

**AMENDED AND RESTATED REGENTS PARK VILLAS
DECLARATION OF RESTRICTIONS**

THIS AMENDED AND RESTATED DECLARATION is made as of the 30 day of June, 2025, by LEAWOOD 135, LLC, a Kansas limited liability corporation (“**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 Declaration of Restrictions recorded with the Register of Deeds of Johnson County, Kansas in Book 202309 at Page 004866 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 place certain restrictions on such lots to preserve and enhance the value, desirability and attractiveness of the development and improvements constructed thereon and to keep the use thereof consistent with the intent of the Developer, and all of said restrictions shall be for the use and benefit of Developer and its future grantees, successors and assigns;

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 agrees and declares that the above-described lots and tracts shall be, and they hereby are, restricted as to their use and otherwise in the manner hereinafter set forth.

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

(a) **“Approving Party”** means (i) prior to the recording of the Certificate of Substantial Completion, the Developer (or its designees from time to time) and (ii) subsequent to the recording of the Certificate of Substantial Completion, the Board (or with respect to Exterior Structures and other matters assigned to it, the Architectural Committee).

(b) **“Architectural Committee”** means: (i) prior to the Turnover Date, the Developer (or its designees from time to time); and (ii) on and after the Turnover Date, a committee comprised of at least three members of the Homes Association, all of whom shall be appointed by and serve at the pleasure of the Board (subject to the provisions of Section 13 below).

(c) **“Attached Homes”** means the two (2) or three (3) attached residences in a building that are or will be constructed on the Villa Lots.

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

(e) **“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.

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

(g) **“Common Areas”** means (i) Tracts A, C, D, E, F, G, H, I, J, K and L of Regents Park Villas, Tracts V, W and X of Regents Park Villas, Second Plat, and all improvements and landscaping thereon, (ii) 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, (iii) 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 (iv) 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.

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

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

(j) **“Exterior Structure”** means any structure erected or maintained or

proposed to be erected or maintained on a Lot or Common Area other than the main residential structure or any structural component thereof, and shall include, without limitation, any deck, gazebo, greenhouse, animal house, outbuilding, fence, privacy screen, patio wall, rock wall, landscape wall, boundary wall, bridge, patio enclosure, sport court, tennis court, paddle tennis or pickleball court, swimming pool, hot tub, pond, basketball goal, flag pole, antennae, satellite dish, swingset, jungle gym, trampoline, sand box, playhouse, treehouse, batting cage, or other recreational or play structure, and all exterior sculptures, statuary, fountains, and similar yard decor.

(k) **“Homes Association”** means the Kansas not-for-profit corporation to be formed by or for the Developer for the purpose of serving as the homes association for the Subdivision.

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

(m) **“Owner”** means the record owner(s) of title to any Lot and for purposes of all obligations of the Owner hereunder, shall include, where appropriate, all family members and tenants of such Owner and all of their guests and invitees.

(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 all of the above-described 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 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 the Lot.

2. Use of Land. Except as otherwise expressly provided in this Declaration, none of the Lots may be improved, used or occupied for other than single family, private residential purposes. Time share ownership and functionally equivalent ownership with part time possession is prohibited. The Approving Party shall have the right to determine whenever an extended family or roommate situation or multiple, direct or indirect, owners becomes a burden on the neighbors or the Subdivision and is no longer within the "single family" use intended by this Declaration; *provided, however*, nothing herein shall prohibit the parents, grandparents, children or grandchildren of the Owner from also living in the residence on the Owner's Lot. No trailer, outbuilding or Exterior Structure shall at any time be used for human habitation, temporarily or permanently; nor shall any residence of a temporary character be erected, moved onto or maintained upon any of the Lots or any Common Areas or be used for human habitation; provided, however, that the Developer or others (including, without limitation, builders and project marketing company) authorized by the Developer shall have the right to use trailers or temporary buildings or structures or any residence on any Lot or any building that is part of the Common Areas for model, office, sales or storage purposes during the development and build out of the Subdivision.

3. Building Material Requirements.

(a) Exterior walls of all residences and all appurtenances thereto shall be of stucco, brick (which may be thin), natural stone (which may be thin), trim, plate glass or any other materials specifically approved by the Approving Party in writing. All stucco shall be smooth textured and (for each Villa Lot) color-mixed. Concrete blocks, glass blocks and manufactured stone shall not be permitted as an exterior finished surface. No exterior walls shall be covered with materials commonly known as sheet goods that when installed have uncovered seams or seams covered with batts, such as, without limitation, 4 feet by 8 feet panels. All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad, fiberglass, or any other materials and in the colors specifically approved by the Developer in writing. Roofs of residences shall be covered with concrete tiles (with metal roofing permitted above front entries), all of the specific type, color, style, dimensions and other aesthetic factors specifically approved by the Approving Party in writing, and have flashing that is complementary in color to the roof color. Metal gutters and downspouts shall be a color that is complementary to the color of the trim and the color of the stucco. Notwithstanding the foregoing provisions of this Section 3 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 Approving Party in its absolute discretion, shall be acceptable upon written approval by the Approving Party in its absolute discretion. In the event the City or other government agency with jurisdiction and authority requires specific building materials not authorized above or requires that Owners have additional choices of building materials not authorized above, the Approving Party 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.

(b) All applicable exterior components (excluding roofs, brick, stone, decks,

and similar components) shall be covered with a workmanlike finish of two coats of high quality paint (which may include a primer coat) or stain. No residence or Exterior Structure shall stand with its exterior in any unfinished condition for longer than five months after commencement of construction. All exterior basement foundations and walls which are exposed in excess of six (6) inches above final grade shall be painted the same color as the body of the residence and, if exposed in excess of twelve (12) inches above final grade, shall be covered with material compatible with the structure.

(c) Air conditioning units, gas generators and similar apparatus shall not be attached to or located on the front of any residence and must be adequately screened as required by the City. No window air conditioning or heating units shall be permitted.

(d) Chimneys on exterior walls may not be cantilevered and must have a foundation wall underneath and must be constructed of brick (which may be thin), natural stone (which may be thin), stucco or other masonry products approved by the Developer. No metal or other pipe shall be exposed on the exterior of any fireplace or fireplace flue (other than a minimal amount of exterior metal or piping from a direct vent fireplace). All fireplace flues in chimneys shall be capped with a black or color-conforming spark arrestor cap or as otherwise approved by the Developer.

(e) Except as otherwise permitted by the Developer in writing, all residences shall have a house number plate in the style(s) approved by the Developer, which plate shall be located adjacent to the front door or, where not practical, at another location approved by the Developer.

