

JO CO KS	BK: 201902	PG: 003565
	20190219-0003565	
Electronic Recording		2/19/2019
Pages: 17	F: \$293.00	2:51 PM
Register of Deeds		T20190007120

DECLARATION OF RESTRICTIONS

WILLOW CROSSING

THIS DECLARATION OF RESTRICTIONS, made as of the 18th day of February, 2019, by the undersigned, WILLOWS 143, LLC, a limited liability company ("Developer").

NOW, THEREFORE, in consideration of the premises, the Developer for itself and its successors, grantees and assigns, hereby agrees that all of the lots, tracts and land shown described on Exhibit "A" shall be and they are hereby restricted as to their use in the manner hereinafter set forth.

1. DEFINITION OF TERMS USED:

For the purposes of these restrictions, the word "Developer" shall mean WILLOWS 143, LLC, a limited liability company.

The word "street" shall mean any public street, road, drive, or terrace of whatever name, as shown on said plat of the real property described on Exhibit "A" or plats of land subsequently encumbered with this Declaration.

The word "outbuilding" shall mean an enclosed or unenclosed, covered structure of any kind, not directly attached to the residence to which it is appurtenant.

The word "Lot" or "lot" may mean either any numbered lot as platted, or any tract or

tracts of land as conveyed, which may consist of one or more numbered lots, as platted, or part or parts of one or more numbered lots, as platted, and upon which a residence may be erected in accordance with the restrictions hereinafter set forth. A "corner lot" shall be deemed to be any lot as platted, or any tract of land as conveyed, having more than one street contiguous to it.

The word "tract" shall mean any area identified by a letter of the English Alphabet or as otherwise identified and shown on said plat.

The terms "district" or "subdivision" as used in this agreement shall mean all of the land described on Exhibit "A" attached hereto (hereinafter referred to as "WILLOW CROSSING"). If and when other land shall, in the manner hereinafter provided for, be added to that described above, then the term "district" and "subdivision" shall thereafter mean all land which shall from time to time be subjected to the terms of this agreement, including any future modifications thereof. The term "improved property" as used herein, shall be deemed to mean a single tract under a single ownership and use, and on which tract a residence has been erected or is in the process of erection or on which any other building not in violation of the restrictions then of record thereof is erected or is in the process of erection. Any such tract may consist of one or more contiguous lots or part or parts thereof. Any other land covered by this agreement shall be deemed to be vacant and unimproved.

The term "Association" shall mean the **WILLOW CROSSING HOMEOWNERS ASSOCIATION**, a Kansas not-for-profit corporation, or such other name chosen by the Developer.

The term "public places" as used herein shall be deemed to mean all streets.

The term "owners" as herein used shall mean those persons or corporations who may from time to time own the land within the district.

2. PERSONS BOUND BY THESE RESTRICTIONS:

Those who execute this instrument and all persons and corporations who or which may own or shall hereafter acquire any interest in the above-described lots and land hereby restricted shall be taken to hold and agree and covenant with the owners of said lots and land, and with their successors and assigns, to conform to and observe the following covenants, restrictions, and stipulations as to the use thereof and the construction of residences and improvements thereon for a period of time ending on December 31, 2039, provided, however, that each of said restrictions shall be renewable or amended in the manner hereinafter set forth.

The covenants are to run with the land and shall be binding on all owners within this subdivision and their grantees, heirs and assigns and all persons claiming under them until December 31, 2039, and shall be automatically continued thereafter for successive periods of twenty (20) years each, unless the owners of the fee title to the majority of said lots shall by resolution at a special meeting called for that purpose upon mailed notices to all such owners, release, change, amend or alter any or all of the said restrictions, to be effective at the end of any such twenty (20) year period. Such release, change, amendment or alteration shall be in writing, shall be signed and acknowledged by the owners of the lots agreeing thereto, and shall be filed with the office of the Department of Records and Tax Administration of Johnson County, Kansas within two (2) years prior to the expiration of said twenty (20) year period. Provided, this document may be amended at any time upon the affirmative vote of seventy-five percent (75%) of the owners of the fee title to said lots, and with the written approval of the Developer, if it at that time owns one or more lots or tracts. Such amendment shall be in writing, shall be signed and acknowledged by the owners of the lots agreeing thereto, and shall be filed with the office of the Department of Records and Tax Administration of Johnson County, Kansas. And provided,

