

First American Title
7200 College Boulevard
Overland Park, KS 66210

1369961

20141118-0004323		
Electronic Recording		11/18/2014
Pages: 4	F: \$20.00	11:20:03 AM
Register of Deeds		T20140064890
JO CO KS	BK:201411	PG:004323

**AMENDMENT TO AMENDED AND RESTATED
HOMES ASSOCIATION DECLARATION
STONEBRIDGE**

THIS DECLARATION, made as of the 13th day of November, 2014, by RODROCK LAND COMPANY, INC., a Kansas corporation ("Developer").

WITNESSETH:

WHEREAS, Developer desires to amend that certain Amended and Restated Homes Association Declaration of Stonebridge, dated January 10, 2014, and filed with the Register of Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, Page 002777, as from time to time amended (the "Original Homes Association Declaration"), for that real property more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference "Villa Lots"; and

WHEREAS, the Original Homes Association Declaration provides that the same can be amended by the Developer (defined in the Original Homes Association Declaration).

NOW THEREFORE, in consideration of the premises, the Developer hereby declares for itself, and its successors assigns:

1. Section 8 of the Original Homes Association Declaration is hereby amended as to the Villa Lots only to add a subsection (k) read as follows:

(k) As to Lots 53-64, inclusive and Lots 68-89, inclusive, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas ("Villa Lots"), to provide for clearing of snow (2 inches or more) from driveways, sidewalks and porches; lawn mowing; turf chemical applications; bed weeding; and lawn irrigation startup, winterization and backflow certification. The Association shall charge the owners of the Villa Lots for the foregoing services and add such charges to the assessments otherwise due.

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**AMENDMENT TO AMENDED AND RESTATED
HOMES ASSOCIATION DECLARATION
STONEBRIDGE**

THIS DECLARATION, made as of the 13th day of November, 2014, by RODROCK LAND COMPANY, INC., a Kansas corporation (“Developer”).

WITNESSETH:

WHEREAS, Developer desires to amend that certain Amended and Restated Homes Association Declaration of Stonebridge, dated January 10, 2014, and filed with the Register of Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, Page 002777, as from time to time amended (the “Original Homes Association Declaration”), for that real property more particularly described on **Exhibit “A”** which is attached hereto and incorporated herein by this reference “Villa Lots”; and

WHEREAS, the Original Homes Association Declaration provides that the same can be amended by the Developer (defined in the Original Homes Association Declaration).

NOW THEREFORE, in consideration of the premises, the Developer hereby declares for itself, and its successors assigns:

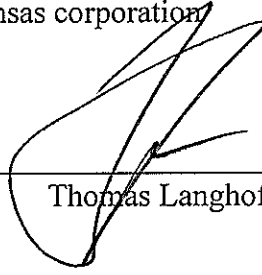
1. Section 8 of the Original Homes Association Declaration is hereby amended as to the Villa Lots only to add a subsection (k) read as follows:

(k) As to Lots 53-64, inclusive and Lots 68-89, inclusive, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas (“Villa Lots”), to provide for clearing of snow (2 inches or more) from driveways, sidewalks and porches; lawn mowing; turf chemical applications; bed weeding; and lawn irrigation startup, winterization and backflow certification. The Association shall charge the owners of the Villa Lots for the foregoing services and add such charges to the assessments otherwise due.

2. To the extent inconsistent with this Amendment, the Original Homes Association Declaration is hereby superseded; as amended by this Amendment, however, the Original Homes Association Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be duly executed as of the date first above written.

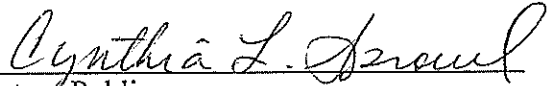
RODROCK LAND COMPANY, INC., a
Kansas corporation

By: 
Thomas Langhofer, Vice President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 14th day of November, 2014, before me, a Notary Public in and for said state, personally appeared Thomas Langhofer, Vice President of **RODROCK LAND COMPANY, INC.**, a Kansas corporation, known to me to be the person who executed the within instrument on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

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

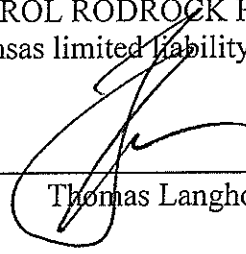

Notary Public

My Commission Expires:
3/25/18



Consent is given to the foregoing amendment

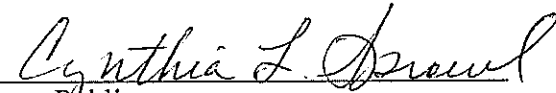
DAROL RODROCK HOMES, LLC, a Kansas limited liability company