(f) All driveways and sidewalks shall be concrete, patterned concrete, bomanite, interlocking pavers, brick or other permanent stone finishes. Crushed gravel, asphalt and natural driveways and sidewalks along the street or from the driveway to the front door are prohibited. No driveway shall be constructed in a manner as to permit access to a street across a rear property line.

(g) No lava rock or white stone may be used as ground cover.

(h) All residences shall have at least a two-car garage. No car ports are permitted.

(i) If required by the City for a particular building, the building shall include the required fire suppression system.

(j) The Developer, in its discretion, may allow variances from the foregoing requirements of this Section 3 (except subsection (h) above).

4. Minimum Floor Area. No Attached Home shall be constructed upon any Villa Lot unless it has a total finished floor area of at least 1,500 square feet on the main floor (excluding any finished garages). No residence shall be constructed on any Single Family Lot unless it has a total finished floor area of at 1,800 square feet on the main floor (excluding any finished garage). The Developer, in its absolute discretion, may allow variances from the minimum square footage requirement.

5. Approval of Plans; Post-Construction Changes; Grading; Erosion Control.

(a) Notwithstanding compliance with the provisions of Sections 3 and 4 above, no residence or Exterior Structure may be erected upon or moved onto any Lot unless and until the building plans, specifications, exterior materials, location, elevations, plot plan, lot grading plan, landscaping plan, and exterior color scheme (all as and when may be required by the Developer for each particular stage of construction) have been submitted to and approved in writing by the Developer and (if applicable) the City, or, in the case of Exterior Structures to the extent provided in Section 7 or Section 8 below, the Architectural Committee and (if applicable) the City, in each case as to architectural consistency and other aesthetic factors. No change or alteration in such approved building plans, specifications, exterior materials, location, elevations, plot plan, lot grading plan, landscaping plan or exterior color scheme shall be made unless and until such change or alteration has been submitted to and approved in writing by the Developer, or the Architectural Committee, as the case may be.

(b) Following the completion of construction of any residence or Exterior Structure, no landscaping change, exterior color change or exterior addition or alteration shall be made thereto unless and until the change, addition or alteration has been submitted to and approved in writing by the Architectural Committee. All replacements of all or any portion of a completed structure because of age, casualty loss or other reason, including, without limitation, roofs and siding, shall be of the same materials, colors, location and elevation as the original structure unless and until the changes thereto have been submitted to and approved in writing by the Architectural Committee.

(c) All final grading of each Lot and adjacent Common Area (as specified by the Developer) shall be completed by the builder in connection with construction of the building on the Lot and shall be in accordance with any master grading plan approved by the City, any related grading plan furnished by the Developer for the development phase containing the Lot and any specific site grading plan for the Lot approved by or for the Developer. No landscaping, berms, fences or other structures shall be installed or maintained that impede the flow of surface water. Water from sump pump discharges shall not be directed toward adjacent residences. No changes in the final grading or drainage of any Lot or adjacent Common Area shall be made by or for the Owner without the prior written approval of the Approving Party and (if required) the City. The Developer shall have no liability or responsibility to any builder, Owner or other party for the failure of a builder or Owner to final grade or maintain any Lot and adjacent Common Area in accordance with the master grading plan or any approved lot grading plan, or for the Developer not requiring a lot grading plan or compliance therewith or for the quality or composition of any soil or subsurface material. The Developer does not represent or guarantee to any Owner or other person that any grading plan for the Lots and Common Area which the Developer or any engineer or other party may approve or supply shall be sufficient or adequate or that the Lots and Common Areas will drain properly or to any Owner's or other person's satisfaction.

(d) During the construction of the building and improvements on each Lot and until the Lot and adjacent Common Area are completely established with grass, the Owner,

at its expense, shall install and properly maintain hay bales, silt fencing and such other erosion and silt control devices as are necessary or required by law to prevent stormwater runoff from the Lot depositing silt or other debris onto adjacent Lots, Common Areas and streets. In connection therewith, the Owner shall comply with all Federal, state and local governmental laws, regulations and requirements, with all applicable permits, and with all requirements imposed by the Developer, including, without limitation, preparation of inspection reports, and the Owner shall be responsible for any and all governmental fines and assessments that may be levied or assessed as a result of a failure of the Owner to so comply.

(e) All site preparation, including, but not limited to, tree removal, excavation, grading, rock excavation/removal, hauling, and piling, etc., shall be at the sole expense of the Owner or builder. All removed trees and excavated rock, etc., shall be removed from the Subdivision and shall not be spoiled within the Subdivision, except as expressly approved by the Developer. All excess dirt shall be spoiled within the Subdivision or other location as directed by the Developer and no dirt shall be removed from the Subdivision, except as expressly approved by the Developer.

(f) All building plans and plot plans shall be designed to minimize the removal of any existing trees. Tract B of Regents Park Villas and Tract W of Regents Park Villas, Second Plat contain a platted twenty (20) feet wide “**Tree Preservation Easement**” along its southern boundary. Trees may not be removed or trimmed from such easement area without the City’s permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. Developer does not warrant or guarantee the present or future condition of any trees. Developer shall have no liability for any damage that may have occurred to trees in connection with the development of the Lots and surrounding areas.

(g) Approval of plans or specifications by the Developer or any other Approving Party is not, and shall not be deemed to be, a representation or warranty that such plans or specifications comply with good engineering/architectural practices or any governmental requirements.

(h) The sale of a Lot by the Developer to a particular builder does not constitute a representation, endorsement or guaranty by the Developer or any real estate broker/salesperson of the financial stability, qualifications, work or any other matter relating to such builder. Neither the Developer nor any real estate broker/salesperson guarantees or warrants the obligations or construction by any builder.

6. Set Backs. The Developer shall have the right to establish, in its discretion, the setback lines for a specific Lot, to the extent they are greater than the minimum setbacks required by the City.

7. Exterior Structures.

(a) No Exterior Structure shall be erected upon, moved onto or maintained upon any Lot except (i) strictly in accordance with and pursuant to the prior written approval of the Architectural Committee as to the applicable building plans, specifications, exterior

materials, location, elevations, lot grading plans, landscaping plans and exterior color scheme and (ii) in compliance with the additional specific restrictions set forth in subsection (b) below or elsewhere in this Declaration. Notwithstanding the foregoing sentence, the approval of the Architectural Committee shall not be required for (I) any Exterior Structure erected by or at the request of the Developer or (II) any Exterior Structure that (A) has been specifically approved by the Developer prior to the issuance of a temporary or permanent certificate of occupancy as part of the residential construction plans approved by the Developer and (B) has been built in accordance with such approved plans. Compliance with the specific requirements or restrictions set forth in subsection (b) below or elsewhere in this Declaration shall not automatically entitle an Owner to install or maintain any specific Exterior Structures, and the Approving Party, in its discretion, shall always have the right to additionally regulate, prohibit, condition or otherwise restrict any Exterior Structure notwithstanding such otherwise compliance.

