

**AMENDED AND RESTATED REGENTS PARK VILLAS
HOMES ASSOCIATION DECLARATION**

THIS AMENDED AND RESTATED DECLARATION is made as of the 30th day of June, 2025, by LEAWOOD 135, LLC, a Kansas limited liability company ("**Developer**"), LAMBIE GRAND, LLC, a Kansas limited liability company ("**Lambie Grand**"), and WILLIS CUSTOM HOMES, INC., a Kansas corporation ("**Willis**"), for the purpose of amending, restating and replacing the Regents Park Villas Homes Association Declaration recorded with the Register of Deeds of Johnson County, Kansas in Book 202309 at Page 004867 so that it now reads as follows:

WITNESSETH:

WHEREAS, Developer has executed and filed with the Register of Deeds of Johnson County, Kansas, plats for the subdivision to be known as "Regents Park Villas", which plats include the following described lots and tracts:

Lots 1 through 23, and Tracts A, C, D, E, F, G, H, I, J, K and L, REGENTS PARK VILLAS, a subdivision in the City of Leawood, Johnson County, Kansas.

Lots 1 through 18, and Tracts V, W and X, REGENTS PARK VILLAS, SECOND PLAT, a subdivision in the City of Leawood, Johnson County, Kansas.

WHEREAS, Developer, as the developer of the above-described real property, and Lambie Grand and Willis as the current owners of the above-referenced lots, desire to create and maintain a residential neighborhood and a homes association for the purpose of enhancing and protecting the value, desirability, attractiveness and maintenance of the property within the subdivision;

NOW, THEREFORE, in consideration of the premises contained herein, each of Developer, Lambie Grand and Willis, for itself and for its successors and assigns, and for its future grantees, hereby subject all of the above-described lots and tracts to the covenants,

charges, assessments and easements hereinafter set forth.

ARTICLE I DEFINITIONS

For purposes of this Declaration, the following definitions shall apply:

(a) **“Assessment”** means each monthly assessment, supplemental assessment, special assessment, initiation assessment, set up fee, monetary fine, late fee, interest, lien fee and other amount levied by the Homes Association against a Lot or otherwise payable by an Owner of a Lot to the Homes Association in accordance with this Declaration or the Bylaws of the Homes Association.

(b) **“Board”** means the Board of Directors of the Homes Association.

(c) **“Certificate of Substantial Completion”** means a certificate executed, acknowledged and recorded by the Developer with the Recording Office stating that all of the Lots in the Subdivision (as then contemplated by the Developer) have been sold by the Developer and all of the residences to be constructed thereon are substantially completed; provided, however, that the Developer may execute and record a Certificate of Substantial Completion or similar instrument in lieu thereof in Developer’s absolute discretion at any earlier time and for any limited purpose hereunder. The execution or recording of a Certificate of Substantial Completion shall not, by itself, constitute an assignment of any of the Developer’s rights to the Homes Association or any other person or entity.

(d) **“City”** means the City of Leawood, Kansas.

(e) **“Common Areas”** means (i) Tracts V, W and X of Regents Park Villas, Second Plat, (ii) Tracts A, C, D, E, F, G, H, I, J, K and L of Regents Park Villas, and all improvements and landscaping thereon, (iii) any entrances, monuments, berms, street islands, and other similar ornamental areas and related utilities, lights, sprinkler systems, trees and landscaping constructed or installed by or for the Developer or the Homes Association at or near the entrance of any street, and any easements related thereto, in the Subdivision, (iv) all platted landscape easements and all other easements that may be granted to the Developer and/or the Homes Association, for the use, benefit and enjoyment of all Owners within the Subdivision, and (v) all other similar areas and places, together with all improvements thereon and thereto, the use, benefit or enjoyment of which is intended for all of the Owners within the Subdivision.

(f) **“Declaration”** means this instrument, as the same may be amended, supplemented or modified from time to time.

(g) **“Developer”** means Leawood 135, LLC, a Kansas limited liability company, and its successors and assigns.

(h) **“Exempt Lot”** means (i) any Lot owned by a homebuilder entity prior to the commencement of occupancy of a residence thereon as a residence, and (ii) any Lot

owned by any other party prior to the issuance of a certificate of occupancy (temporary or permanent) for the residence on such Lot.

(i) **“Facilities Use Agreement”** means the agreement to be entered into by the Developer and the developer of the nearby townhome project that allows the owner or owners association of the townhome property to elect to use the Pool Area on Tract X of Regents Park Villas, Second Plat and (if such election is made) requires the townhome area to pay a proportionate share (equal amount per unit as the per Lot amount) of the operating and maintenance expenditures and for capital additions of the Pool Area.

(j) **“Homes Association”** means the Kansas non-profit corporation to be formed by or for the Developer for the purpose of serving as the homes association for the Subdivision.

(k) **“Lot”** means any lot as shown on a recorded plat, replat or lot split in the Subdivision. There are two (2) types of Lots, namely Single Family Lots and Villa Lots. Each Lot in Regents Park Villas will be subdivided into two (2) or three (3) Villa Lots by lot split, survey or replat.

(l) **“Owner”** means the record owner(s) of title to any Lot, including the Developer.

(m) **“Pool Area”** has the meaning set forth in Section 8.2 of Article VIII.

(n) **“Recording Office”** means the Office of the Register of Deeds of Johnson County, Kansas or such other governmental office in which deeds, mortgages and other instruments relating to real property in Johnson County, Kansas are to be recorded to give public notice thereof.

(o) **“Shared Private Drives”** means Tracts C through L of Regents Park Villas and the drive surfaces and landscaping therein. Each Shared Private Drive will serve two (2) or more Villa Lots. Certain Villa Lots will not be served by a Shared Private Drive.