further, that the Developer and Board of Directors of the Association (after Developer relinquishes its rights hereunder) shall have the right to amend this Declaration if required to do so to comply with the law or the order of a court of competent jurisdiction, without a vote of or consent by the Members of the Association. The following restrictions or protective covenants shall be kept by all persons owning, occupying or using said lots and land and may be enforced by injunction, mandatory or otherwise; the Association may recover its reasonable attorney's fees in connection with such proceedings.

If any party hereto, or any of its grantees or assigns, shall violate or attempt to violate any covenants herein, it shall be lawful for any other person or persons owning any real estate in WILLOW CROSSING to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

No lot in WILLOW CROSSING shall be used for any purpose except one-family residences. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single-family dwelling not to exceed three (3) stories in height and an attached private garage for not less than two cars.

No lot shall be in any way subdivided. No building, structure, appurtenance or improvement of any type shall be erected, placed or altered on any lot until construction plans and specifications, including a plan showing location on the lot, have been approved by the Architectural Control Committee, hereafter defined ("ACC"). The ACC shall have the absolute discretion to approve or disapprove such plans, and shall consider same in connection with these

restrictions, quality and type of workmanship and materials, harmony of external design and colors with existing structures and landscape, and location with respect to topography and finished grade elevation. No fences shall be erected, placed or altered without the prior approval of the ACC.

A. The ACC will be composed of the Board of Directors ("Board of Directors") of the Association, or a subcommittee designated by it. Until such time that there exists a Board of Directors of the Association, the Developer will act as the ACC. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant, however the ACC shall have the right to seek reimbursement for its expenses, including the services of an architect, in reviewing plans and specifications.

B. The ACC shall have control over completed homes in WILLOW CROSSING at or after the recording of this Declaration; exclusive control over approval of new homes to be constructed after the date of the filing of this Declaration shall be vested solely in Developer, until such time as the homes are sold and the owners thereof become subject to this Declaration of Restrictions and any homes association declaration, at which time said homes will then become subject to the ACC.

C. No building shall be located nearer than twenty-five (25) feet to the existing street lot line as shown in the recorded plat(s) of WILLOW CROSSING or the setback required by city ordinance, whichever is more restrictive.

D. No building shall be located nearer than five (5) feet to any interior lot line, or as required by city ordinance, whichever is more restrictive.

E. For the purposes of these covenants, eaves, steps and open porches shall not be considered a part of a building, provided, however, that this shall not be construed to permit any portion of a building or structure to encroach upon another lot.

F. No fencing shall be permitted upon any of the lots unless such fencing shall be wrought iron (or other metal or metallic material approved by the ACC) and built with methods and materials that harmonize with external design of buildings in WILLOW CROSSING; all fences and their locations must be approved in writing by the ACC. No fence shall exceed 48" in height unless specifically approved for a greater height by the ACC. The location of fences shall follow the property lines unless otherwise approved in advance by the ACC, and shall not extend forward beyond the rear house lines. All exterior decks shall be constructed of materials approved by the ACC.

G. All houses shall have external driveways consisting exclusively of properly constructed concrete surfaces; all lots, regardless of house location thereon, shall be fully sodded provided, however, no sodding shall be required where, in the opinion of the ACC, soil, lighting or topographical conditions would make sodding impractical or unreasonably expensive, and provided further that no duty to clear any tract of trees, bushes, shrubs or natural growths which are kept reasonably attractive shall be implied.

H. Each lot shall be used for only single family residential purposes; provided, however, that the Developer reserves the right to utilize one or more lots for common areas or common amenities, model homes or sales offices. The Board of Directors may establish rules and regulations for the use of a portion of a home by the owner thereof in furtherance of his or her occupation; provided, however, that such use shall not otherwise result in the violation of these restrictions or permit advertising (on or off site) or visitation by customers or clients at the

home; and provided, further, that use of any lot for day care (child or adult) purposes is prohibited.