(b)

(i) No fences (including, without limitation, electronic underground pet fences) will be permitted along or near the perimeter of any Villa Lot or (unless installed by Developer or the Homes Association) in any Common Area. Fences (including electronic underground pet fences) may be permitted by the Approving Party, in its discretion, on a Villa Lot around a patio area and a few feet beyond. Perimeter and patio fences shall be permitted on the Single Family Lots. All fence plans (including, without limitation, electronic underground pet fences) and privacy screen plans must be approved by the Approving Party and (where required) the City prior to installation. No fence shall be installed without a permit from the City (where required) and compliance with all applicable laws and codes. Only black metal fences (which may include stone, masonry or wood posts) or privacy screens in the specific style and material approved by the Developer shall be permitted on the Lots. Each fence shall have a four (4) feet or wider gate. All fences, retaining walls and privacy screens shall be ornamental and shall not disfigure the property or the neighborhood or interfere with drainage. No chain link, wood, wire or similar fence shall be permitted. Unless and until otherwise specifically approved in writing by the Approving Party, no fence or privacy screen shall exceed five feet in height. The Homes Association and its contractors shall have no responsibility for the repair or replacement of any fence (including electronic underground pet fence) that may be damaged during the provision by the Homes Association of its maintenance services for the Lots.

(ii) All basketball goals shall be permanently installed in a concrete base, freestanding and not attached to the residence, and in a location on the driveway approved by the Approving Party. All backboards shall be transparent and all poles shall be black. There shall be only one basketball goal per Villa Lot. There shall be no lighting on the basketball goal or special lighting of the basketball area. No "homemade" backboards or poles shall be permitted. The Board shall have the right to establish reasonable rules regarding the hours of use of basketball goals and any such rules shall be binding upon all of the Lots and the Owners.

(iii) No aboveground type swimming pools shall be permitted. All swimming pools shall be fenced, all pool pumps, heaters and similar equipment shall be adequately screened from view of other residences and all hot tubs shall be fenced or otherwise adequately screened, all in accordance with City requirements and the other provisions of the Declaration. All swimming pools and hot tubs shall be kept clean and maintained in operable condition at all times.

(iv) The following Exterior Structures shall be prohibited on the Lots: animal runs, animal houses, trampolines, recreational or play structures (other than basketball goals under subsection (ii) above), portable basketball goals, tennis courts, sport courts, pickleball courts, tree houses, batting cages, storage sheds, detached greenhouses, detached garages and other detached outbuildings.

(v) No Exterior Structure that is prohibited under Section 8 below shall be permitted under this Section 7.

(c) No fence, wall or other Exterior Structure installed by or for the Developer or Homes Association anywhere in the Subdivision may be removed or altered by any Owner or other person without the prior written consent of the Approving Party.

8. Buildings or Uses Other Than for Residential Purposes; Noxious Activities; Miscellaneous Use Restrictions.

(a) Except as otherwise provided in Section 2 above, no residence or Exterior Structure, or any portion thereof, shall ever be placed, erected or used for business, professional, trade or commercial purposes on any Lot; provided, however, that this restriction shall not prevent an Owner or occupant from maintaining an office area or operating a home-business occupation in his residence in accordance with the applicable ordinances of the City so long as the residential character of the area is maintained and no signs or other materials related to such home business are visible from outside the residence. Notwithstanding the foregoing, no day care center, home school, or other business that has customers or non-residents (other than family members) of the residence regularly visiting the residence shall be operated in any way on any Lot.

(b) No illegal, noxious or offensive activity shall be carried on with respect to any Lot; nor shall any trash, ashes, grass clippings, leaves, or other refuse be thrown, placed or dumped upon any Lot or Common Area; nor shall anything be done which may be or become an annoyance or a nuisance to the Subdivision, or any part thereof, except as may be otherwise expressly permitted by this Declaration. The foregoing shall not be construed to limit or restrict the rights or powers of the Developer or the Homes Association under this Declaration.

(c) Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. Except for any specific items to be maintained by the Homes Association under the recorded Homes Association Declaration for the Subdivision (as it may be amended from time to time), the exterior portions of the residence and all Exterior Structures on the Lot shall be kept and maintained by the Owner in good condition and repair at all times.

Each residence exterior shall be repainted by the Owner, as needed. The Approving Party shall have the right to require repainting of a residence by the Owner when the Approving Party determines that such repainting is necessary. Any exterior color change must be approved in advance in accordance with Section 5(b) above.

(d) Unlicensed, unregistered or inoperative motor vehicles are prohibited, except in an enclosed garage.

(e) Overnight parking of motor vehicles, boats, trailers, buses, campers, or similar apparatus of any type or character in public streets, Common Areas or vacant lots is prohibited. Motor vehicles shall be parked overnight in garages or on paved non-shared driveways only. Except as provided in subsection (g) below, no vehicle (other than an operable passenger automobile, passenger van or small truck), commercial vehicle with signage or advertising, bus, boat, jet-ski, trailer, camper, mobile home, or similar apparatus shall be left or stored overnight on any Lot or Shared Private Drive, except in an enclosed garage.

(f) Trucks or commercial vehicles with gross vehicle weight of 12,000 pounds or over are prohibited in the Subdivision except during such limited time as such truck or vehicle is actually being used in the Subdivision during normal working hours for its specific purpose.

(g) Recreational motor vehicles of any type or character are prohibited except:

- (i) When stored in an enclosed garage;
- (ii) When temporarily parked on the non-shared driveway on the Lot for the purpose of loading and unloading (maximum of 24 hours every 14 days); or
- (iii) With prior written approval of the Approving Party.

(h) Small satellite dishes may be installed, with the prior written consent and in accordance with the requirements of the Approving Party, so as to render the installation as inoffensive as possible to other Owners (with the preference being that such satellite dishes not be visible from the street fronting the residence). No other television, radio, citizens' band, short wave or other antenna shall be attached to the exterior of any residence or erected in any yard. Should any part or all of the restriction set forth in the preceding sentence be unenforceable because it violates a statute, ordinance or the First Amendment or any other provision of the United States Constitution or the Kansas Constitution, the Approving Party shall have the right to establish rules and regulations regarding the location, size, landscaping and other aesthetic aspects of such projections so as to reasonably control the impact of such projections on the Subdivision, and all parts thereof, and any such rules and regulations shall be binding upon all of the Lots.

