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DATE: March 7th, 2024

TYPE OF DOCUMENT: Woodland Ridge Declaration of Restrictions, Covenants and
Conditions

Grantor: Woodland Ranch, LLC
10804 S Perdue Road
Grain Valley, MO 64029

Grantee: Woodland Ridge
Grantee Addr: 10804 S Perdue Road
Grain Valley, MO 64029

Legal: Page 2

LETT
24068925

WOODLAND RIDGE
DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS

THIS DECLARATION, made on the date hereinafter set forth by WOODLAND RANCH, LLC, a Missouri Limited Liability Company, hereinafter referred to as “Declarant”.

WITNESSETH:

WHEREAS Declarant is the present owner of the real property described in Article 2 of this Declaration and hereinafter to be known as WOODLAND RIDGE, a platted subdivision in Jackson County, Missouri. Declarant has created thereon Lots 1, 2, and 3, and Tracts A, B, C, D, and E, and common area for a residential community of high quality. In order to provide for the efficient preservation and enhancement of property value within the SUBDIVISION, Declarant desires to subject the tracts/lots within the SUBDIVISION to the conditions, restrictions, covenants, charges, and liens hereinafter set forth which are created for the benefit of the property and which shall apply to each owner thereof and be binding upon the successors in interest with the objective that the undersigned Declarant, its successors, assigns and future grantees may be protected and assured that the real property described in Article 2 shall be occupied and used exclusively for the outstanding, high class, residential purposes; and

WHEREAS Declarant desires to assist its grantees in providing the necessary means to enable it and its subsequent grantees to accomplish its purpose and objectives.

NOW THEREFORE, Declarant declares that the real property described in Article 2 is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens (sometimes collectively referred to as the “Covenants and Restrictions”) hereinafter set forth.

ARTICLE 1
DEFINITIONS

This instrument shall hereinafter, for convenience and purposes of brevity and clarity, be defined as the “Declaration”. For brevity, certain words, phrases, and terms used in this Declaration, are defined as follows:

Section 1. “**Declarant**” shall mean and refer to Woodland Ranch, LLC, or its successors and assigns.

Section 2. “**The Properties**” shall mean and refer to all existing properties contained within the SUBDIVISION OF WOODLAND RIDGE, Lots 1, 2, and 3, and Tracts A, B, C, D, and E, WOODLAND RIDGE and any additions thereto which are subject to this declaration.

Section 3. “**Parcel**” shall refer to any numbered lot or labeled tract of land existing within the recorded SUBDIVISION OF WOODLAND RIDGE and collectively making up “The Properties”.

Section 4. “**Owner**” shall mean and refer to the recorded Owner, whether one or more persons and/or entities, of a fee simple title to any of the lots within the Plat subject hereto.

Section 5. “**Single Family Residential Unit**” shall mean a single dwelling located upon a Lot within the Properties.

Section 6. “**Lot**” shall mean and refer to any plot of land whether referred to as tract or a lot shown upon the recorded subdivision plat relating to the Properties, excepting the common area or land devoted to use as a lettered tract.

Section 7. “**Common Area**” shall mean all real property, if any, (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners.

Section 8. “**Association**” shall mean and refer to **WOODLAND RIDGE HOMES ASSOCIATION** its successors and assigns.

Section 9. “**Shared Driveway**” shall mean that part of Lots/Tracts 3, A, B, C, D, and E shown as crosshatched on the Plat of Woodland Ridge recorded in the office of the Recorder of Deeds of Jackson County, Missouri on December 13, 2023 as Instrument Number 2023E008862 in Book 214 at Page 75 (hereinafter referred to as the “**Plat**”) and said Shared Driveway being more particularly described on Exhibit A attached hereto and incorporated herein.