I. The above lots may be improved, used or occupied only for private residences, and no flat, duplex or apartment house, though intended for residential purposes, may be erected thereon.

J. No residence shall be more than three stories in height, except that split-level construction shall be permitted.

K. No trailer, basement, tent, shack, garage, barn or outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any residence of temporary character be permitted.

L. Unless expressly extended by Developer in writing, construction of a residence on a Lot shall be commenced (digging of a foundation) within three (3) months following the delivery of a deed from the Developer to the first purchaser of such Lot, and a certificate of occupancy for the completed residence issued no later than twelve (12) months thereafter. In the event such construction is not timely commenced, the Developer shall have the right (but not obligation), prior to commencement of construction, to repurchase said Lot from the owner, free and clear of all mortgages and liens, for an amount equal to 80% of the sale price of the Lot from Developer to the first purchaser. If such repurchase right is exercised by the Developer, the owner shall not be entitled to reimbursement for taxes, insurance, interest or other expenses paid or incurred by or for such owner, and all taxes shall be prorated between Developer and the owner as of the closing of the repurchase by Developer.

M. No dwelling or residence shall be occupied until fully completed, except for exterior painting, sod, landscaping and minor trim details. In the event of fire, windstorm, or

other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months without the commencement of repair or reconstruction, unless an extension of such time is granted in advance by the ACC.

N. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other common household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose, and further provided that not more than three (3) dogs or cats (or combination thereof, for a maximum of 3 animals) shall be kept or maintained on any lot. In the event an otherwise permitted animal, in the discretion of the Board, constitutes a nuisance or endangers the safety or welfare of any resident of the subdivision, such animal shall be removed from the subdivision by the owner thereof. In the event the owner fails or refuses to remove the animal, the Board of Directors may cause the animal to be removed.

O. No school bus, camper, motor home, mobile home, camper, camper-trailer, recreational vehicle, watercraft, tractor, truck with a capacity in excess of 3/4 ton, truck with camper attached or boat shall be parked or left outside on any lot for more than twenty-four (24) hours at any one time; such vehicles shall be stored in a garage if kept on a lot for more than twenty-four (24) hours. No major repair work shall be done on any car, truck, trailer or other vehicle while parked outside the garage or in the street. No autos, buses, boats, trucks, race cars, wrecked cars, modified stock cars, trailers, or vehicles that are not in operating condition, are not registered or whose presence might create an unsightly appearance or create a nuisance or be a hazard to life or health shall be allowed to be parked or left on any lot or at the curb. No trash, old appliances, junk or other refuse shall be allowed to accumulate on any lot.

P. All doors on garages shall be kept closed, except when opened for the purpose of parking or removal of motor vehicles, and for the purpose of cleaning the garage area, removal or replacement of items stored in the garage area and when otherwise reasonably necessary.

Q. No exterior clotheslines or poles (including flagpoles unless attached to a dwelling) may be erected or maintained on any of the lots hereby restricted.

R. No exterior Christmas lights and/or holiday decorations may be erected or maintained on any of the lots hereby restricted, except during a sixty (60) day period beginning November 15th of each calendar year.

S. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Outside trash burning shall be prohibited, except with permits on lots that have residences under construction.

T. No radio or television aerial wire, antenna, antenna tower, or energy collector, or satellite dish in excess of 36" in diameter, whether permanent or temporary, shall be maintained outside of any structure. Provided, however, that prior ACC approval shall be required for satellite dishes of 36" or less. The ACC shall have the power to specify location, screening and aesthetic requirements in connection with satellite dishes approved.

U. No tanks for the storage of oil or other fluids may be maintained on any portion of the premises above or below the surface of the ground.

V. No trash, ashes, or other refuse shall be thrown, dumped or placed upon any Lot or undeveloped portion of the subdivision.