(i) Solar panels may only be installed as part of the roof of the residential structure (and not in the yard) in accordance with the requirements of the Approving Party (which may include a prohibition on installation on the front facing roof side). No other solar panels, windmills or similar devices may be installed without the prior written consent

of the Approving Party. Should any part or all of the restriction set forth in the preceding sentence be unenforceable because it violates a statute, ordinance or any provision of the United States Constitution or the Kansas Constitution, the Approving Party shall have the right to establish rules and regulations regarding the location, size, and other aesthetic aspects of solar panels, windmills and similar devices so as to reasonably control the impact of such solar panels, windmills and similar devices on the Subdivision, and all parts thereof, and any such rules and regulations shall be binding upon all of the Lots.

(j) No clothesline or pole may be erected in the yard or attached to the exterior of the residence.

(k) No artificial flowers, trees or other vegetation shall be permitted on the exterior of any residence or in the yard. Sculptures, bird baths, bird feeders, fountains, yard art, and similar decorative objects are allowed on the exterior of the residence or in the yard only with the specific written approval of the Approving Party.

(l) Exterior holiday lights shall be permitted only between November 15 and January 31 and may not remain on the residence or any trees or bushes on the Lot during any other period. Except for such holiday lights, all exterior lighting shall be a "warm" white (3,000 K or less) and not colored and shall not be flashing or create any changing lighting patterns. All exterior landscaping lighting must be approved in advance by the Approving Party.

(m) No garage sales, sample sales, estate sales or similar activities shall be held within the Subdivision without the prior written consent of the Board.

(n) No speaker, horn, whistle, siren, bell or other sound device shall be located, installed or maintained upon the exterior of any residence or in any yard, except intercoms, devices used exclusively for security purposes, and television or stereo speakers used in accordance with any rules specified by the Board.

(o) All residential service utilities shall be underground, except with the approval of the Developer.

(p) In the event of vandalism, fire, windstorm or other damage, no residence or Exterior Structure shall be permitted by the Owner to remain in damaged condition for longer than three (3) months after the date of the damage (except with the specific written consent of the Approving Party) and the Owner shall cause the residence to be rebuilt, in accordance with Section 5(b), in all events within six (6) months after the date of the damage (except with the specific written consent of the Approving Party when the repair or replacement cannot be reasonably completed within such period).

(q) No shed, barn, detached garage or other similar storage facility shall be erected upon, moved onto or maintained upon any Lot. No enclosure or storage shall be permitted under a deck. No temporary storage pod or container may remain on any Lot (other than in an enclosed garage) for more than twenty (20) days in any sixty (60) day period. No barbecue grills, equipment, construction or landscaping materials, or other items may be stored in the front or side yards of any Lot.

(r) No outside fuel storage tanks of any kind shall be permitted (except standard propane tanks for outdoor grills).

(s) Except for signs erected by or for the Developer or its approved real estate brokerage company for the Subdivision, no sign, advertisement or billboard may be erected or maintained on any Lot, except that:

(i) One sign not more than three feet high and/or three feet wide may be maintained offering the residence for sale. For newly constructed homes offered for sale, only a real estate brokerage company sign (which may include a rider identifying the builder), and not also a separate sign for the builder, may be used if a real estate brokerage company is involved.

(ii) One garage sale sign not more than three feet high and/or three feet wide is permitted on the Lot when a permitted garage sale is being held, provided such signs are erected in accordance with City code and are installed no more than two hours before the start of the sale and are removed within two hours after the close of the sale.

(iii) Political signs not more than six square feet are permitted on the Lot for up to 45 days before the election but must be removed within two days after the election.

(iv) Small school-related activities signs may be maintained near the residence while the student is residing in the residence. Event celebration signs ("new baby", "graduation", etc.) may be maintained for up to seven (7) days.

No signs offering a residence for lease or rent shall be allowed in the Subdivision at any time. Without limiting the foregoing, no sign shall be permitted which (A) describes the condition of the residence or the Lot, (B) describes, maligns, or refers to the reputation, character or building practices of the Developer, any builder, any realtor, or any other Owner, or (C) discourages or otherwise impacts or attempts to impact a party's decision to acquire a Lot or residence in the Subdivision. In the event of a violation of the foregoing provisions, the Developer and/or the Homes Association shall be entitled to remove any such offending sign, and in so doing, shall not be subjected to any liability for trespass, violation of constitutional or other rights, or otherwise. If these limitations on the use of signs, or any part thereof, are determined to be unlawful, the Board shall have the right to regulate the use of signs in a manner not in violation of law.

(t) No sign (other than community marketing signs approved by the Developer) shall be placed or maintained in any Common Area without the approval of the Approving Party.

(u) No trash, refuse, or garbage can or receptacle (other than construction dumpsters during construction) shall be placed on any Lot outside a residence, except from the evening of the day before the scheduled pick-up day until twelve (12) hours after actual pick-up and except for grass and leaf bags placed in the back or side yard pending next scheduled trash collection.

(v) Garage doors shall remain closed at all times except when necessary for ingress and egress or when a resident is in the yard or driveway.

(w) Each Owner who desires to rent any part of a residence must comply with all licensing and other requirements of the City. In addition, no residence or part thereof shall be rented for a period of less than twelve (12) consecutive months to the same tenant(s) or used for transient or hotel purposes, which is defined as rental or lease under which occupants are provided any customary hotel services such as room service for food and beverages, maid service, cleaning service, or similar services; or rental to roomers or boarders, (i.e., rental to one or more persons of a portion of a residence only). No lease may be of less than an entire residence. AirBNB, VRBO, and similar short-term rentals are prohibited. Each lease shall be in writing, shall require that the tenant and other occupants acknowledge the existence of this Declaration and agree to comply with all provisions of this Declaration, shall provide that the lease shall be subject in all respects to the provisions of this Declaration and to the rules and regulations promulgated from time to time by the Board, and shall provide that the failure by the tenant to comply with the terms of this Declaration or such rules and regulations shall be a default under the lease. In the event a tenant fails to comply with the terms of this Declaration or such rules and regulations, the Owner shall, if so directed by the Board and to the extent permitted by law, terminate the lease and evict the tenant. Prior to the commencement of the term of a lease, the Owner shall notify the Board, in writing, of the name or names and contact information of the tenant or tenants and the time during which the lease term shall be in effect. Notwithstanding the existence of a lease, the Owner shall remain liable for all obligations under this Declaration with respect to the Lot and the improvements thereon and the use thereof and the Common Areas, and the Owner shall cause the rented property to be maintained to the same general condition and standards as then prevailing for the Owner-occupied residences in the Subdivision.

(x) Each of the Developer and the Homes Association may enforce the foregoing restrictions and other provisions of this Declaration by establishing, levying and collecting monetary fines and other enforcement charges, having vehicles, trailers or other apparatus towed away at the Owner's expense, or taking such other lawful actions as the Developer or the Homes Association, in its sole discretion, deems appropriate.

