Dated: April 2, 1999

THE HAVEN GROUP L.L.C.

By: [Signature]
John R. Geer, Member

By: [Signature]
Donald C. Geer, Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on April 30, 1999 by John R. Geer and Donald C. Geer, as members in and on behalf of The Haven Group L.L.C., a Kansas limited liability company.

[Signature]
Notary Public

In and For Said County and State

Print Name: [Signature]

My Commission Expires:

1-17-2000

DEBORAH HOSCHOUER
Notary Public - State of Kansas
My Appl. Expires 1-17-2000

21645 / 30423
SNW00 122068



Accm
3005510

(5)

**VILLAS OF HEATHERWOOD
DECLARATION OF RESTRICTIONS
ADDITIONAL PHASES**

STATE OF KANSAS 155
COUNTY OF JOHNSON
FILED FOR RECORD
3:55.2
1999 JUN 23 P 5:49.8
HARRIS Group MANN
REGISTER OF DEEDS

THIS DECLARATION, made as of the 30 day of April, 1999, by The Heatherwood
L.L.C., a Kansas limited liability company (the "Declarant");

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Office of the Register of
Deeds of Johnson County, Kansas, additional plats of the subdivision known as "Heatherwood";
and

WHEREAS, such plats add the following lots to the area known as Villas of
Heatherwood (the "Additional Lots"), to wit:

Lots 133 through 141, HEATHERWOOD, FOURTH PLAT, a
subdivision in the City of Overland Park, Johnson County, Kansas.

Lots 142 through 155, HEATHERWOOD, FIFTH PLAT, (replat
of Lots 70 through 81, HEATHERWOOD, SECOND PLAT), a
subdivision in the City of Overland Park, Johnson County, Kansas.

Lots 156 through 172 and 199 through 201, HEATHERWOOD,
SIXTH PLAT, a subdivision in City of Overland Park, Johnson
County, Kansas.

WHEREAS, the Declarant, as the owner of the Additional Lots, desires to subject the
Additional Lots to the covenants, restrictions, easements and other provisions contained in that
certain Villas of Heatherwood Declaration of Restrictions, dated as of October 20, 1997 (the
"Original Declaration"), executed by the Declarant and filed with the Office of the Register of
Deeds of Johnson County, Kansas on October 22, 1997, and recorded as Instrument No. 2754547
in Book 5346 at Page 21.

NOW, THEREFORE, in consideration of the premises, Declarant, for itself and for its
successors and assigns, and for its future grantees, hereby agrees and declares that all of the
Additional Lots shall be, and they hereby are, subject to the covenants, restrictions, easements
and other provisions set forth in the Original Declaration. As contemplated in Section 19 of the
Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all
of the provisions of the Original Declaration as though the Additional Lots had been originally
described therein and subject to the provisions thereof.

Notwithstanding the foregoing, the minimum total finished floor area for all of the
Additional Lots under Section 4 of the Original Declaration shall be 1,200 square feet.

Pages 736, 737
Book 6220

The document which subjects these 3 plats to the
Villas of Heatherwood Declaration is filed on pages
734 & 735, Book 6220 on June 23, 1999 ± 15:55

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed the day and year first above written.

THE DECLARANT:

Dated: April 30, 1999

THE HAVEN GROUP L.L.C.

By: [Signature]
John R. Geer, Member

By: [Signature]
Donald C. Geer, Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on April 30, 1999 by John R. Geer and Donald C. Geer, as members in and on behalf of The Haven Group L.L.C., a Kansas limited liability company.

[Signature]
Notary Public
In and For Said County and State

Print Name: Deborah Hoschouer

My Commission Expires:

1-17-2000

DEBORAH HOSCHOUER
Notary Public - State of Kansas
My Appt. Expires 1-17-2000

21645 / 38428
SNWOO 122069

**VILLAS OF HEATHERWOOD
DECLARATION OF RESTRICTIONS
ADDITIONAL PHASE**

THIS DECLARATION, made as of the 19 day of July, 1999, by The Haven Group L.L.C., a Kansas limited liability company (the "Developer");

WITNESSETH:

WHEREAS, Developer is the developer of the residential subdivision in Overland Park, Kansas commonly known as "Villas of Heatherwood" within the platted subdivision of "Heatherwood"; and

WHEREAS, the Developer desires to add the following lots to the area known as Villas of Heatherwood (the "Additional Lots"), to wit:

Lots 62 through 69 and 82 through 94, HEATHERWOOD, SECOND PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

WHEREAS, the Declarant, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Villas of Heatherwood Declaration of Restrictions, dated as of October 20, 1997 (the "Original Declaration"), executed by the Declarant and filed with the Office of the Register of Deeds of Johnson County, Kansas on October 22, 1997, and recorded as Instrument No. 2754547 in Book 5346 at Page 21.

NOW, THEREFORE, in consideration of the premises, Declarant, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, restrictions, easements and other provisions set forth in the Original Declaration. As contemplated in Section 19 of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

Notwithstanding the foregoing, the minimum total finished floor area for all of the Additional Lots under Section 4 of the Original Declaration shall be 1,200 square feet.

STATE OF KANSAS }
COUNTY OF JOHNSON } ss
FILED FOR RECORD

1999 JUL 22 P 12:08.7

SARA FULLMANN
REGISTER OF DEEDS

[Handwritten signature]

Em Polsinelli White

This document was received from Adam Meisinger, Heatherwood President, 26 Jan 2012.

7.00

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed the day and year first above written.

THE DECLARANT:

Dated: July 19, 1999

THE HAVEN GROUP L.L.C.

By: [Signature]
John R. Geer, Member

By: [Signature]
Donald C. Geer, Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on July 19, 1999 by John R. Geer and Donald C. Geer, as members in and on behalf of The Haven Group L.L.C., a Kansas limited liability company.

[Signature]
Notary Public
In and For Said County and State

Print Name: Deborah Hoschouer

My Commission Expires:

1-17-2000

DEBORAH HOSCHOUER
Notary Public - State of Kansas
My Appt. Expires 1-17-2000

21645 / 38428
SNWOO 124345

BOOK **6259** PAGE **614**