W. Lawns and landscaping shall be kept in good condition as soil, climate and other natural conditions permit. Grass shall not be permitted to reach a height of six (6) inches or more

or otherwise create an unsightly appearance; noxious weeds shall be controlled and destroyed; and litter shall not be allowed to accumulate on any Lot. In the event such grass is not kept within the height limitation above, weeds are not destroyed and/or litter control maintained, the Association shall have the right to have such grass cut, destroy the offensive weeds or remove the litter, and the cost thereof shall be collected from the owner in the same manner as Association dues. Trees and shrubs shall be maintained according to good forestry practices. The owner of each Lot shall install and maintain a lawn and landscape irrigation system approved by the ACC.

X. Any property owner or property subject to the restrictions herein set forth may construct, for their personal use, one in-ground swimming pool, the design and materials of which shall be subject to the approval of the ACC; no above ground or above grade swimming pools shall be permitted. No tennis courts or sports courts shall be allowed unless constructed on common areas or areas owned by the Homes Association. No trampolines will be permitted.

Y. No storage buildings shall be allowed.

Z. No solar panels or solar collectors shall be installed or maintained on the exterior of any residence or on any lot.

AA. Basketball goals may be erected only with the prior written approval of the ACC. All basketball goals shall be permanently installed, free-standing on poles, and shall not be portable or attached to any residence or building. Poles, nets, hardware, backboards and braces shall be kept in good condition, and backboards shall be of a transparent or clear material. No playground structures or equipment shall be allowed on any lot without the prior written consent of the ACC; provided, however, that playground structures shall be constructed predominantly of wood or wood products.

BB. No sign of any type shall be erected, placed or maintained on any lot or on any structure on a lot without the prior approval of the ACC, except that subdivision entry signs/markers, directional signs and advertising signs may be erected and maintained by the Developer or the Board of Directors, with the consent of the Developer (so long as Developer owns land in the subdivision). For purposes hereof, a "sign" includes any mark, symbol, word(s), drawing or other drawing intended to communicate to a viewer.

CC. No residence or lot or any portion thereof may be leased or rented for a period of less than six (6) months. All leases or rental agreements shall be in writing, and the owner of the lot shall be responsible for compliance by the renter or lessee of these restrictions and the rules and regulations of the Association.

DD. No hunting or use of firearms or archery equipment shall be permitted in the subdivision.

EE. No artificial vegetation shall be permitted on the exterior of any lot; exterior sculptures, fountains and other similar yard decor shall be subject to the prior approval of the ACC.

Provided, however, that the ACC shall have the absolute discretion to approve building, construction and fencing materials that may now or hereafter exist, and which would otherwise be prohibited by these Restrictions, upon a finding that the use of such materials will not be injurious to the values of existing homes in WILLOW CROSSING.

3. Easements for installation and maintenance of utilities and drainage facilities are reserved on the front, side, or rear of each tract. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in

the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the tract, except for those improvements for which a public authority or utility company is responsible. Further, Developer reserves an easement, in gross, over each lot to ensure compliance with local, state and federal environmental laws and regulations dealing with water, silt and debris containment; said easement shall continue until all lots in WILLOW CROSSING are fully sodded and the grounds stabilized.

4. No residence shall be constructed upon any Lot unless it has a total finished floor area of at least: 2,000 square feet on the main floor for a ranch style residence (including a so-called reverse one and one-half story); 2,200 square feet for a two story residence with at least 900 square feet on the main floor; and 2,200 square feet for a one and one-half story residence with at least 1,000 square feet on the main floor. Finished floor area shall exclude any finished attics, garages, basements and similar habitable areas. Developer, in its absolute discretion, may allow variances from the minimum square footage requirement on a case-by-case basis.⁵

Exterior walls of all residences and all appurtenances thereto shall be of stucco, brick, stone, wood shingles, "smart" siding, batt siding, board and batt siding, wood paneling, masonite or wood lap siding, plate glass, glass blocks, wood trim, or any other materials specifically approved by the ACC. All windows and exterior doors shall be constructed of glass, wood, metal, vinyl or vinyl clad, fiberglass, or any other materials specifically approved by the ACC. No windows or exterior doors may be silver or other bright finish. Notwithstanding the foregoing provisions of this Paragraph requiring or prohibiting specific building materials or products, any building materials or products that may be or come into general or acceptable usage for dwelling construction of comparable quality and style in the area, as determined by

the ACC in its absolute discretion, shall be acceptable upon written approval by the ACC. In the event the City or other government agency with jurisdiction and authority requires specific building materials not authorized above or requires building materials not authorized above, the ACC shall have the right, in its absolute discretion, to establish and regulate in writing the specific types, colors and other aesthetic features of such new or additional building materials. All roofing materials (including color) shall be subject to prior approval of the ACC. All composition roofing shingles shall carry a minimum thirty (30) year manufacturer warranty.