(p) **“Single Family Lot”** means each of Lots 1 through 18 of Regents Park Villas, Second Plat.

(q) **“Subdivision”** means collectively all of the above Lots in Regents Park Villas and Regents Park Villas, Second Plat, all Common Areas, and all additional property (if any) which hereafter may be made subject to this Declaration in the manner provided herein.

(r) **“Turnover Date”** means the earlier of: (i) the date as of which 90% of all of the Lots in the Subdivision (as then contemplated by the Developer) have been sold by the Developer and all of the residences have been constructed thereon, or (ii) the date the Developer, in its absolute discretion, selects as the Turnover Date for all or any specific portion of this Declaration.

(s) **“Villa Lot”** means any area of land (being approximately one-half (1/2) or one-third (1/3) of each of Lots 1 through 23 of Regents Park Villas) upon which one of the two (2) or three (3) attached homes in a building is located or is to be located in the building on such lot. Each Villa Lot will be created by a replat, lot split or other document recorded in the Recording Office.

ARTICLE II HOMES ASSOCIATION MEMBERSHIP AND BOARD

Until the Turnover Date, the Homes Association shall have two classes of membership, namely Class A and Class B. The Developer shall be the sole Class A member. Each Owner of a Lot, including the Developer as an Owner, shall be a Class B member. Until the Turnover Date, all voting rights shall be held by the Class A member, except that the Class B members shall have the sole right to vote on increases in monthly assessments as provided in clause (c) of Section 4.2 of Article IV below and to vote on any special assessments as provided in clause (III) of Section 5.1(b) of Article V below.

After the Turnover Date, there shall be only one class of membership which shall consist of the Owners of the Lots in the Subdivision, and every such Owner shall be a member.

Where voting rights exist based on Lot ownership, each member shall have one vote for each Lot for which he is the Owner; provided, however, that when more than one person is an Owner of any particular Lot, all such persons shall be members, and the one vote for such Lot shall be exercised as they, among themselves, shall determine, but in no event shall more than one vote be cast with respect to such Lot.

To the extent permitted by law, during any period in which a member is in default in the payment of any Assessment levied by the Homes Association under this Declaration, the voting rights of such member shall be suspended until such assessment has been paid in full.

Subject to the foregoing, the Board shall be the sole judge of the qualifications of each Owner to vote and to participate in its meetings and proceedings of the Homes Association.

The Board initially shall be the one or more persons named as the initial director(s) pursuant to the provisions of the Articles of Incorporation of the Homes Association, or such other person or persons as may from time to time be substituted by the Developer. From and after the Turnover Date, the Board of Directors shall consist of five (5) individuals, three (3) of which shall be Owners of Villa Lots appointed by the Developer (as allowed below) or elected by the Owners of the Villa Lots and two (2) of which shall be Owners of Single Family Lots appointed by the Developer (as allowed below) or elected by the Owners of the Single Family Lots.

As soon as possible after the Turnover Date, the Developer shall appoint replacement directors from among the Owners or, at the discretion of the Developer, the Homes Association shall hold a meeting of its members and the Owners shall elect directors to replace all of those directors earlier designated by the Developer. Notwithstanding the foregoing, the Developer shall have the right at any time to waive its right to designate one or more directors or to vote in an election of directors.

To the fullest extent permitted by law, the Homes Association shall indemnify each officer and director of the Homes Association, each member of any committee, and the Developer (to the extent a claim may be brought against the Developer by reason of its appointment, removal of or control over, or failure to control, any such other persons) (each, an **"Indemnified Party"**) against all expenses and liabilities, including, without limitation, reasonable attorneys' fees and settlement costs, reasonably incurred by or imposed upon the Indemnified Party in connection with any action or proceeding, or any settlement thereof, to which the Indemnified Party may be a party or in which the Indemnified Party may become involved by reason of serving or having served in such capacity (or, in the case of the Developer, by reason of having appointed, removed or controlled or failed to control any officer or director of the Homes Association or member of any committee), provided the Indemnified Party did not act, fail to act or refuse to act with fraudulent or criminal intent in the performance of the Indemnified Party's duties. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which any Indemnified Party may be entitled at law or otherwise.

ARTICLE III POWERS AND DUTIES OF THE HOMES ASSOCIATION

3.1 In addition to the powers granted by other portions of this Declaration or by law but subject to all of the limitations set forth in this Declaration, the Homes Association shall have the power and authority to do and perform all such acts as may be deemed necessary or appropriate by the Board to carry out and effectuate the purposes of this Declaration, including, without limitation:

(a) To enforce, in the Homes Association's name, any and all building, use or other restrictions, obligations, agreements, reservations or assessments which have been or hereafter may be imposed upon any of the Lots, Villa Lots or other part of the Subdivision; provided, however, that this right of enforcement shall not serve to prevent waivers, changes, releases or modifications of restrictions, obligations, agreements or reservations from being made by the Developer, the Homes Association or other parties having the right to make such waivers, changes, releases or modifications under the terms of the deeds, declarations or plats in which such restrictions, obligations, agreements and reservations are set forth or otherwise by law. Nothing herein contained shall be deemed or construed to prevent the Developer or any Owner from enforcing any building, use or other restrictions in its or his own name.

(b) To own, lease and otherwise deal with real property and personal property.

(c) To acquire and own title to or interests in, to exercise control over, and to improve and maintain the Common Areas, subject to the rights of any governmental authority, utility or any other similar person or entity therein or thereto.

(d) To maintain public liability, worker's compensation, fidelity, property coverage, director and officer liability, indemnification and other insurance with respect to the activities of the Homes Association, the Common Areas and the property within the Subdivision.