ARTICLE 2

PROPERTY SUBJECT TO THIS DECLARATION AND ADDITIONS THERETO

Section 1. Existing Property. The real property which is and shall be held and shall be conveyed, transferred, and sold subject to the conditions, restrictions, covenants, reservations, easements, liens, and charges with respect to the various portions hereof set forth in the various classes and subdivisions of the Declaration is located in Jackson County, Missouri and is more particularly described as follows, to-wit:

All that part of the East one half of the Southwest quarter of Section 15, Township 48 North, Range 30 West, Jackson County, Missouri, being further described as follows: Commencing at the Northeast corner of the Southwest quarter of said Section 15; thence N87°44'15"W, along the North line of the Southwest quarter of said Section 15, a distance of 664.53 feet to the point of beginning of the tract of land herein to be described; thence S01°52'34"W, a distance of 1312.44 feet to a point on the South line of the Northeast quarter of the Southwest quarter of said Section 15; thence S87°50'11"E, along the South line of the Northeast quarter of the Southwest quarter of said Section 15, a distance of 664.78 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 15; thence S01°51'53"W, along the East line of the Southwest quarter of said Section 15, a distance of 1311.30 feet to the Southeast corner of the Southwest quarter of said Section 15; thence N87°56'07"W, along the South line of the Southwest quarter of said Section 15, a distance of 1330.07 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 15; thence N01°53'15"E, along the West line of the East one half of the Southwest quarter of said Section 15 and the East line of Old Major Estates, a subdivision of land in Jackson County, Missouri and its southerly and northerly prolongations thereof, a distance of 2627.18 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 15; thence S87°44'15"E, along the North line of the Southwest quarter of said Section 15, a distance of 664.53 feet to the point of beginning.

all of which property shall hereinafter be referred to as “The Properties”.

**ARTICLE 3
GENERAL PURPOSE**

The Properties are herewith subject to the covenants, restrictions, conditions, reservations, liens, and charges hereby declared for the following purposes:

to ensure the best use and the most appropriate development of each building site; to protect the owners of the building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practical, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to ensure the highest and best development of said property; to ensure each home is erected on an appropriate location within the tract/lot; to secure and maintain proper setbacks from streets, and adequate free space between structures; and in general to adequately provide guidelines which will ensure superior quality improvement within the Properties and thereby enhance the value of the investment made by each purchaser of the Tracts/Lots therein.

**ARTICLE 4
GENERAL LAND USE**

All tracts or lots making up the Properties are designed to be of no less than **THREE (3) ACRES** and to be used for single-family residential purposes only. Each Tract/Lot within the Properties shall be subject to all of the covenants, conditions, and restrictions contained herein.

**ARTICLE 5
USE RESTRICTIONS**

All of the "Existing Property", as described in Article 2, shall be subject to the following uses and restrictions:

Section 1. Land Use. None of the tracts or lots may be improved, used, or occupied for public right-of-way. No duplex or apartment houses, although intended for residential purposes, may be erected thereon. Any residence erected, altered, or maintained on any of said tracts or lots shall be designed and used for occupancy by a single family. The term "residential purposes" as used herein excludes hospitals, clinics, hotels, industrial, commercial, and professional uses, whether from homes, residences, or otherwise, and all such use of the lots is expressly prohibited.

Section 2. Height Limitations. Any residence erected on said Properties shall not be more than **TWO STORIES** in height in front, above ground, except that split-level construction shall be permitted.

Section 3. Minimum Size Requirements. Any residence consisting of a single level, above ground level, shall have at least a two-car attached garage and contain a minimum of **1,850 SQUARE FEET OF ENCLOSED FLOOR AREA**. Any residence consisting of two (2) levels above ground, or more than one level above ground, shall have at least a two-car attached garage and contain a minimum of **2,600 SQUARE FEET OF ENCLOSED FLOOR AREA**; and

any residence consisting of a level or part of a level below ground shall nevertheless contain the foregoing minimum enclosed areas above ground level. The words "enclosed floor area" as used 4 herein shall mean and include only areas of the residence enclosed and finished for all year occupancy, computed on outside measurements of the residence, and shall not mean or include any patio areas, basements, garages, carports, porches, or attics.

Section 4. Building Lines. No part of any residence shall be erected or maintained on any tracts or lots nearer than seventy-five (75) feet to the street commonly known as **WOODLAND RIDGE SHARED DRIVEWAY**, and all residences shall not be less than twenty-five (25) feet from the side property lot line as shown on the recorded plat thereof.

Section 5. Uncompleted Structures. No residence shall be permitted to stand with its exterior in an unfinished condition for longer than nine (9) months after the commencement of construction. In the event of a fire, hailstorm, or other damage, no building shall be permitted to remain in a damaged condition for longer than three (3) months. No residence shall be occupied until the exterior shall have been completed.