9. Animals. No animals of any kind shall be raised, bred, kept or maintained on any Lot except that dogs, cats and other common household pets may be raised, bred, kept or maintained so long as (a) they are not raised, bred, kept or maintained for commercial purposes, (b) they do not constitute a nuisance and (c) the City ordinances and other applicable laws are satisfied. Pets with vicious propensities (as determined by the Board) may be prohibited by the Board. Bees, cows, horses, swine, goats, sheep, poultry, other domesticated farm animals, undomesticated (wild) animals, exotic animals, and animals requiring special permits from any government authority are prohibited. All dogs and cats shall be registered with the Association. All pets shall be confined to the Lot of the Owner except when on a leash controlled by a responsible person. Owners shall immediately clean up after their pets on all streets, Common Areas and Villa Lots owned by others. **By acceptance of a deed to a Lot, all Owners thereof acknowledge and accept the inherent risks and hazards (whether foreseeable or not) associated with dogs and other animals. 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 or property damage that may be suffered or incurred by any of such releasing parties in connection with any dogs or other animals, 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.

10. Lawns, Landscaping and Gardens. Within 60 days after the issuance of any permanent or temporary certificate of occupancy for the residence, all lawns for the Lot and the adjacent Common Area designated by the Developer shall be fully sodded and shall remain fully sodded at all times thereafter. No lawn on a Lot shall be planted with zoysia or buffalo grass.

Within sixty (60) days after the issuance of any permanent or temporary certificate of occupancy for the residence, the Owner thereof shall landscape the Lot to the same standards as that generally prevailing throughout the Subdivision (as determined by the Developer) (which shall include, but not be limited to, a minimum expenditure of \$6,000.00 on foundation plantings in the front yard, plus at least one hardwood tree of two inch or more caliper in the front yard (including any required street trees and in addition to any trees planted by the Developer)). All landscaping shall be installed in accordance with the landscaping plans approved by the Approving Party. No trees, bushes, shrubbery, landscape walls or other landscaping may be added beyond the initially-approved landscape plan without the prior approval of the Approving Party.

Within sixty (60) days after the issuance of a permanent or temporary certificate of occupancy for the residence, but in all events prior to installation of sod, each Lot and the adjacent Common Area (if any) designated by the Developer shall have an irrigation system installed (with a keyed control panel and water tap located outside of the residence) covering all sod and landscape areas in the entire front, rear and side yards of the Lot and any such adjacent Common Area. Each Owner shall use the sprinkler system as necessary or appropriate (as determined by the Approving Party) during the late spring, summer and early fall months to keep the yard and landscaping green and in good condition. The Homes Association shall be provided with a key to the control panel by the Owner and shall have the right to operate the sprinkler system if the Owner fails or refuses to do so as directed by the Approving Party. No Owner shall water the Lot such that there is significant runoff onto any adjacent Lot or Common Area.

To the extent any of the foregoing items are not completed prior to occupancy, the Owner shall escrow funds, in an amount (if any) and manner determined by the Developer, to assure such installation when weather permits.

All vegetable gardens shall be located on the patio or deck of the Lot.

The builder of each residence must install a street tree(s) on the Lot and any adjacent Common Area as required by the City.

11. Easements for Public Utilities; Drainage; Maintenance. The Developer shall have,

and does hereby reserve, the right to locate, erect, construct, maintain and use, or authorize the location, erection, construction, maintenance and use of, drains, pipelines, sanitary and storm sewers, gas and water lines, electric and telephone lines, television cables and other utilities, and to give or grant rights-of-way or easements therefor, over, under, upon and through all easements and rights-of-way of record or shown on any recorded plat of the Subdivision or any Common Area. All utility easements and rights-of-way shall inure to the benefit of all utility companies, governmental authorities, the Developer and the Homes Association, for purposes of installing, maintaining or moving any utility lines or services and shall inure to the benefit of the Developer, all Owners and the Homes Association as a cross easement for utility line service and maintenance.

The Developer shall have and does hereby reserve for itself and its successors and assigns and the Homes Association and its successors and assigns an easement over and through (i) all Common Areas for the purpose of developing, improving, and maintaining the Common Areas, and (ii) all unimproved portions of each Lot for the purpose of performing the powers and duties of the Homes Association, including, without limitation, maintaining the Common Areas. The Developer shall have the right to execute and record, at any time, an easement with respect to specific areas utilized as provided above.

The Developer and the Homes Association, through its authorized representative(s), may, at any reasonable time after giving at least forty-eight (48) hours advance notice to the Owner, enter any Lot, without being deemed guilty of trespass, for the purpose of inspecting the Villa Lot and any improvements thereon to ascertain any compliance or noncompliance with the requirements and terms of this Declaration and/or any plans approved hereunder.

The Developer and the builder of the building on the Lot shall have reasonable access to each Lot for the purpose of inspecting and maintaining erosion control devices until final stabilization of the full Lot is achieved by sodding and landscaping. No Owner shall prevent or inhibit the Developer's or the builder's reasonable access for such purpose, and no Owner shall remove or damage any erosion control devices installed by the Developer or the builder. Each Owner shall notify the builder and the Developer of any damage to such erosion control devices.

In the event any easement rights granted in this Section are exercised with respect to any Lot, the party so exercising such easement rights shall exercise the same in a reasonable manner so as to minimize all adverse effects on the Owners and shall promptly repair any damages to such Lot resulting from the exercise of such easement rights and restore the Lot to as near the original condition as possible.

No water from any roof, downspout, sump pump, perimeter basement drain or surface drainage shall be placed in or connected to any sanitary sewer line.

12. Common Areas.

(a) The Developer shall have the right (but not the obligation) to provide Common Areas for the use and benefit of the Subdivision. The size, location, nature, timing, and extent of improvements and landscaping in the Common Areas, and all other aspects of the Common Areas that are provided by the Developer, shall be determined by the Developer in its absolute discretion.

(b) The Developer and its successors, assigns, and grantees, the Owners, and the Homes Association shall have the right and easement of enjoyment in and to all of the Common Areas, but only for the intended and permitted use of such Common Areas. Such right and easement in favor of the Owners shall be appurtenant to, and shall automatically pass with, the title to each Lot. All such rights and easements shall be subject to the rights of any governmental authority or any utility therein or thereto.

(c) Any ownership by the Homes Association of any Common Area and the right and easement of enjoyment of the Owners in the Subdivision as to any Common Area shall be subject to the right of the Developer to convey sewage, water, drainage, pipeline, maintenance, electric, telephone, television and other utility easements over, under, upon and through such Common Area, as provided in Section 11 above.