(e) To levy the Assessments and other charges which are provided for in this Declaration and to take all steps necessary or appropriate to collect such Assessments and related charges.

(f) To enter into and perform agreements from time to time with the Developer, the Detention Association and other parties regarding the performance of services and matters benefiting both the Developer, the Detention Association or other parties and the Homes Association and its members, and the sharing of the expenses associated therewith.

(g) To enter into and perform the Facilities Use Agreement and agreements with the Developer, other developers, the Detention Association, other homes associations and other parties relating to the joint use, operation and maintenance of any recreational facilities and other similar common areas, whether in or outside the Subdivision, and the sharing of expenses associated therewith.

(h) To have employees and otherwise engage the services of a management company or other person or entity to carry out and perform all or any part of the functions and powers of the Homes Association, including, without limitation, keeping of books and records, operating and maintaining Common Areas, and planning and coordination of activities.

(i) To engage the services of a security guard or security patrol service.

(j) To provide for the collection and disposal of rubbish and garbage; to pick up and remove loose material, trash and rubbish of all kinds in the Subdivision; and to do any other things necessary or desirable in the judgment of the Board to keep any property in the Subdivision neat in appearance and in good order.

(k) To comply with the Association's obligations and exercise its rights under the Facilities Use Agreement.

(l) Subject to any superior rights of the Developer, to exercise any architectural, aesthetic or other control and authority given and assigned to the Homes Association in this Declaration or in any other deed, declaration or plat relating to all or any part of the Subdivision.

(m) To incur borrowings and grant liens and security interests on the Homes Association's assets and future Assessments to secure such borrowings.

(n) In accordance with applicable law, to adopt reasonable rules, regulations, restrictions, policies, guidelines, and procedures, including, without limitation, the establishment and imposition of monetary fines, regarding (i) the use of the Common Areas and the personal conduct of the members and their guests thereon, (ii) the implementation of provisions set forth in this Declaration or in any other applicable recorded declaration or document applicable to the Subdivision (or any part thereof), (iii) the establishment and enforcement of construction and design criteria and aesthetic standards, or (iv) the regulation of behavior which violates this Declaration or any other

applicable recorded declaration or document applicable to the Subdivision (or any part thereof) or which adversely affects the use and enjoyment of other properties or the Common Areas.

(o) To establish, levy and enforce fines and penalties for the violation or infraction of any provisions of this Declaration, any other applicable recorded declaration or document applicable to the Subdivision (or any part thereof), or any applicable rules, regulations, restrictions, policies, guidelines, or procedures.

(p) To exercise such other powers as may be set forth in the Articles of Incorporation or Bylaws of the Homes Association.

3.2 In addition to the duties required by other portions of this Declaration and by law, the Homes Association shall have the following duties and obligations with respect to providing services to all Owners within the Subdivision (subject to the Homes Association having adequate funds to pay the costs thereof):

(a) To the extent not provided as a service by any governmental authority, the Homes Association shall provide for the normal collection and disposal of rubbish and garbage for each residence one day per week (which day, if possible, shall be the same for all residences). The Homes Association, however, shall not be obligated to provide or pay for any recycling services, except where required by law.

(b) The Homes Association shall at all times, from and after its date of formation and at its expense, be responsible for properly repairing, replacing, controlling, maintaining, operating and insuring, as applicable, all Common Areas, subject to any control thereover maintained by any governmental authority, utility or other similar person or entity and subject to subsection (h) below.

(c) The Homes Association shall satisfy its obligations with respect to the Pool Area as set forth in Article VIII below and the Facilities Use Agreement.

(d) The Homes Association shall provide lawn care, consisting of mowing, edging, fertilizing and weed control of grass areas on all assessable Lots that have been sodded, mulching and weeding for foundation planting beds and the trimming and replacement of trees, bushes and shrubbery on the Lots, but such mandatory services shall not include the replanting or reseeding of sod or grass on any Lot, the planting, care or replacement of flowers, or the care of any areas which have been enclosed by an Owner with fencing or hedging or otherwise made inaccessible to the Homes Association (all of which excluded items shall be the responsibility of the applicable Owner). For Lots with fenced-in areas, the Homes Association shall have the right to charge the Owner an additional supplemental fee for additional trimming and mowing time around the fence.

(e) The Homes Association shall provide and pay for the costs of spring start-up, winterization, and repair and maintenance of lawn irrigation systems (excluding control panels) on the assessable Lots that have been sodded, except that the Homes Association shall not be obligated to repair or replace any control panels or any damage

caused by the negligence or willful misconduct of the Owner or the Owner's guests or contractors, and the Homes Association shall not pay for any water or electricity used by the systems (all of which excluded items shall be the responsibility of the applicable Owner). All costs of repair or replacement of the irrigation system for a Lot shall be charged to the Lot and shall be promptly paid by the Owner thereof. An Owner, at the Owner's expense, may expand the irrigation system for the Owner's Lot only with the written consent of the Homes Association as to the plan of expansion and using, at the Owner's expense, the Homes Association's approved irrigation contractor.

(f) The Homes Association shall provide snow (but not ice) clearing for the Shared Private Drives and for the driveways and front sidewalks from the driveways to the front porch of each Lot, as soon as possible when the accumulation reaches two inches or more and the snow has stopped. The Homes Association shall not be required to apply any salt, sand or chemical treatments to any such surfaces.

(g) The Homes Association shall maintain, repair and replace all sanitary sewer service lines from the applicable manhole or connection to the main line or lateral line to the entry point into the building containing Villa Lots, as and when necessary.

(h) The Homes Association shall maintain, repair and replace the Shared Private Drives, as and when necessary, but the expenses thereof shall be allocated solely among the applicable Villa Lots as set forth in Section 4.5 below.

