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Document Title: Third Supplement to Declaration of Homes Association
and Covenants, Conditions, Restrictions and Easements of Hook Farms
Document Date: _____, 2026
Grantor Names: Hunt Midwest Real Estate Development, Inc.
Grantee Names: Hunt Midwest Real Estate Development, Inc.
Statutory Address: 1881 Main Street, Suite 200, Kansas City, Missouri 64108
Legal Descriptions: See Exhibits B and C attached
Reference Book and Page: Declaration of Homes Association and Covenants, Conditions,
Restrictions and Easements of Hook Farms, Document No.
2021E0092290

**THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS**

THIS THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS (this “Supplemental Declaration”) is made and executed as of _____, 2026, by **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**, a Missouri corporation (the “Developer”), 1881 Main Street, Suite 200, Kansas City, Missouri 64108.

RECITALS:

A. On May 18, 2021, the Developer executed that certain subdivision plat entitled “HOOK FARMS FIRST PLAT” (“Hook Farms Plat”) and on August 9, 2021, the Developer executed that certain subdivision plat entitled “THE RETREAT AT HOOK FARMS” (the “Retreat Plat” and collectively with the Hook Farms Plat, the “First Plat”), covering the real property formerly legally described as shown therein and on Exhibit A attached to the Declaration, defined below), and platting the same into certain Lots, Tracts, Common Areas, Restricted Common Areas, streets, roadways, private open space and other areas shown and marked on the First Plat, as identified therein and in the Declaration (collectively the “Property” or the “Hook Farms Property”). In the Declaration, defined below, and subsequent supplements thereto, the execution date for each of the Hook Farms Plat and Retreat Plant were erroneously reported as July 20, 2021. The Hook Farms Plat was approved on May 11, 2021, by the City Council of the City of Lee’s Summit, Missouri (the “City”), and was recorded on August 20, 2021, as Document No. 2021E0092288, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Independence (the

“Recorder’s Office”). The Retreat Plat was approved on August 3, 2021, by the City Council of the City, and was recorded on August 20, 2021, as Document No. 2021E0092289 in the Recorder’s Office.

B. The Developer has executed that certain Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Hook Farms, dated July 20, 2021, which was recorded on August 20, 2021, under Document No. 2021E0092290, in the Recorder’s Office, as may be amended, modified and supplemented (collectively, the “Declaration”), pursuant to which Developer subjected the Hook Farms Property to certain covenants, conditions, restrictions and easements for the purpose of protecting the value and desirability of the Property.

C. Pursuant to its right to do so therein contained, the Developer has amended, supplemented and modified the Declaration pursuant to those certain Supplements thereto identified on **EXHIBIT A** attached to this Supplemental Declaration (each a “Supplement” or “Supplemental Declaration” further identified by number as shown on **EXHIBIT A**);

D. Pursuant to Section 11.1 of the Declaration, the Developer has the absolute unilateral right to expand the Property to include additional Lots (for Single Family Residences), Common Areas, Restricted Common Areas and other property in the Subdivision and other property that has not yet been subdivided or platted (the “Expansion Property”).

E. On _____, 2026, Developer executed that certain subdivision plat entitled “Hook Farms Third Plat” (the “Third Plat”), covering the real property formerly legally described as shown therein and on **EXHIBIT B** attached to this Supplemental Declaration, and platting the same into the Lots, Tracts, streets, roadways, private open space and other areas shown and marked thereon, if any and as identified on **EXHIBIT C** attached to this Supplemental Declaration (the “Third Expansion Property”), which Third Plat was approved on _____, 2026, by the City Council of the City, and was recorded on _____, 2026, under Document No. 2026 _____, in the Recorder’ Office.

F. Developer presently owns all of the Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, shown on the Third Plat.

G. Developer desires to exercise its right to expand the Property to include the additional Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Third Expansion Property and to subject the Third Expansion Property to the covenants, conditions, restrictions and easements contained within the Declaration.