Section 6. Lot Area. No more than one residence shall be constructed on any tract or lot, and no tract or lot shall be of less than **THREE (3) ACRES** of ground. No tract or lot within **WOODLAND RIDGE** shall be further subdivided.

Section 7. Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood.

Section 8. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot or tract at any time as a residence, either temporarily or permanently.

Section 9. Garage/Outbuildings Appearance. Any attached or detached garage erected or maintained must conform in color, appearance, and construction to the residence on such Tract/Lot, or it can be a **BUTLER OR MORTON BUILDING**, or equivalent thereof, so long as it conforms in color and appearance with the general color and character of the dwelling. Any outbuilding, storage shed, tool shed, or barn erected or maintained shall be constructed to the rear of the dwelling, no closer than **TWO HUNDRED (200) FEET** from the front tract/lot line. The length of the outbuilding shall be parallel to the side tract/lot line and no closer than **FIFTEEN (15) FEET to the side tract/lot line. THE MAXIMUM ENCLOSED SQUARE FOOTAGE SHALL BE RESTRICTED TO 5625 SQUARE FEET.** Exception to the placement of outbuildings due to the topography of tract or lot only by written permission from Declarant or its assigns.

Section 10. Signs. No signs of any kind shall be displayed to the public upon any lot or tract, except one sign of not more than five square feet advertising the property for sale or rent. No signs shall be displayed by an owner unless consented to by three-fourths (3/4) of all lot and tract owners at the time of erection of the sign.

Section 11. Storage of Vehicles. No automobile, truck, recreational vehicle, or motor home may be parked on a Tract/Lot owner's driveway while in a state of disrepair, partially or wholly, or while being worked on, for more than a period of thirty (30) days, unless it is located in an enclosed garage or outbuilding. Recreational vehicles or boats must be parked at the rear of the dwelling.

Section 12. Commercial Activity Prohibited. No commercial activity of any kind shall be conducted on any Tract/Lot.

Section 13. Livestock. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any tract or lot except that dogs, cats, or other small household pets may be kept provided they are not permitted to violate Section 7 above, and that they are not kept, bred, or maintained for any commercial purpose, except, that not more than one (1) horse for every two (2) 5 acres, three (3) chickens for every one (1) acre, or a total of three (3) dogs or cats may be kept for non-commercial purposes on any tract/lot.

Section 14. Garbage and Refuse. No lot or tract shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste except when kept in sanitary containers housed and screened as specified by the Declarant, or its assigns, and disposed of regularly.

Section 15. Utilities. Water, electricity, telephone, or other utilities shall be provided by the Owner of each lot or tract as approved and required by Jackson County. No tanks for the storage of oil, propane gas, or other fluids may be maintained on any portion of the premises above the surface of the ground unless properly screened from view and approved in writing by Declarant or its assigns.

Section 16. New Construction Approval and Limitations. All residences or other buildings erected shall be of new construction. No structure shall be moved onto any of the lots or tracts. All plans and specifications for the construction of residences or other structures shall be submitted to **WOODLAND RANCH, LLC**, for approval, prior to the commencement of construction, so long as **WOODLAND RANCH, LLC**, shall own any tract/lot in any plat of **WOODLAND RIDGE**. If **WOODLAND RANCH, LLC**, no longer owns any lot in any plat of **WOODLAND RIDGE**, all plans and specifications shall instead be approved by the Board of Directors of the **WOODLAND RIDGE HOMES ASSOCIATION**.

Section 17. Land Maintenance. No owner of any lot or tract shall allow any grass or weeds to attain a height in excess of twelve (12) inches. Ornamental trees, shrubs, grasses, and flowers shall not be included in this limitation.

Section 18. Fencing. All Tract/Lot Owners in **WOODLAND RIDGE**, which has a boundary line adjacent to the road known as **WOODLAND RIDGE SHARED DRIVEWAY**, are obligated to get all fencing approved by Declarant or its assigns.

Section 19. Aboveground Pools Prohibited. No above-ground swimming pools shall be erected, installed, constructed, and/or maintained by an Owner, other than an entirely portable and movable wading pool.