3.3 The Board, in its discretion, may cause the Homes Association to provide other services for the Lots that are not part of the required services described above. The Board shall have the right to determine the scope and timing of the required and discretionary services to be provided by the Homes Association, and shall have the right (but not the obligation) to establish, maintain and expend reserve funds for improvements on the Common Areas and the services to be provided by the Homes Association. Neither the Developer, the Homes Association, nor any of their officers, directors, managers, representatives or agents shall be liable to any Owner or other party for any failure to establish or maintain any such reserves or if any such reserves are inadequate.

3.4 Prior to the Turnover Date, Developer shall have the right to charge the Homes Association a reasonable management fee for administration and operation of the Homes Association or, in the alternative, to cause the Homes Association to engage a property management firm to administer and operate the Homes Association. In addition, prior to the Turnover Date, the Developer shall have the right (but no obligation) to loan funds to the Homes Association to cover operating shortfalls, to be later repaid by the Homes Association with interest thereon calculated at 1% (100 basis points) over the floating "Prime Rate" in effect from time to time as published in The Wall Street Journal (or, if no longer published, any other national publication selected by the Developer).

ARTICLE IV MONTHLY ASSESSMENTS AND INITIATION FEE

4.1 Subject to Section 4.5 below, for the purpose of providing funds to enable the

Homes Association to exercise the powers, render the services and perform the duties provided for herein, all Lots in the Subdivision (other than Exempt Lots) shall be subject to a monthly assessment to be paid to the Homes Association by the respective Owners thereof as provided in this Article IV. Since the costs of certain of the services to be provided by the Homes Association for a Villa Lot versus a Single Family Lot will be different in amounts, the Board shall set different monthly assessment amounts for the Villa Lots versus the Single Family Lots on the basis of such different cost amounts. The amount of such monthly assessment per assessable Lot shall be fixed periodically by the Board, subject to Section 4.2 below, and, until further action of the Board, shall be \$350.00 per month for each Villa Lot and \$450.00 per month for each Single Family Lot. At the option of the Board, the monthly assessments may be billed and collected on a quarterly basis in advance.

4.2 The rate of monthly assessment upon each assessable Lot in the Subdivision under Section 4.1 above may be increased as to and for each calendar year:

(a) For each of years 2026 through 2029, by the Board from time to time, without a vote of the members, by up to 20% over the rate of monthly assessment in effect for the preceding calendar year;

(b) After year 2029, by the Board from time to time, without a vote of the members, by up to 10% over the rate of monthly assessment in effect for the preceding calendar year; or

(c) At any time by any amount by a vote of the members (being for this limited purpose solely the Class B members both prior to and after the Turnover Date) at a meeting of the members duly called and held for that purpose in accordance with the Bylaws when the members present at such meeting (in person or by proxy or (if applicable) by absentee ballot) and entitled to vote thereon authorize such increase by a majority vote of such voting members. Unless an increase provided for in this clause (c) is specifically limited (by the adopting resolution) to be only for a specified period, such increase shall remain in effect until subsequently rescinded by a majority vote of the members voting (in person or by proxy or (if applicable) by absentee ballot) at a meeting duly held for that purpose.

Notwithstanding the foregoing limits on annual assessments, the Board, without a vote of the members, shall always have the power to set, and shall set, the rates of monthly assessment under Section 4.1 at an amount that will permit the Homes Association to perform its applicable duties as specified in Section 3.2 of Article III above.

4.3 The monthly assessments provided for herein shall be based upon the calendar year (commencing in 2025) and shall be due and payable on the first day of each month; provided, however, that, subject to Section 4.6 below, the first monthly assessment for each Lot shall be due and payable only upon the Lot ceasing to be an Exempt Lot and shall be prorated as of the date thereof. Notwithstanding any other provision of this Declaration to the contrary, no Lot or its Owner shall be entitled to receive any services (other than mowing) or to use any Common Areas to be provided by and through the Homes Association until such time as the first monthly assessment has been paid with respect to such Lot.

4.4 A portion of the monthly assessments may be allocated to reserves to provide funds for repair or maintenance of major items and for other contingencies. Neither the Developer nor the Homes Association nor any member of the Board shall have any liability to any Owner or member of the Homes Association if no reserves are established or maintained or if any reserves are inadequate.

4.5 Notwithstanding any provision to the contrary set forth in this Declaration, the Homes Association's estimated and actual costs of maintaining, repairing and replacing the Shared Private Drives (other than snow removal services), along with a reasonable share of the Association's insurance and property management expenses related thereto, and any reserve accumulations with respect to the future replacement or major repair of the Shared Private Drives, shall be allocated to and paid solely by the assessable Villa Lots that access their residences through the Shared Private Drives, on the basis of an equal amount per such assessable Villa Lot, as a supplemental monthly or annual assessment determined by the Board from time to time. No such expenses or reserve accumulations for the Shared Private Drives shall be payable by the Villa Lots that do not access their residences through a Shared Private Drive.

4.6 Notwithstanding Sections 4.1, 4.2 and 4.3 above, from the installation of sod on a Lot until the Lot otherwise becomes obligated to start paying monthly assessments under Section 4.1 above, the expenses of the Home Association to mow the grass on such Lot shall be charged to such Lot and promptly paid by the Owner. No trash or other services shall be provided by the Homes Association to such Lot during any such period and such Lot shall not be entitled to use any Common Areas during such period.