NOW, THEREFORE, in consideration of the premises, the Developer states and declares as follows:

1. **Exercise of Right to Expand.** Developer hereby exercises its unilateral right to expand the Property to include the additional Lots, Tracts, Common Areas, Restricted Common Areas or other areas, if any, which constitute the Third Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Third Plat and this Supplemental Declaration of record in the Recorder’s Office. Recording of the Third Plat and this Supplemental Declaration shall automatically grant, transfer and convey to the Association any new Common Areas, Restricted Common Areas and all other areas designed for Members’ or Association use, if any, added by the Third Expansion Property.

3. **Expansion of Definitions.** The definitions contained in the Declaration are hereby expanded to encompass and refer to the Property, as expanded by the Third Plat, and this Supplemental Declaration to include the Third Expansion Property. For example, (i) “Lot” shall mean the Lots described in the Declaration and in the Plat described in the Declaration, all subsequent Plats and in the Third Plat and (ii) all references to the Declaration shall mean the Declaration as supplemented and amended by this Supplemental Declaration.

4. **Declaration Operative on New Lots, Tracts, Common Areas and Restricted Common Areas.** The new Lots, Tracts, Common Areas or Restricted Common Areas, which constitute the Third Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Third Plat and this Supplemental Declaration in the Recorder’s Office.

5. **Use and Maintenance of Any Private Open Space, Storm Water Detention Tract and Common Areas.** Any private open space, storm water detention tract or other Common Areas shown on or in the Third Plat shall be used and maintained by the Association under the terms of the Declaration, as amended, as private open green space areas, storm water detention tract or Common Areas or any combination thereof, as applicable.

6. **Fencing Restriction on Third Plat Restricted Lots.** Notwithstanding anything in the Declaration to the contrary, the Owners of Lots contained within the Third Expansion Property (Lots 216 through and including 257 of the Third Plat) (individually and collectively the “Third Plat Restricted Lots”) are hereby subjected to the following:

(a) Any fencing on such Third Plat Restricted Lots shall be constructed of only wrought iron (or aluminum or steel simulations thereof), no more than five (5) feet in height, and shall not have double gates or gates exceeding five (5) feet in width, as set forth in the fencing guidelines established from time to time by the Review Committee and no other fencing of any type shall be permitted thereon; and

(b) Such fencing shall be permitted only at locations on such Third Plat Restricted Lots as are approved in advance by the Review Committee upon application of a Lot Owner affected hereby.

7. **Ratification of Declaration.** The Developer, on behalf of itself and as the holder of a majority of the votes possible to be cast under the Declaration, hereby ratifies, affirms and confirms all covenants, conditions, restrictions and easements contained in the Declaration, which covenants, conditions and provisions shall run with the land and be binding upon the Owners, including the Developer, and their respective heirs, personal representatives, successors, transferees and assigns and all other persons or entities having, at any time, any right, title or interest in all, or any part of, the Property and any Lots, Tracts, Common Areas or Restricted Common Areas otherwise subject to the terms hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the Developer has caused this Supplemental Declaration to be executed by its duly authorized officer as of the day and year first above written.

DEVELOPER:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

By: _____
F. Brenner Holland, Jr., Senior Vice President

STATE OF MISSOURI)
) S.S.
COUNTY OF JACKSON)

On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared F. Brenner Holland, Jr., who, being by me first duly sworn, did say that he is a Senior Vice President of Hunt Midwest Real Estate Development, Inc., a Missouri corporation, that he executed the foregoing instrument on behalf of said corporation under and with the authority of its Board of Directors and that he acknowledged that he so executed the same as the free act and deed of said corporation for the purposes therein stated.

Signature of Notary Public

Typed or Printed Name of Notary

My Commission expires:

**EXHIBIT A
TO
THIRD SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS**

Previous Supplements to Declaration

DATE EXECUTED/ DATE RECORDED	DOCUMENT NUMBER/ RECORDING INFORMATION	SUPPLEMENT #	INFORMATION
07-20-21/08-20-21	2021E0092290	Original Declaration	Full CC&R Documents – Hook Farms First Plat and The Retreat at Hook Farms
05-24-22/06-08-22	2022E0054884	First	Expands Property – Hook Farms Second Plat
05-24-22/09-14-22	2022E0085309	Second	Expands Property – The Retreat at Hook Farms – Second Plat