By: 
Thomas Langhofer, Secretary

STATE OF KANSAS, JOHNSON COUNTY, SS.:

On this 14th day of November, 2014, before me, a Notary Public in and for said state, personally appeared Thomas Langhofer, who being by me duly sworn did say that he is the Secretary of **DAROL RODROCK HOMES, LLC**, a Kansas limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

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


Notary Public

My Commission expires: 3/25/18

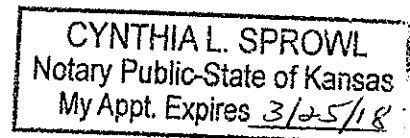


EXHIBIT "A"

Lots 53-64, inclusive and Lots 68-89, inclusive, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas.

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20141121-0005538	
Electronic Recording	11/21/2014
Pages: 3	F: \$16.00
Register of Deeds	T20140065857
JO CO KS	BK:201411 PG:005538

**STONEBRIDGE PARK 1ST PLAT
and
STONEBRIDGE PARK 2ND PLAT**

**DECLARATION OF RESTRICTIONS
AND HOME OWNERS' ASSOCIATION DECLARATION**

THIS DECLARATION, made as of the 14th day of November, 2014, by the Declarant, **FAIRFIELD AT HERITAGE PARK, LLC**, a Kansas limited liability company.

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a first plat of the subdivision known as "Stonebridge Park", which plat was recorded on November 18, 2014, in Book 201411 at Page 004400; and

WHEREAS, such plat adds the following lots to the community of **FAIRFIELD AT HERITAGE PARK**, to-wit:

Lots 1 through 50, inclusive and Tracts A through H, **STONEBRIDGE PARK 1ST PLAT**, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

and

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a second plat of the subdivision known as "Stonebridge Park", which plat was recorded on November 18, 2014, in Book 201411 at Page 004401; and

WHEREAS, such plat adds the following lots to the community of **FAIRFIELD AT HERITAGE PARK**, to-wit:

Lots 51 through 70, inclusive and Tracts I and J, **STONEBRIDGE PARK 1ST PLAT**, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

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**STONEBRIDGE PARK 1ST PLAT
and
STONEBRIDGE PARK 2ND PLAT**

**DECLARATION OF RESTRICTIONS
AND HOME OWNERS' ASSOCIATION DECLARATION**

THIS DECLARATION, made as of the 19th day of November, 2014, by the Declarant, **FAIRFIELD AT HERITAGE PARK, LLC**, a Kansas limited liability company.

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a first plat of the subdivision known as "Stonebridge Park", which plat was recorded on November 18, 2014, in Book 201411 at Page 004400; and

WHEREAS, such plat adds the following lots to the community of **FAIRFIELD AT HERITAGE PARK**, to-wit:

Lots 1 through 50, inclusive and Tracts A through H, **STONEBRIDGE PARK 1ST PLAT**, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

and

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a second plat of the subdivision known as "Stonebridge Park", which plat was recorded on November 18, 2014, in Book 201411 at Page 004401; and

WHEREAS, such plat adds the following lots to the community of **FAIRFIELD AT HERITAGE PARK**, to-wit:

Lots 51 through 70, inclusive and Tracts I and J, **STONEBRIDGE PARK 1ST PLAT**, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

and

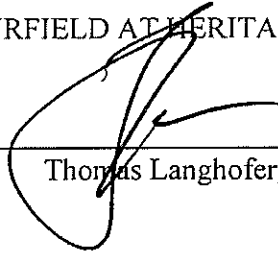
WHEREAS, the Declarant, as developer and current owner of the above-described real property ("Additional Lots") desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Declaration of Restrictions, dated as of December 12, 2005, as amended, and filed with the Register of Deeds of Johnson County on December 15, 2005 and recorded in Book 200512 at Page 005195 (the "Original Declaration"); and in that certain Amended and Restated Homes Association Declaration dated as of January 10, 2014 and filed with the Register of Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, at Page 002777 (the "Original Homes Association Declaration").

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

*[Remainder of page left blank intentionally
Signature page to follow]*

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be duly executed as of the date first above written.