4.7 An initiation fee equal to \$2,000.00 shall be payable by the new Owner of a Lot to the Homes Association, for use as part of the general funds of the Homes Association, upon each of the following events with respect to the applicable Lot:

(a) Upon the closing of the sale of the Lot after the residence is constructed (or if the buyer acquires title prior to construction completion, upon acquisition of title by the buyer) (which initiation fee is in addition to the first regular monthly assessment, as it may be prorated); and

(b) Each subsequent transfer of ownership of the Lot for value.

The Board shall have the right to increase or decrease the amount of the initiation fee from time to time by giving at least thirty (30) days' advance written notice to the Owners.

4.8 In addition to the initiation fee described in Section 4.7 above, every time there is a change in the ownership of a Lot (other than Developer to a homebuilder entity), the new Owner shall be required to pay to the Homes Association a new owner setup fee in an amount specified by the Board (initially \$250.00) in order to compensate the Homes Association and/or its management company for setting up an account for the new Owner with the Homes Association.

ARTICLE V SPECIAL ASSESSMENTS

5.1 In addition to the monthly assessments provided for herein, the Board:

(a) shall have the authority to levy from time to time a special assessment against any Lot and its Owner to the extent (I) a monetary fine has been assessed by the Homes Association against the Owner or (II) the Homes Association expends any money (for services, materials, and legal fees and expenses) to correct or eliminate (by enforcement, self-help or otherwise) any breach by such Owner of any agreement, obligation, reservation or restriction contained in any deed, declaration or plat covering such Lot;

(b) shall levy from time to time special assessments against each and every Lot (other than Exempt Lots) in an equal amount that is sufficient, when aggregated with any funds voluntarily contributed or loaned by the Developer to the Homes Association, to enable the Homes Association (I) to perform its duties, as specified in Section 3.2 (other than subsection (h) thereof) of Article III above, that require any expenditure during any period in an amount in excess of the general and applicable reserve funds of the Homes Association available therefor, (II) to pay the costs of any emergency expenditures deemed necessary by the Board and (III) to pay the costs of any capital additions (which shall not include repairs or replacements) to the Common Areas approved by a vote of the members (being for this limited purpose solely the Class B members prior to the Turnover Date) at a meeting of the members duly called and held for that purpose in accordance with the Bylaws when a majority of the votes of the members present at such meeting (in person, by proxy or (if applicable) by absentee ballot) and entitled to vote thereon authorize such special assessment for the proposed capital addition by an affirmative vote; and

(c) shall levy special assessments against the Villa Lots serviced by the Shared Private Drives and the Owners thereof for the costs incurred by the Homes Association in excess of the supplemental assessments received by the Homes Association under Section 4.5 and any applicable reserves for the Shared Private Drives.

5.2 In the event an Owner fails properly to maintain, repair, repaint, or replace any improvements on the Owner's Lot (excluding any items that are the responsibility of the Homes Association to maintain, repair or replace, as expressly provided in this Declaration), the Homes Association, acting through the Board and after giving adequate notice to the Owner of the need for the maintenance, repair, repainting, or replacement, may enter onto the Lot and perform such maintenance, repair, repainting, or replacement. The Homes Association's costs thereof, plus a reasonable overhead and supervisory fee, shall be payable by the Owner of the Lot and shall be a special assessment against the Owner and the Owner's Lot.

5.3 If any Owner (other than the Developer) commences a lawsuit or files a counterclaim or crossclaim against the Homes Association, the Board of Directors, or any committee, or any individual director, officer or committee member of the Homes Association, and such Owner fails to prevail in such lawsuit, counterclaim or crossclaim, the Homes Association,

Board of Directors, committee, or individual director, officer or committee member sued by such Owner shall be entitled to recover from such Owner all litigation expenses incurred in defending such lawsuit, counterclaim or crossclaim, including, without limitation, reasonable attorneys' fees, settlement costs, and court costs. Such recovery right shall constitute a special assessment against the Owner and the Owner's Lot.

5.4 Each special assessment shall be due and payable by the Owner of the Lot upon the Homes Association giving written notice of the special assessment to the Owner of the Lot, shall be a lien on the Lot until paid in full, and shall be enforceable as provided in this Declaration.

ARTICLE VI DELINQUENT ASSESSMENTS

6.1 Each Assessment regarding a Lot shall be a charge against the Owner and shall become automatically a lien in favor of the Homes Association on the Lot against which it is levied as soon as the Assessment becomes due. Should any Owner fail to pay any Assessment with respect to the Owner's Lot in full within 30 days after the due date thereof, then such Assessment shall be delinquent, the Owner shall be charged a late fee of the greater of \$25.00 or 5% of the unpaid amount, and the unpaid amount shall bear interest at the rate of 10% per annum, compounded monthly (or, if lower, the maximum rate permitted by law) from the delinquency date until paid, which late fee and interest shall become part of the delinquent Assessment and the lien on the Lot. Should the Homes Association engage the services of an attorney or other third party to collect any Assessment hereunder, all costs of collecting such Assessment, including, without limitation, court costs and reasonable attorneys' fees or other third party fees, shall, to the extent permitted by applicable law, be added to the amount of the Assessment being collected and the lien on the Lot. Each Assessment, together with late fees, interest thereon and collection costs, shall also be the personal obligation of the Owner(s) of the Lot, jointly and severally, at the time when the Assessment became due.

6.2 All liens on any Lot for Assessments provided for herein shall be inferior and subordinate to the lien of any valid purchase money first mortgage now existing or which may hereafter be placed upon such Lot, as provided below. A foreclosure sale or deed in lieu of foreclosure of such first mortgage shall automatically extinguish the lien hereunder for such Assessments to the extent applicable to periods prior to the earlier of (i) the entry of the order allowing such foreclosure, (ii) the execution of a deed in lieu thereof, but shall not release such Lot from liability for any Assessment applicable to periods thereafter. If the Owner or any creditor of the Owner (other than the applicable first mortgage lender) subsequently redeems the Lot from the foreclosure sale, the lien hereunder shall automatically be reinstated retroactively in full.