(d) Except as otherwise expressly provided in this Declaration, no Owner shall mow, maintain, improve, destroy or otherwise alter any Common Area without the express written consent of the Approving Party and (if applicable) the City.

(e) Owners of Lots adjacent or nearby the Common Areas shall prevent erosion and pollutant discharges and runoff onto the Common Areas.

(f) The following rules, regulations and restrictions shall apply to the use of the Common Areas:

(i) No automobiles, motorcycles, all-terrain vehicles, or other motorized vehicles or apparatus of any kind shall be allowed in the Common Areas except for the Developer's and Homes Association's mowing and otherwise maintaining the Common Area.

(ii) No refuse, trash, grass clippings, leaves or debris shall be discarded or discharged in or about the Common Areas except in designated trash bins.

(iii) Access to the Common Areas shall be confined to designated areas, except that Owners of Lots adjacent to the Common Areas may have access to the area from their respective Lots (where applicable).

(g) Each of the Developer and the Homes Association shall have reasonable access through Lots adjacent to the Common Areas for the purposes of maintenance and improvement of the Common Areas, but any party exercising such right shall be responsible for repairing any damage caused by it to adjacent Lots in connection with the use of such access right.

(h) Each of the Developer and the Homes Association shall have the right from time to time to make, alter, revoke and enforce additional rules, regulations and restrictions pertaining to the use of any Common Area.

(i) 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 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.

(j) 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 any swimming pool and any diving board and/or slide and any playground or other equipment that may be installed as part of the Common Areas. The Developer and the Homes Association and the officers, directors, managers, representatives, and agents of the Developer and the Homes Association 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, the Homes Association and/or any officer, director, manager, representative or agent of the Developer or the Homes Association for any personal injury or death that may be suffered or incurred by any of such releasing parties in connection with use of the swimming pool area or any playground area, 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.

13. Architectural Committee.

(a) No more than two members of the Board shall serve on the Architectural Committee at any time. When more than one person is an Owner of any particular Lot, no more than one person from such Lot may serve on the Architectural Committee at any given time. The positions on the Architectural Committee may be divided by the Board into two classes with staggered two-year terms. The foregoing provisions of this subsection (a) shall not apply until the Turnover Date. Until the Turnover Date, the Developer or its designees shall be the Architectural Committee.

(b) The Architectural Committee shall meet as necessary to consider applications with respect to any Exterior Structures that require the approval of the Architectural Committee as provided in Section 7 above and to consider any other matters within the authority of the Architectural Committee as provided in this Declaration. The Architectural Committee shall designate one or more of its members to whom applications may be delivered. The Architectural Committee may specify a form of application that must be used by applicants. A majority of the members of the Architectural Committee shall constitute a quorum for the transaction of business at a meeting and every act or decision made by a majority of the members present at a meeting at which a quorum is present shall be regarded as the act or decision of the Architectural Committee. Subject to applicable law, the Architectural Committee may discuss and make decisions through e-mail communications.

(c) At each meeting, the Architectural Committee shall consider and act upon written and complete applications that have been submitted to it for approval in accordance with this Declaration. In making its decisions, the Architectural Committee may consider any and all aspects and factors that the individual members of the Architectural Committee, in their discretion, determine to be appropriate to establish and maintain the quality, character and aesthetics of the Subdivision, including, without limitation, the building plans, specifications, exterior color scheme, exterior materials, location, elevation, lot grading plans, landscaping plans and use of any proposed Exterior Structure. All decisions of the Architectural Committee shall be in writing and delivered to the applicant, who shall be responsible for keeping the same. The Architectural Committee may establish in advance and change from time to time certain procedural and substantive guidelines and conditions that it intends to follow in making its decisions. The Architectural Committee shall act upon each written application complete with all required drawings and other information within twenty-five (25) days after the date on which such completed application is received.

(d) After the Turnover Date, no member of the Architectural Committee may participate in approving any application to the Architectural Committee which concerns such member's Lot. If such an application for approval is submitted to the Architectural Committee, the Board shall appoint a temporary member to the Architectural Committee for the limited purpose of considering and acting upon such application.

(e) After the Turnover Date, any applicant or other person who is dissatisfied with a decision of the Architectural Committee shall have the right to appeal such decision to the Board provided such appeal is filed in writing with a member of the Board within seven (7) days after the date the Architectural Committee renders and delivers its written decision. In making its decisions, the Board may consider any and all aspects and factors that the individual members of the Board, in their discretion, determine to be appropriate to establish and maintain the quality, character and aesthetics of the Subdivision, including, without limitation, the building plans, specifications, exterior color scheme, exterior materials, location, elevation, lot grading plans, landscaping plans and use of any proposed Exterior Structure. Any decision rendered by the Board on appeal of a decision of the Architectural Committee shall be final and conclusively binding on all parties (other than the Developer) and shall be deemed to be the decision of the Architectural Committee for all purposes under this Declaration. The Board from time to time may adopt, amend and revoke rules and regulations respecting appeals of decisions of the Architectural Committee, including, without limitation, requiring payment to the Homes Association of a reasonable fee by the appealing party.

14. No Liability for Approval or Disapproval; Indemnification.

(a) Neither the Developer, the Homes Association, nor any of their officers, directors, managers, representatives or agents, nor any member of the Architectural Committee or the Board (or any committee thereof) shall be personally liable to any person for any approval, disapproval or failure to approve any matter submitted for approval, for the adoption, amendment or revocation of any rules, regulations, restrictions or guidelines or for the enforcement of or failure to enforce any of the restrictions contained in this

Declaration or any other declaration or any such rules, regulations, restrictions or guidelines.

(b) If any Owner (other than the Developer) commences a lawsuit or files a counterclaim or crossclaim against the Homes Association, the Board, the Architectural Committee, any other committee, or any individual, director, officer or committee member, and such Owner fails to prevail in such lawsuit, counterclaim or crossclaim, the Homes Association, the Board, 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. Such recovery right shall constitute a lien against the Owner's Villa Lot and shall be enforceable against such Lot.

(c) To the fullest extent permitted by law, the Homes Association shall indemnify each officer and director of the Homes Association, each member of the Architectural 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, attorneys' fees, 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), 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.

15. Property Insurance. The Owner of each Lot shall insure (or cause to be insured) all improvements located on its Lot against damage or destruction by fire and the perils commonly covered under a special form policy in the aggregate amount equal to the full insurable replacement cost thereof (without deduction for physical depreciation), with no coinsurance clause.

16. Potential View Obstruction. No Owner has any right to an unobstructed view beyond the boundaries of the Owner's Lot. No Owner shall be entitled to prevent the construction or location of any structure, trees, landscaping or other item on any other part of the Subdivision, where otherwise permitted by this Declaration, because such structure, trees, landscaping or other item obstructs any view from the affected Lot.