Section 20. Declarant's Rights. The undersigned Declarant hereby reserves the absolute right and privilege to approve or disapprove any modifications of restrictions pursuant to preserving and enhancing value and to maintain a harmonious relationship among structure and the natural vegetation and topography.

ARTICLE 6 MEMBERSHIP VOTING RIGHTS

Section 1. Notwithstanding anything in this Article 6 or elsewhere in this declaration to the contrary, the Declarant shall maintain absolute and exclusive control over the Association, including appointment and removal of the President and all other officers of the Association and all Directors of the Association Board, until all of the Tracts/Lots in the subdivision (as it exists from time to time) have been sold. Until such time, only Declarant will be entitled to cast any votes with respect to the election and removal of Association officers or directors, or any other matters requiring

the vote or approval of Association members. The Declarant voluntarily may (but shall not be required to) at any time relinquish all or any part of the Declarant's control and rights under this section.

Section 2. Every owner of a Tract/Lot shall be a member of the **WOODLAND RIDGE HOMES ASSOCIATION**. Membership shall be appurtenant to and may not be separate from ownership of any Tract/Lot which is subject to assessment and covenants of record. Members shall be entitled to one vote for each Tract/Lot owned. When more than one person holds an interest in any one Tract/Lot, all such persons shall be members. The vote for such Tract/Lot shall be exercised as the owners of 6 that Tract/Lot shall determine, but in no event shall more than one vote be cast with respect to any one Tract/Lot.

ARTICLE 7 COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligations of Assessments. Each owner of any improved Tract/Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant, and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements and (3) special assessments for maintenance of the Shared Driveway, such assessments to be established and collected as hereinafter provided.

The annual, special assessments, and special assessments for maintenance of Shared Driveway, together with interest, costs, and reasonable attorney's fees for the enforcement thereof, whether by suit or otherwise, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made until paid. Each such assessment together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person or persons who were the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to the successors in title unless expressly assumed by them. The lien established herein shall be foreclosed as in the foreclosure of deeds of trust in Missouri.

Section 2. Purpose of Assessments. All assessments levied by the Association shall be used to promote the recreation, health, safety, and welfare of the residents in the **WOODLAND RIDGE SUBDIVISION** and for such other purposes as are consistent with the powers of the Association as described in this Declaration.

Section 3. Basis and Maximum of Annual Assessments. Until January 1 of the year immediately following the date of recording of this Declaration, the maximum annual assessment shall be **no greater than \$200.00 for each improved tract/lot. No assessments shall be due on tracts/lots owned by the Declarant until such tracts/lots are sold.**

(a) From and after January 1 of the year immediately following the date of recording of this declaration, the maximum annual assessment may be increased effective January 1 of that year, without a vote of the membership, in conformance with the rise of the Consumer Price Index for urban areas (published by the Department of Labor, D.C.) for the preceding month of July, or by 5% of the previous years' assessment, whichever is greater.

(b) From and after January 1 of the year immediately following the date of recording of this Declaration, the maximum annual assessment may be increased above that established by subparagraph (a) of this Section by a vote of the members for the next succeeding one year and at the end of each such period of one year, provided that any such change shall have the assent of fifty-one

percent (51%) of the votes of the members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days, not more than 60 days, in advance of the meeting setting forth the purpose of the meeting. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Notice and Quorum for Any Action Authorized under Section 3.

Written notice of any meeting called for the purpose of making any action authorized under Section 3 shall be sent to all members not less than 30 days or more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 5. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all improved Tracts/Lots and may be collected on a yearly basis. Special assessments for maintenance of the Shared Driveway shall also be fixed at a uniform rate against those owners to whom they apply.

Section 6. Date of Commencement of Annual Assessments, Due Dates. The annual assessment provided for herein shall commence as to all improved Tract/Lots on the first day of the month following the date of recording of this document. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Tract/Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. Unless otherwise established by the Board of Directors, the annual assessment shall be due on the 1st day of each calendar year. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specific Tract/Lot have been paid. A properly executed certificate of the Association as to the statute of assessment on a Tract/Lot is binding upon the Association as of the date of its issuance.

Section 7. Special Assessment for Maintenance of Shared Driveway. The Association may levy Special Assessments against members owning Lots/Tracts 3, A, B, C, D, and E within the Plat for the following purposes:

(a) To construct or reconstruct, maintain, repair, or replace the Shared Driveway which shall be used by all such owners for ingress and ingress to those Tracts/Lots including the necessary fixtures and personal property related thereto.