FAIRFIELD AT HERITAGE PARK, LLC

By: 
Thomas Langhofer, Vice President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 19 day of November, 2014, before me, a Notary Public in and for said state, personally appeared Thomas Langhofer, who being by me duly sworn did say that he is the Vice President of FAIRFIELD AT HERITAGE PARK, LLC, a Kansas limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

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

VICKI J. EUBANKS
Notary Public-State of Kansas
My Appt. Expires 03/25/18
~~My Commission Expires:~~


Notary Public

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Overland Park, KS 66210

136 9961

20141121-0005539	
Electronic Recording	11/21/2014
Pages: 2	F: \$12.00 11:53:03 AM
Register of Deeds	T20140065857
JO CO KS	BK:201411 PG:005539

STONEBRIDGE TRAILS 2ND PLAT
(A Replat of Lots 1 through 54 and
Tracts "A" through "G", STONEBRIDGE TRAILS, 1ST PLAT)

DECLARATION OF RESTRICTIONS
AND HOME OWNERS' ASSOCIATION DECLARATION

THIS DECLARATION, made as of the 11th day of September, 2014, by the Declarant, **HERITAGE MANOR PARTNERS, LLC**, a Kansas limited liability company.

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a 2nd Plat of the subdivision known as "Stonebridge Trails", which plat was recorded on November 18, 2014, in Book 201411 at Page 004402; and

WHEREAS, such plat adds the following lots to the community of **HERITAGE MANOR**, to-wit:

Lots 55 through 100 and Tracts H through N, **STONEBRIDGE TRAILS 2ND PLAT**, (A Replat of Lots 1 through 54, inclusive, and Tracts "A" through "G", **STONEBRIDGE TRAILS, 1ST PLAT**), a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof ("Additional Lots");

and

WHEREAS, the Declarant desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Declaration of Restrictions, dated as of September 17, 2007, as amended and filed with the Register of Deeds of Johnson County on September 21, 2007 and recorded in Book 200709 at Page 006120 (the "Original Declaration"); and in that certain Amended and Restated Homes Association Declaration dated as of January 10, 2014 and filed with the Register of Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, at Page 002777 (the "Original Homes Association Declaration").

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**STONEBRIDGE TRAILS 2ND PLAT
(A Replat of Lots 1 through 54 and
Tracts "A" through "G", STONEBRIDGE TRAILS, 1ST PLAT)**

**DECLARATION OF RESTRICTIONS
AND HOME OWNERS' ASSOCIATION DECLARATION**

THIS DECLARATION, made as of the 11th day of September, 2014, by the Declarant, **HERITAGE MANOR PARTNERS, LLC**, a Kansas limited liability company.

WITNESSETH:

WHEREAS, the Declarant has executed and filed with the Register of Deeds of Johnson County, Kansas, a 2nd Plat of the subdivision known as "Stonebridge Trails", which plat was recorded on November 18, 2014, in Book 201411 at Page 004402; and

WHEREAS, such plat adds the following lots to the community of HERITAGE MANOR, to-wit:

Lots 55 through 100 and Tracts H through N, STONEBRIDGE TRAILS 2ND PLAT, (A Replat of Lots 1 through 54, inclusive, and Tracts "A" through "G", STONEBRIDGE TRAILS, 1ST PLAT), a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof ("Additional Lots");

and

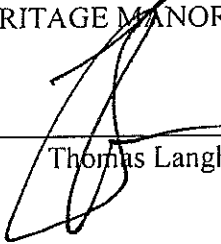
WHEREAS, the Declarant desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Declaration of Restrictions, dated as of September 17, 2007, as amended and filed with the Register of Deeds of Johnson County on September 21, 2007 and recorded in Book 200709 at Page 006120 (the "Original Declaration"); and in that certain Amended and Restated Homes Association Declaration dated as of January 10, 2014 and filed with the Register of Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, at Page 002777 (the "Original Homes Association Declaration").

Deeds of Johnson County, Kansas on January 13, 2014 and recorded in Book 201401, at Page 002777 (the "Original Homes Association Declaration").

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

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be duly executed as of the date first above written.

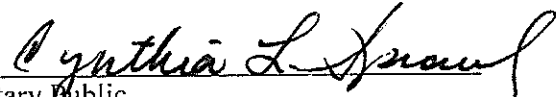
HERITAGE MANOR PARTNERS, LLC

By: 
Thomas Langhofer, Vice President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 11th day of September, 2014, before me, a Notary Public in and for said state, personally appeared Thomas Langhofer, who being by me duly sworn did say that he is the Vice President of HERITAGE MANOR PARTNERS, LLC, a Kansas limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

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


Notary Public

My Commission Expires:
3/25/18

CYNTHIA L. SPROWL
Notary Public-State of Kansas
My Appt. Expires 3/25/18