6.3 Payment of a delinquent Assessment with respect to a Lot may be enforced by judicial proceedings against the Owner personally and/or against the Lot, including, without limitation, through lien foreclosure proceedings similar to a foreclosure under a mortgage lien in any court having jurisdiction of suits for the enforcement of such liens. The Homes Association may file certificates of nonpayment of Assessments in the Recording Office, and/or the office of the Clerk of the District Court for Johnson County, Kansas, whenever any Assessment is delinquent, in order to give public notice of the delinquency. For each certificate so filed, the

Homes Association shall be entitled to collect from the Owner of the Lot described therein a fee of \$250.00, which fee shall be added to the amount of the delinquent Assessment and the lien on the Lot and which fee amount may be increased by the Board from time to time to reflect cumulative increases in an appropriate consumer price index (as selected by the Board) after December 31, 2028.

6.4 Such liens shall continue for a period of five (5) years from the date of delinquency and no longer, unless within such period a lawsuit shall have been instituted for collection of the Assessment, in which case the lien shall continue until payment in full or sale of the property under the execution of judgment with respect to the lien.

6.5 To the extent permitted by law, the Homes Association may cease to allow the use of the Common Areas (other than Shared Private Drives) by the Owners of the Lot and cease to provide any or all of the services (including, without limitation, yard maintenance, snow removal, and trash services) to be provided by or through the Homes Association with respect to any Lot during any period that the Lot is delinquent on the payment of an Assessment due under this Declaration, and no such cessation of use privileges or services shall result in a reduction of any amount due from or in any credit or restitution due to the Owner before, during or after such cessation. No Owner may waive or otherwise avoid liability for any Assessment by not using any Common Areas or by declining any services provided through the Homes Association.

6.6 No claim of the Homes Association for Assessments and charges shall be subject to setoffs or counterclaims made by any Owner. To the extent permitted by law, each Owner hereby waives the benefit of any redemption, homestead and exemption laws now or hereafter in effect, with respect to the liens created pursuant to this Declaration.

6.7 Assessments shall run with the land, are necessary to continue the care, repair and maintenance of Lots, the Common Areas, and the Subdivision, and are necessary for the continued provision of services. Accordingly, Assessments accruing or becoming due during the pendency of bankruptcy proceedings shall constitute administrative expenses of the bankrupt estate.

ARTICLE VII LIMITATION ON EXPENDITURES

Except for matters contemplated in Section 3.2 of Article III above, the Homes Association shall at no time expend more money within any one year than the total amount of the Assessments for that particular year, plus any surplus and applicable reserves which it may have on hand from prior years, plus any funds voluntarily contributed or loaned to the Homes Association by the Developer or otherwise loaned to the Homes Association by another party. The Homes Association shall not have the power to enter into any contract which binds the Homes Association to pay for any obligation out of the Assessments for any future year, except for (i) contracts for utilities, maintenance or similar services or matters to be performed for or received by the Homes Association or its members in subsequent years, (ii) matters contemplated in Section 3.2 of Article III above, and (iii) repayment of any loans to the Homes Association. The Developer may (but shall have no obligation to) contribute or loan any funds to the Homes Association.

ARTICLE VIII COMMON AREAS

8.1 The Developer is constructing a swimming pool, parking lot, cabana and/or other recreational facilities (“**Pool Area**”) on Tract X of Regents Park Villas, Second Plat for use by residents of the Subdivision and under the Facilities Use Agreement the residents of the nearby townhome area. The size, location, nature and extent of the improvements and landscaping of the Pool Area, and all other aspects of the Common Areas that are provided by the Developer, shall be determined by the Developer in its absolute discretion.

8.2 Once the Pool Area is so constructed and made available for use, the following shall apply:

(a) Following substantial completion and opening for use (as determined by the Developer), the Developer shall convey, without charge and free and clear of all mortgages, security interests, and mechanic’s liens, title to the Pool Area (or the completed portion thereof) to the Homes Association. Such title transfer shall be by special warranty deed. The Developer shall not be required to provide the Homes Association with any title insurance policy for the Pool Area. The Homes Association shall cause adequate property and liability insurance to be continuously maintained on the Pool Area and, so long as Developer (or an affiliate) owns any Lots in the Subdivision or in the townhome area, cause the Developer (or its affiliate) to be named as an additional insured on such insurance coverage.

(b) The Homes Association shall pay (i) all operating expenses (as defined below) and (ii) all post construction capital expenditures (as defined below) relating to the Pool Area. The Homes Association shall pay the amounts due from it under this subsection out of the Assessments collected from the Owners of the Lots in accordance with this Declaration and from payments made for the townhome area under the Facilities Use Agreement.

(c) For purposes hereof, the “operating expenses” of the Pool Area generally has the meaning attributed thereto under generally accepted accounting principles, consistently applied, but shall not include (i) any costs of the Developer of acquiring, developing, improving, constructing or erecting the Pool Area or the site on which such facilities are located, (ii) any depreciation or amortization of the costs described in clause (i) above, or (iii) any financing or debt service expenses related to the costs described in clause (i) above.

(d) For purposes hereof, “post construction capital expenditures” means any expenditures to be made or incurred after the initial completion (as specified by the Developer) of the Pool Area for equipment, furniture, or other capital assets, including the expansion, addition, major repair, or replacement of any equipment or facilities, and any other expenditures that would be capitalized under generally accepted accounting principles, consistently applied. All post construction capital expenditures shall be made by and at the discretion and expense of the Homes Association.