(b) The amount of this assessment shall be determined by the Board of Directors and shall be based upon the amount of funds needed to perform the tasks set forth in subparagraph (a).

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessment not paid within thirty (30) days after the due date shall be subject to a late penalty charge of four percent (4%) of each such assessment not paid or Five Dollars (\$5.00), whichever is greater. The late penalty charge shall become a part of the assessment due. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien

against the property. No owners may waive or otherwise escape liability for the assessments provided herein by abandonment of their improved Tract/Lot. The Board of Directors may, upon approval by a majority of the Board of Directors, terminate all privileges and services of an Owner whose assessment remains unpaid ten (10) days after the due date.

Section 9. Subordinate of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. The sale or transfer of any improved lot shall not affect the assessment lien. However, the sale or transfer of any Tract/Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the 8 lien of such assessments as to payments that became due prior to such sale or transfer. No sale or transfer shall relieve such improved Tract/Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE 8 POWERS OF THE ASSOCIATION

In addition to the power granted by the other portions of the Declaration or by law, the Association shall have the following powers to be exercised if, in the judgment of its Board of Directors, it is in the best interest of the Association to do so:

(a) To enforce in its own name, any or all building or use restrictions which may have been, are now, or may hereafter be improved upon any of the real property in said District; provided, however, that this right of enforcement shall not serve to prevent changes, releases or modifications as are permissible under the deeds, declarations, contracts or plats in which such restrictions and reservations are set forth, nor shall it serve to prevent the assignment of those rights by the proper parties whenever and wherever such right of assignment exists. Nothing herein shall be deemed to prevent any owner from enforcing any building or use restrictions in his own name.

(b) To provide for the maintenance and improvement of any playgrounds, fishing ponds, gazebos, gateways, entrances, gardens, ornamental features now existing or which may hereafter be erected or created in said District in any public street or park, or on any land set aside for the general use of the members of the Association entitled to such use; and also to provide for the maintenance and improvements of the Common Area.

(c) To care for, protect, and replant trees, shrubbery, and grass in the Common Area.

ARTICLE 9 GENERAL PROVISIONS

Section 1. Enforcement. Any owner of a tract or Lot shall have the right to enforce these covenants and restrictions by a proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction imposed by the provisions of this Declaration. Said action to restrain violation or to recover damages, or both, may be brought by any owner against the offending party to seek relief by injunction or by damages in the Circuit Court of Jackson County, Missouri, to enforce these covenants. Failure by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Reciprocal Easements for Shared Driveway. The Declarant hereby reserves for itself and its duly authorized agents, representatives, employees, successors, assigns, licensees, and mortgagees, a non-exclusive easement over the Shared Driveway for the purposes of enjoyment,

use, access, ingress, and egress of the Owners of Tracts/Lots 3, A, B, C, D, and E in Exhibit A, This easement includes, but is not limited to, a right of ingress and egress over the Shared Driveway for construction of roads and for connecting and installing utilities on such property. Each Owner of the Shared Driveway, by such Owner's acceptance of the deed to the Tract/Lot, agrees that it and its successors or assigns shall be responsible for any damage caused to the Shared Driveway as a result of vehicular traffic connected with the development of such Owners property. Declarant reserves unto itself the right, in the exercise of its sole discretion, upon the request of any Person holding, or intending to hold, an interest in the Subdivision, or at any other time, (i) to release all or any portion of the Subdivision from the burden, effect, and encumbrance of any of the easements granted or reserved under this Section, or (ii) to define the limits of any such easements.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or Court Order shall in no way affect any other provision which shall remain in full force and effect.

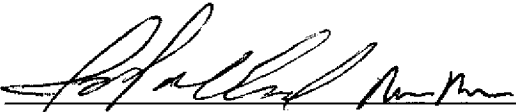
Section 4. Duration & Amendment. The restrictions, reservations, and covenants of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or the owner of any tract or Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, until **JANUARY 1, 2044**, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless prior to the expiration of such original term or any extension thereof, the then owners of a majority of the lots and tracts in said parcel shall, by instrument duly executed, acknowledged and recorded in the Office of the Recorder of Deeds, change or modify the same in whole or in part. Notwithstanding any other provision hereof, Declarant retains the right to relieve any tract or Lot from any provision hereof or its obligation hereunder in whole or in part, which Declarant in its sole discretion determines to be inequitable. The undersigned Developer hereby reserves the absolute right and privilege to approve or disapprove any modifications of restrictions pursuant to preserving and enhancing value and to maintain a harmonious relationship among the structure and the natural vegetation and topography.