17. Party Walls and Related Matters.

(a) The boundary line between the Attached Homes will be the center line of the wall dividing the two units (the "**Wall**"), notwithstanding the fact that the boundary line shown upon any plat, lot split or survey creating such Villa Lots may not be located precisely upon such center line of the Wall. The Owner of each such Villa Lot from time to time shall have the full rights of ownership, use and occupancy of the residence located

primarily upon such Villa Lot and, except as otherwise provided in this Declaration, the Owner of one unit shall not have any right, title or interest in any part of the residence located primarily upon another Villa Lot.

(b) Subject to the provisions of subsections (e) and (f) below, the Owners of the Attached Homes from time to time shall, at their sole cost and expense, make all repairs and perform all maintenance required upon the surface and non-structural elements of the portion of the Wall which serves as an interior wall of the Attached Home owned by such Owner; provided, however, that if and to the extent that any such repairs or maintenance are necessitated by reason of the negligence or wrongful act of one Owner or such Owner's tenants, agents, employees, guests or invitees, then, subject to the provisions of subsection (f) below, such repairs or maintenance shall be made and performed at the sole cost and expense of the Owner whose (or whose tenant's, agent's, employee's, guest's or invitee's) negligence or wrongful act necessitated such repairs or maintenance.

(c) Subject to the provisions of subsections (e) and (f) below, the Owners of the Attached Homes from time to time shall make or cause to be made all repairs and maintenance to all utilities to the extent common to the applicable Attached Homes, including, but not limited to, water, electrical and other applicable utilities and to the structural elements of the Wall, with the cost of such repairs or maintenance to be paid one-half (1/2) (or one-third (1/3) in a building with three (3) units) by the Owner of each unit; provided, however, that if and to the extent that any such repairs or maintenance are necessitated by reason of the negligence or wrongful act of one Owner or such Owner's tenants, agents, employees, guests or invitees, then, subject to the provisions of subsection (f) below, such repairs or maintenance shall be made and performed at the sole cost and expense of the Owner whose (or whose tenant's, agent's, employee's, guest's or invitee's) negligence or wrongful act necessitated such repairs or maintenance. If an Owner shall refuse or fail to pay its share of such costs, the other Owner(s) may pay such amount and be entitled to a lien against the other Owner's Attached Home as provided in subsection (i) below.

(d) Any and all repairs and maintenance which an Owner or all Owners of Attached Homes in a building jointly shall be required to perform hereunder or shall elect to perform shall be done in a good and workmanlike manner and in full compliance with all laws, ordinances, statutes, rules and regulations of any federal, state, county or local government or governmental agency or authority. Any such repairs and maintenance, once commenced, shall thereafter be diligently pursued to completion. Each Owner shall have a reciprocal easement across the other applicable Villa Lots to allow reasonable access for the purpose of making inspections and performing any maintenance or repairs. Such easement rights shall be exercised in such a manner as to avoid, to the extent reasonably practicable, unnecessary interference with the use and occupancy of the other Owner's unit.

(e) Each Owner shall keep and maintain insurance coverage with respect to the portion of the building owned by such Owner and with respect to the Wall, insuring the improvements against damage or destruction by fire, lightning, wind, hail, explosion, vandalism and other hazards generally covered in the area under standard special form coverage homeowner's property insurance, in an amount equal to not less than full

insurable replacement cost. If requested by the Homes Association, the Homes Association shall be named as an additional insured on such insurance coverage and shall be provided, upon request, with a certificate of insurance evidencing such property coverage. Such insurance shall contain provisions whereby the insurer consents to the mutual waiver of liability contained in subsection (f) below. In the event of any fire or other casualty with respect to the building or any portion thereof, the building or such portion shall be repaired or restored by the applicable Owners according to a uniform architectural plan and finish approved by the Approving Party. The cost of such repair and restoration shall be apportioned to each applicable Owner according to the actual cost of repair and restoration of such Owner's unit.

(f) Notwithstanding anything to the contrary herein, each Owner of an Attached Home hereby releases the other Owner(s), its tenants, agents, employees, guests and invitees from all liability for damage due to any act or neglect of the other Owner, its tenants, agents, employees, guests or invitees (except as herein provided) occurring to the building which is or might be incident to or the result of a fire or any other casualty which is or would be covered by the casualty insurance policy described in subsection (e) above or which is covered by any other insurance actually maintained by the Owner or its tenants or other occupants; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by the willful misconduct of an Owner or the Owner's respective tenants, guests or invitees.

(g) No Owner shall have the right, except with the prior written consent of the other Owner, to (A) make any alterations or additions to the Wall or any part thereof, except non-structural interior alterations made within the Owner's unit in the building, or (B) take any action which will adversely affect the structural integrity or sound transmission prevention qualities of the Wall. To the extent any Owner shall make any alterations or additions to the Wall, (i) such Owner shall, at its sole cost and expense, keep and maintain such alterations or additions in good condition and repair, and (ii) in the event of any fire or other casualty, the restoration and repair of such alterations or additions shall be at the sole cost and expense of such Owner.

(h) The exterior of the building of Attached Homes shall be decorated and maintained with a uniform color(s) and uniform roofing and other materials, all of which shall be agreed upon by the applicable Owners and approved by the Approving Party. The expense of maintaining, repairing and replacing the roof, gutters and other exterior portions of the Attached Homes shall be borne by the Owner of such part of the building. Should there be a disagreement as to the necessity, time, manner or extent of repainting the exterior of the building or the repair, maintenance or replacement of any exterior part of the building, the Board shall resolve the dispute and if any Owner shall fail or refuse to pay its share of such expense, the other Owner(s) may have the work done and be entitled to a lien against the defaulting Owner's Villa Lot as provided for in subsection (i) below.

(i) Should an Owner of an Attached Home fail or refuse to pay any costs or expenses allocated to such Owner as provided in this Section, the non-defaulting Owner(s) shall be entitled to a lien on the Villa Lot of the Owner so failing or refusing to pay to the extent of such costs or expenses. Payment of such costs or expenses may be enforced as a

lien on such Villa Lot through proceedings in any court in Johnson County, Kansas, having jurisdiction of suits for the enforcement of such liens. Such non-defaulting Owner may also file a certificate of nonpayment of such costs and expenses against the defaulting Owner's Villa Lot in the Recording Office. Such liens shall continue for a period of five years from the date of nonpayment of the costs or expenses, unless suit shall have been instituted for collection of the costs or expenses, in which case the lien shall continue until payment in full or termination of the suit against the defaulting party.