EXHIBIT B
TO
THIRD SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS

Legal Description of Third Expansion Property Prior to Platting

A tract of land in the Southwest Quarter and Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Timothy Blair Wiswell, P.L.S. 2009000067 as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter, also being the Southeast corner of EAGLE CREEK-FIRST PLAT, a subdivision of land in said Lee's Summit recorded December 29, 1998 as Instrument Number 1998I 0104091 in Book I65 at Page 01 in the Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°45'24" West (Platted N87°45'23"W), on the North line of said Southeast Quarter, also being the South line of said EAGLE CREEK – FIRST PLAT, 50.00 feet to the Southeast corner of Lot 3, of said EAGLE CREEK - FIRST PLAT, also being the Northeast corner of HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) a subdivision of land in said Lee's Summit recorded as Instrument Number 2021E0092288 in Book 195 at Page 11 in said Office of Recorder of Deeds, Jackson County, Missouri; thence continuing North 87°45'24" West (Platted N87°45'23"W) on said North line of said Southeast Quarter, said South line of said EAGLE CREEK – FIRST PLAT, and also being the North line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 643.83 feet to the Northwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) also being the HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), a subdivision of land in said Lee's Summit recorded in June 8, 2022 as Instrument Number 2022E0054883 in Book 204 at Page 66; thence continuing North 87°45'24" West (Platted N87°45'23"W) on said North line of said Southeast Quarter, said South line of said EAGLE CREEK – FIRST PLAT, also being the South line of EAGLE CREEK – SECOND PLAT, a subdivision of land in said Lee's Summit recorded September 5, 2000 as Instrument Number 2000I 0058889 in Book I68 at Page 09, a distance of 955.83 feet to the Northwest corner of HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) and also being the Point of Beginning of the tract of land to be herein described; thence leaving said North line of said Southeast Quarter and leaving said South line of said EAGLE CREEK – SECOND PLAT, South 29°10'47" West, on the Westerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), a distance of 873.51 feet; thence South 88°21'16" West along said Westerly line, 52.12 feet; thence South 27°25'51" West, along said Westerly line, 98.75 feet; thence Southwesterly along said Westerly line, along a curve to the left, having an initial tangent bearing of North 62°34'09" West, with a radius of 50.00 feet, a central angle of 150°22'53" and an arc distance of 131.23 feet; thence South 57°02'58" West, along said Westerly line, 49.90 feet; thence South 01°38'44" East, along said Westerly line, 128.09 feet to the Southwest corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); thence North 88°21'16" East along the Southerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), 1,139.83 feet; thence South 67°11'53" East, along said Southerly line, 61.05 feet to the Southeast corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) also being the Southwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C); thence South 67°11'53" East, along the Southerly line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 74.21 feet; thence South 60°49'13" East, along said Southerly line, 252.48 feet; thence South 87°00'50" East, along said Southerly line, 438.50