(e) **By acceptance of a deed to a Lot, all Owners acknowledge and accept the inherent risks and hazards (whether foreseeable or not) associated with use of a swimming pool and any diving board and/or slide and any playground and other equipment that may be installed as part of the Common Areas. The Developer and the Homes Association and their respective officers, directors, managers, representatives and agents shall have no liability or responsibility to any Owner or other party with respect to such inherent risks and hazards. To the maximum extent permitted by law, each Owner, for himself, the members of his family, his guests, his tenants and invitees, shall be deemed to have released and agreed never to make a claim against the Developer or the Homes Association or any of their respective officers, directors, managers, representatives or agents for any personal injury or death that may be suffered or incurred by any of such releasing parties in connection with use of the Common Areas, and each of them shall be deemed to have waived any and all claims and causes of action that any of them may ever have against any of such released parties with respect thereto.**

8.3 Subject to Section 8.2 above and 8.5 below, Developer covenants and agrees to convey, by special warranty deed or other appropriate assignment, all of its rights, title and interest in the Common Areas to the Homes Association, without any cost to the Homes Association, at such time(s) as the Developer, in its absolute discretion, may determine, but in all events not later than one month after the Developer has recorded the Certificate of Substantial Completion. Such conveyance shall be free and clear of all mortgages, security interests and mechanic's liens caused by the Developer. Developer shall not be required to provide the Homes Association with any title insurance policy for any of the Common Areas. Any conveyance of title by the Developer shall not require the consent of the Homes Association and shall not constitute an assignment by the Developer of any of its rights, as the developer of the Subdivision, pursuant to this Declaration or any other instrument, contract or declaration.

8.4 Notwithstanding the actual date of conveyance, except as otherwise provided in an agreement with the Developer, the Homes Association shall at all times, from and after the date of its formation and at its expense, be responsible for properly repairing, replacing, controlling, maintaining, operating and insuring, as applicable, all Common Areas as otherwise provided in this Declaration, subject to any control thereover maintained by any governmental authority, utility or similar person or entity. In insuring the Common Areas, the Homes Association shall cause the Developer to be named as an additional insured on the insurance coverages so long as Developer owns any Common Areas.

8.5 Each of the Developer and the Homes Association, in its discretion, shall have the right to reconfigure and/or replat all or any part of the Subdivision then owned by it, including, without limitation, to make part of a Common Area tract a part of a Lot, and vice versa and, in connection therewith, to convey to the Developer, the Homes association, or any other party (as applicable) title to or any easements over any part of the Common Areas and/or Lots (as applicable). In addition, each of the Developer and the Homes Association shall have the right to convey to the City (but only with the City's consent) title to or easements over all or any part of the Common Areas so that they become public areas maintained by the City.

8.6 Each Owner who is in good financial standing with the Association, and such

Owner's tenants and guests, shall have the right to use and enjoy the Common Areas for their intended purposes, subject to any rules and regulations adopted by the Homes Association.

ARTICLE IX NOTICES

9.1 The Homes Association shall designate from time to time the place where payment of Assessments shall be made and other business in connection with the Homes Association may be transacted.

9.2 All notices required or permitted under this Declaration shall be deemed given if (i) deposited in the United States Mail, postage prepaid, and addressed to the Owner at the address of the Lot or (ii) sent by electronic mail to the Owner at the electronic mail address last provided by the Owner to the Homes Association. Notice to one co-Owner shall constitute notice to all co-Owners.

ARTICLE X EXTENSION OF SUBDIVISION

The Developer shall have, and expressly reserves, the right (but not the obligation), at any time, to add to the existing Subdivision and to the operation of the provisions of this Declaration other adjacent or nearby lands (without reference to any tract, street, park or right-of-way) by executing, acknowledging and recording in the Recording Office a written instrument subjecting such additional property to all of the provisions hereof as though such land had been originally described herein and subjected to the provisions hereof; provided, however, that such declaration or agreement may contain such deletions, additions and modifications of the provisions of this Declaration applicable solely to such additional property as may be necessary or desirable, as solely determined by the Developer in its absolute discretion.

ARTICLE XI AMENDMENT AND TERMINATION

11.1 This Declaration may be terminated, amended or modified, in whole or in part, at any time by a duly acknowledged and recorded written agreement (in one or more counterparts) signed by both (a) the Owners of at least 60% of the Villa Lots and the Owners of at least 60% of the Single Family Lots as then constituted and (b) if prior to the recording of the Certificate of Substantial Completion, the Developer. After recording of the Certificate of Substantial Completion or with the Developer's written consent, this Declaration also may be terminated, amended or modified, in whole or in part, at any time by a duly acknowledged and recorded written instrument executed by the Homes Association after the proposed amendment, modification or termination has been first approved by the affirmative vote of 75% or more of the full number of directors on the Board of the Homes Association and then approved by the members of the Homes Association at a duly held meeting of the members of the Homes Association (called in whole or in part for that purpose) by the affirmative vote of Owners owning at least 60% of the Villa Lots and Owners owning at least 60% of the Single Family Lots. Notwithstanding the foregoing, (i) no amendment adopted under this Section 11.1 may remove, revoke or modify any right or privilege of Developer under this Declaration at any time

without the prior written consent of Developer, and (ii) the written consent of the City shall be required for the termination of this Declaration in its entirety or for any material amendment, modification or termination of any provision of this Declaration regarding the Common Areas. If such consent of the City is requested, it shall be made in writing to the City clerk. The City shall have 60 days, after receipt of the request, to rule on the request.