(j) No vehicle for one Villa Lot shall park on the driveway of another Villa Lot or on a Shared Private Drive so as to block access to another Villa Lot (without the consent of the occupants of that other Villa Lot or Villa Lots).

(k) To the extent not inconsistent with the provisions of this Section, the laws of the State of Kansas regarding party walls shall be applicable with respect to each Wall.

18. Covenants Running with Land; Enforcement; Waivers. The agreements, restrictions, reservations and other provisions herein set forth are, and shall be, covenants running with the land and shall be binding upon all subsequent grantees of all parts of the Subdivision. The Developer, and its successors, assigns and grantees, and all parties claiming by, through or under them, shall conform to and observe such agreements, restrictions, reservations and other provisions; provided, however, that neither the Developer, the Homes Association nor any other person or entity shall be obligated to enforce any such agreements, restrictions, reservations or other provisions. By accepting a deed to any of the Lots, each future grantee of any of the Lots or Villa Lots shall be deemed to have personally consented and agreed to the agreements, restrictions and reservations set forth herein as applied to the Lot owned by such Owner.

Each of the Developer and the Homes Association and each Owner shall have the right (but not the obligation) to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to enforce the observance of, the agreements, restrictions, reservations and other provisions set forth in this Declaration, in addition to pursuing an action at law for damages. To the maximum extent permitted by law, if the Developer or the Homes Association files such court action and is successful in obtaining a judgment or consent decree in such court action or otherwise obtaining compliance by the breaching party, the Developer and/or Homes Association shall be entitled to receive from the breaching party, as part of the judgment or decree or any dismissal or settlement, the actual legal fees, costs and expenses incurred by the Developer and/or Homes Association with respect to such action.

To the extent permitted by law, the Board may also enforce all of the foregoing agreements, restrictions, reservations and other provisions of this Declaration by establishing, levying and collecting reasonable monetary fines for violation thereof.

Whenever the Developer or the Board determines that a violation of this Declaration has occurred and is continuing with respect to a Lot, the Developer and the Homes Association may (but is not obligated to) enter the Lot to correct the violation, and, in addition or in lieu thereof, may file with the Recording Office a certificate setting forth public notice of the nature of the breach and the Lot involved.

No delay or failure by any person or entity to exercise any of its rights or remedies with respect to a violation of 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.

In addition to the specific provisions of this Declaration that allow the Developer to make certain decisions or give permission for certain matters, the Developer or the Homes Association (acting through the Board) may, under special situations or circumstances as determined by it, allow variances or waivers of the requirements or terms set forth in this Declaration. Any such variation or waiver so granted by the Developer or the Homes Association shall not constitute a waiver of such requirement or term in any other situation or under any other circumstances.

In the event that any of the provisions of this Declaration are held to be invalid or unenforceable due to conflict with any applicable laws, this Declaration shall be deemed modified to comply with applicable laws and all other provisions shall remain in full force and effect.

No waiver of any violation 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; provided, however, that a duly authorized, executed and delivered waiver by the Homes Association, acting upon a decision of the Board, respecting a specific violation or potential violation of this Declaration with respect to a specific Lot shall constitute and be deemed as a waiver by all other persons and entities (other than the Developer) of such violation or potential violation.

In accordance with applicable law, the Homes Association may 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.

19. Relationship to City Ordinances. The provisions of this Declaration shall be valid and enforceable even if such provisions are more restrictive than the City's ordinances or other applicable laws. To the extent permitted by applicable laws, the parties entitled to enforce this Declaration shall also have the right to enforce, in a private civil action under this Declaration, all City ordinances and other laws that are applicable to the Subdivision, even if the City or other applicable governmental authority chooses not to enforce the same. All such City ordinances and other applicable laws that are in effect from time to time shall be automatically incorporated into this Declaration by this reference.

20. Assignment of Developer's Rights. The Developer shall have the right and authority, by written agreement made expressly for that purpose, to assign, convey and transfer 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 all purposes be the Developer hereunder with respect to the assigned rights, benefits, powers, reservations, privileges, duties and responsibilities. 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 of the Developer hereunder.

21. Release or Modification of Restrictions.

(a) The provisions of this Declaration may be amended, modified or terminated, in whole or in part, at any time by a duly acknowledged and recorded written agreement (in one or more counterparts) signed by both (i) 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 (ii) if prior to the recording of the Certificate of Substantial Completion, the Developer, or if after the recording of the Certificate of Substantial Completion, the Homes Association under express authority and action of the Board. After the recording of the Certificate of Substantial Completion or with the Developer's written consent, this Declaration also may be amended, modified or terminated, 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 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 the Owners of at least 60% of the Single Family Lots. Notwithstanding the foregoing, (i) no amendment adopted under this Section 21 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. If such consent of the City is requested, it shall be made in writing to the City clerk. The City shall have sixty (60) days, after receipt of the request, to rule on the request.

(b) Anything set forth in this Section 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, change or add to 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 National Mortgage Association, the Federal Home Loan Mortgage Corporation 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 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) a typographical or factual error or omission needs to be corrected in the opinion of the Developer, (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.

(c) 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.

22. Extension of Subdivision. The Developer shall have, and expressly reserves, the right, 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 land 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 discretion.


23. Severability. 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.

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

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

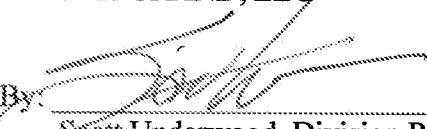
THE DEVELOPER:

LEAWOOD 135, LLC

By: 
Name: Nick Lashbrook
Title: Manager


LAMBIE GRAND:

LAMBIE GRAND, LLC

By: 
Scott Underwood, Division President

WILLIS:

WILLIS CUSTOM HOMES, INC.

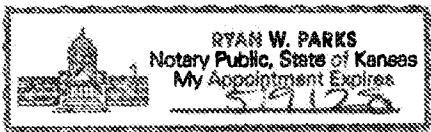
By: 
Patrick Willis, President

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

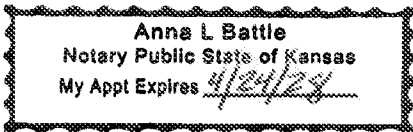
Print Name: Ryan W. Parks

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)

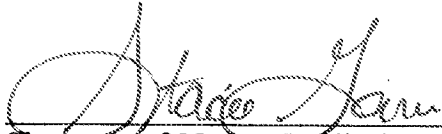
This instrument was acknowledged before me, a notary public, on June 30th, 2025 by Patrick Willis, as President of Willis Custom Homes, Inc., a Kansas corporation.

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



[SEAL]


Signature of Notary Public in and for said
County and State

Print Name: Stacie Garner