feet to a point on the Westerly line of Minor Subdivision HOOKS FARMS TRACTS B1, B2 & B3 A REPLAT OF TRACT B, HOOK FARMS FIRST PLAT (LOTS 1 THRU 49 INCLUSIVE AND TRACTS A,B & C) recorded September 3, 2025 as Instrument Number 2025E0065071 in Book 225 at Page 74 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South 02°59'10" West, along said Westerly line, 25.00 feet to the Southwest corner of said Minor Subdivision; thence South 87°00'50" East, along the Southerly line of said Minor Subdivision, 245.56 feet (Platted 245.70 feet) to the Southeast corner of Minor Subdivision and also being a point on the Existing Westerly line of SW PRYOR ROAD, as established by Right of Way Deed recorded October 3, 2005 as Instrument Number 2005I0087407 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South 02°45'34" West, along said Existing Westerly right-of-way line, 183.44 feet; thence leaving said Existing Westerly right-of-way line, North 87°43'07" West, 506.54 feet; thence South 10°57'14" West, 147.00 feet; thence South 13°29'45" East, 359.07 feet to a point on the Northerly line of THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H) a subdivision of land in said Lee's Summit recorded August 20, 2021 as Instrument Number 2021E0092289 in Book 195 at Page 16 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South 87°33'26" West along said Northerly line, 54.69 feet; thence South 23°08'41" West, along said Northerly line, 52.48 feet; thence North 70°49'21" West, along said Northerly line, 862.03 feet; thence South 01°28'48" West, along said Northerly line, 20.00 feet; thence North 88°31'12" West, along said Northerly line, 146.33 feet; thence South 56°44'46" West, along said Northerly line, 139.48 feet to the Western most point of said THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H), also being a point on the Northeasterly line of THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), a subdivision of land in said Lee's Summit recorded September 14, 2022 as Instrument Number 2022E0085308 in Book 206 at Page 32 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 52°11'58" West, along said Northeasterly line, 631.86 feet; thence North 90°00'00" West, along the North line of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), 500.00 feet to the Northwest corner of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), also being a point on the West line of said Southeast Quarter, also being the East line of the Southwest Quarter of said Section 23 and also being the a point on the East line of MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, a subdivision of land in said Lee's Summit recorded July 25, 2000 as Instrument 2000I0048792 in Book I67 at Page 87 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 02°43'00" East (Platted MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74 N02°43'03"E) along said East line of said MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, along said West line of said Southeast Quarter, along said East line of said Southwest Quarter and along the Easterly line of EAGLE CREEK GREENWAY (TRACTS G-1 & G-2), a Minor subdivision of land in said Lee's Summit, recorded February 4, 2026 as Instrument Number 2026E0008662 in Book 228 at Page 89 in said Office of Recorder of Deeds, Jackson County, Missouri, 577.37 feet; thence leaving said West line of said Southeast Quarter and leaving said East line of said Southwest Quarter, North 38°11'11" West along said Easterly line, 590.40 feet; thence North 47°02'33" East, along said Easterly line, 122.74 feet; thence North 42°57'27" West, along said Easterly line, 164.35 feet to the Northeast corner of Tract H, of EAGLE CREEK GREENWAY, a subdivision of land in said Lee's Summit recorded November 14, 2006 as Instrument Number 2006E0121720 in Book 100 at Page 65 in said Office of Recorder of Deeds, Jackson County, Missouri, also being a point on the Southerly line of EAGLE CREEK – EIGHTH PLAT, LOTS 283 THRU 348 INCLUSIVE, AND TRACT D, a subdivision of land in said Lee's Summit recorded October 14, 2003 as Instrument Number 2003I0126508 in Book 78 at Page 86 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 42°01'24" East, along said Southerly line, 156.44 feet (Platted 156.43 feet); thence North 39°26'10" East, along said Southerly line, 128.33 feet (Platted 127.83 feet) to a point on the North line of said Southwest Quarter; thence South 87°46'10" East (Platted S87°45'23"E) along said Southerly line and along said North line of said Southwest Quarter, 242.57 feet (Platted 242.66 feet) to the center of said Section 23; thence South 87°45'24" East (Platted S87°45'23"E), along said Southerly line, along said North line of said Southeast Quarter and along said Southerly line of said EAGLE CREEK –

SECOND PLAT, 1003.54 feet to the Point of Beginning. Containing 2,342,148 square feet or 53.77 acres, more or less.

EXHIBIT C
TO
THIRD SUPPLEMENT TO
DECLARATION OF HOMES ASSOCIATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS

Legal Description of Lots Contained in the Third Plat

Lots 216 through and including 257, and Tracts M, N and O, Hook Farms Third Plat, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

**CERTIFICATE OF SECRETARY
OF
THE HOOK FARMS HOME OWNERS ASSOCIATION**

I, Amy Nelson, hereby certify that I am the duly elected and qualified Secretary/Treasurer of The Hook Farms Home Owners Association. I hereby also certify that Hunt Midwest Real Estate Development, Inc., the Developer identified in the Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Hook Farms, dated July 20, 2021 (the “Declaration”), is the sole Class D Member of The Hook Farms Home Owners Association and the owner of sufficient Lots in the Subdivision to give Hunt Midwest Real Estate Development, Inc. a majority of the votes possible to be cast under the Declaration.

Dated this _____ day of _____, 2026.

Amy Nelson