11.2 Anything set forth in Section 11.1 of this Article to the contrary notwithstanding, except the provision relating to the City's consent, the Developer shall have the absolute, unilateral right, power and authority to modify, revise, amend or change any of the terms and provisions of this Declaration, as from time to time amended or supplemented, by executing, acknowledging and recording in the Recording Office a written instrument for such purpose, if (i) any of the Veteran's Administration, the Federal Housing Administration, the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association, or any successor or similar agencies thereto shall require such action as a condition precedent to the approval by such agency of the Subdivision or any part of the Subdivision or any Villa Lot in the Subdivision, for federally-approved mortgage financing purposes under applicable programs, laws and regulations, (ii) the City requires such action as a condition to approval by the City of some matter relating to the development of the Subdivision, (iii) the amendment is necessary to cause this Declaration to comply with any applicable law, (iv) in the opinion of the Developer, a typographical or factual error or omission needs to be corrected, (v) such action is appropriate, in Developer's discretion, in connection with a replat of all or any part of the Subdivision or (vi) until December 31, 2031, to make any other amendment the Developer may determine to be appropriate. No such amendment by the Developer shall require the consent of any Owner or the Homes Association.

11.3 If the rule against perpetuities or any rule against restraints on alienation or similar restriction is applicable to any right, restriction or other provision of this Declaration, such right, restriction or other provision shall terminate (if not earlier terminated) upon lapse of 20 years after the death of the last survivor of the individual(s) signing this Declaration on behalf of the Developer and the now-living descendants of the individual(s) signing this Declaration on behalf of the Developer as of the date of such execution.

ARTICLE XII ASSIGNMENT

12.1 The Developer shall have the right and authority, by written agreement made expressly for that purpose, to assign, convey, transfer and set over to any person(s) or entity all or any part of the rights, benefits, powers, reservations, privileges, duties and responsibilities herein reserved by or granted to the Developer, and upon such assignment the assignee shall then for any or all such purposes be the Developer hereunder with respect to the rights, benefits, powers, reservations, privileges, duties and responsibilities so assigned. Such assignee and its successors and assigns shall have the right and authority to further assign, convey, transfer and set over the rights, benefits, powers, reservations, privileges, duties and responsibilities hereunder.

12.2 The Homes Association shall have no right, without the written consent of the Developer, to assign, convey, or transfer all or any part of its rights, benefits, powers, reservations, privileges, duties and responsibilities hereunder.

**ARTICLE XIII
COVENANTS RUNNING WITH THE LAND**

13.1 All provisions of this Declaration shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of all subsequent grantees of all parts of the Subdivision. By accepting a deed to any of the Lots, each future grantee of any of the Lots shall be deemed to have personally consented and agreed to the provisions of this Declaration as applied to the Lot owned by such Owner. The provisions of this Declaration shall not benefit nor be enforceable by any creditor of the Homes Association (other than the Developer) in such capacity as a creditor.

13.2 No delay or failure by any person or entity to exercise any of its rights or remedies with respect to a violation of or default under this Declaration shall impair any of such rights or remedies; nor shall any such delay or failure be construed as a waiver of that or any other violation or default.

13.3 No waiver of any violation or default shall be effective unless in writing and signed and delivered by the person or entity entitled to give such waiver, and no such waiver shall extend to or affect any other violation or situation, whether or not similar to the waived violation. No waiver by one person or entity shall affect any rights or remedies that any other person or entity may have.

**ARTICLE XIV
GOVERNING LAW AND SEVERABILITY**

14.1 This Declaration shall be governed by and construed in accordance with the laws of Kansas.

14.2 Invalidation of any of the provisions set forth herein, or any part thereof, by an order, judgment or decree of any court, or otherwise, shall not invalidate or affect any of the other provisions or parts.

IN WITNESS WHEREOF, the Developer, Lambie Grand and Willis have caused this Declaration to be duly executed the day and year first above written.

THE DEVELOPER:

LEAWOOD 135, LLC

By: 

Name: Rick Lashbrook

Title: Manager

LAMBIE GRAND:

LAMBIE GRAND, LLC

By: 

Scott Underwood, Division President

WILLIS:

WILLIS CUSTOM HOMES, INC.

By: 

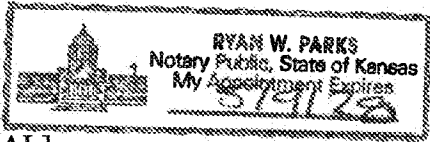
Patrick Willis, President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me, a notary public, on June 30th, 2025 by Rick Lashbrook, as Manager of Leawood 135, LLC, a Kansas limited liability company.

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

My Commission Expires: _____



[SEAL]

[Signature]
Signature of Notary Public in and for said
County and State

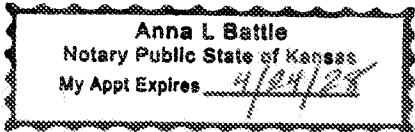
Print Name: Ryan W. Parks

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me, a notary public, on 30 June, 2025 by Scott Underwood, as Division President of Lambie Grand, LLC, a Kansas limited liability company.

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

My Commission Expires: 4/24/28



[SEAL]

[Signature]
Signature of Notary Public in and for said
County and State

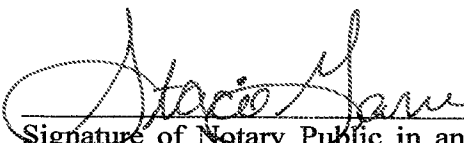
Print Name: ANNA L BATTLE

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me, a notary public, on June 30th, 2025 by Patrick Willis, as President of Willis Custom Homes, Inc., a Kansas corporation.

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

My Commission Expires: 7/8/2029



Signature of Notary Public in and for said
County and State

Print Name: Stacie Garner

[SEAL]