Section 5. Assignment of Declarant's Rights. Declarant may, at its option, assign any or all of its rights under the terms of this Declaration.

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IN TESTIMONY WHEREOF, Woodland Ranch, LLC, a Missouri Limited Liability Company, has caused these presents to be signed by its Members this 7th day of March 2024.

WOODLAND RANCH, LLC

By: 
Joseph L. Pollard, Managing Member

By: 
William D. Roher, Managing Member

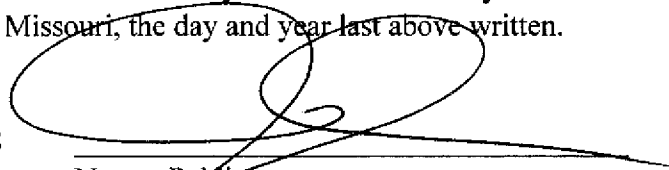
MISSOURI ACKNOWLEDGMENT

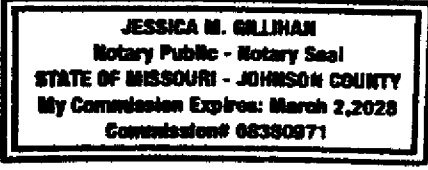
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 7th day of March 2024, before me, a Notary Public in and for said County and State, personally appeared **Joseph L. Pollard**, Managing Member of **Woodland Ranch, LLC**, a Missouri limited liability company, known to me to be the person who executed the foregoing instrument in behalf of said company and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Lee's Summit, Jackson County, Missouri, the day and year last above written.

My Commission Expires: March 2, 2028


Notary Public



 Jessica M. Gillihan
Printed Name of Notary Public

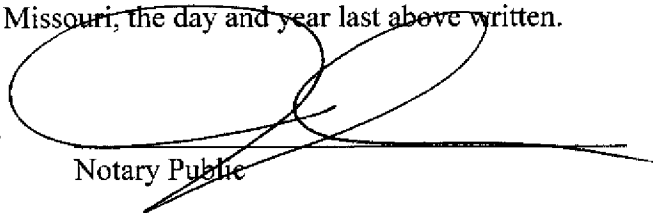
MISSOURI ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 7th day of March 2024, before me, a Notary Public in and for said County and State, personally appeared **William D. Roher**, Managing Member of **Woodland Ranch, LLC**, a Missouri limited liability company, known to me to be the person who executed the foregoing instrument in behalf of said company and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Lee's Summit, Jackson County, Missouri, the day and year last above written.

My Commission Expires: March 2, 2028



Notary Public

 Jessica M. Gillihan
Printed Name of Notary Public

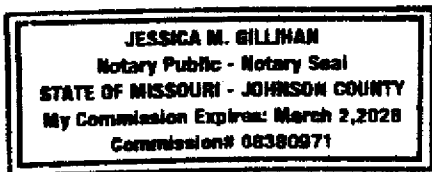


EXHIBIT A
SHARED DRIVEWAY EASEMENT

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 30 WEST IN JACKSON COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N01°53'15"E, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 300.45 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE N01°53'15"E, CONTINUING ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE EAST LINE OF OLD MAJOR ESTATES, A SUBDIVISION OF LAND IN JACKSON COUNTY, MISSOURI AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 1792.32 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF SAID OLD MAJOR ESTATES, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF E. OLD MAJOR ROAD; THENCE S87°50'11"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID E. OLD MAJOR ROAD, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID E. OLD MAJOR ROAD; THENCE N01°53'15"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID E. OLD MAJOR ROAD, A DISTANCE OF 70.00 FEET; THENCE S88°23'19"E, A DISTANCE OF 70.00 FEET; THENCE S01°53'15"W, A DISTANCE OF 1862.82 FEET; THENCE N87°56'07"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.