6. It is agreed that if the owner of any vacant lot fails or refuses to cut weeds or brush from the cleared portions of the property, then the ACC shall have authorization to do so and the cost thereof may be taxed as a lien against the property.

7. The Developer unconditionally reserves the right to subject additional land to these restrictions and add same to the district and subdivision at any time, by document recorded in the Office of the Department of Records and Tax Administration of Johnson County, Kansas.

8. As conditions precedent to the development of WILLOW CROSSING, Developer has been required to pay to the City of Olathe and other authorities certain fees, charges and impositions for streets, parks, utilities and other off-site improvements. Each grantee of the Developer or of any Owner of a Lot, by the acceptance of a deed, and each purchaser under any contract for a deed of conveyance, and each purchaser under any agreement of sale, and each occupant of a Lot, and the heirs, successors and assigns of the foregoing persons, hereby releases the Developer, its successors, agents, officers, members, stockholders and assigns from any obligation to remit any part of such fees, charges and impositions to him, her or it in the event any of the same are declared invalid or illegal, or refunded for any reason, the refund or return of same to the Developer notwithstanding; it is expressly understood that

Developer shall have the sole right to make claim for and receive any such refund or return.

9. AIRPORT DISCLOSURE

The District lies within the Johnson County Executive Airport Overlay District, as defined by the Johnson County Zoning and Subdivision Regulations, and lies near the runway at Johnson County Executive Airport. Development of the District is subject to certain limitations under these regulations. By acceptance of deeds, Owners acknowledge and accept the inherent risks and hazards (whether foreseeable or not) associated with the proximity of the District to the airport. The Developer, the Association and their respective officers, directors, members, managers, representatives and agents shall have no liability or responsibility to any Owner or other party with respect to such risks and hazards. Each Owner, for himself/herself, the members of his/her family, his/her guests and invitees, shall be deemed to have released and agreed never to make a claim against the Developer, the Association or any of their respective officers, directors, members, managers, representatives and agents for any injury or property damage arising from such risks and hazards.

OPTION TO WAIVE OR MODIFY THE TERMS AND CONDITIONS OF THE FOREGOING DECLARATION

The Developer shall have the power at any time to waive or modify any or all of the restrictions or covenants contained herein, and make same applicable to all real property in the subdivision so long as Developer owns real property within the subdivision. Further, Developer shall have the right to waive or modify any or all of the restrictions or covenants contained herein only as to a specific lot that remains undeveloped or unimproved and under the ownership or control of Developer, or its assigns. For purposes hereof, "unimproved" shall mean that no finished residence has been erected thereon, and occupied. The Developer specifically reserves the right carry on its business in the subdivision, so long as Developer owns land within the subdivision or new homes are being constructed, including, but not limited to, maintaining sales offices, model homes, business offices and other facilities necessary or convenient for the business of Developer.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and date first written above.

“Developer”

WILLOWS 143, LLC

By: Brian Rodrock
Brian Rodrock, Manager

STATE OF KANSAS, JOHNSON COUNTY, SS.:

BE IT REMEMBERED, that on this 18 day of February, 2019, before me the undersigned, a Notary Public in and for the county and state aforesaid, came Brian Rodrock, Manager of WILLOWS 143, LLC, who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

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

Sandra Jones
Notary Public

My Appointment Expires:

11-9-2020

SANDRA JONES
NOTARY PUBLIC
STATE OF KANSAS
My Commission Expires 11-9-2020

Exhibit "A"

Lot 64 through 107, inclusive and Tracts G and H, WILLOW CROSSING EAST, 1ST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas.