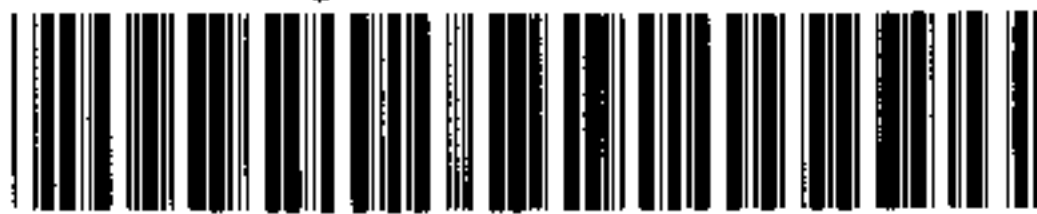


RECORDER'S CERTIFICATION
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ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE
PARK RIDGE
COMMUNITY IMPROVEMENT DISTRICT**

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**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE
PARK RIDGE
COMMUNITY IMPROVEMENT DISTRICT**

This Declaration is made on _____, 2006, by ACH Development, LLC, a Missouri limited liability company, with a notice and mailing address of 839 N.E. Woods Chapel Road, Lee's Summit, Missouri 64064.

RECITALS

A. Declarant owns certain real property located in Jackson County, Missouri, in the City of Lee's Summit, Missouri, which is more particularly described in <

1.1. "Additional Property" means any additional real property that is subjected to the covenants, conditions, restrictions and easements of this Declaration by a Supplemental Declaration under the provisions of Sections 2.2 or 2.3 of Article Two.

1.2. "Annual Maintenance Assessment" means that Assessment levied by the District pursuant to a Special Assessment Petition submitted by the Owners to the Board of Directors pursuant to the CID Act, which levy amount is to be determined annually by the Board of Directors and assessed against each assessable Lot or Unit as provided for in Article Five of this Declaration.

1.3. "ARB" means the Architectural Review Board described in Article Eight of this Declaration.

1.10. "Bylaws" means the District's Bylaws adopted in accordance with the Articles of Incorporation.

1.11. "Capital Assessment" means that Assessment levied by the District pursuant to a Special Assessment Petition submitted by the Owners to the Board of Directors pursuant to the CID Act, which levy amount is to be determined annually by the Board of Directors and assessed against each assessable Lot or Unit as provided for in Article Five of this Declaration.

1.12. "CID Act" means the Community Improvement District Act, as set out in Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, and any subsequent amendments.

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1.21. "District Documents" means the Articles of Incorporation, Bylaws, this Declaration, any Supplemental Declarations, the Petition, the CID Act, any District resolutions and/or any other document applicable to the District's powers, rights, duties or obligations.

1.22. "Easement" means the easement in gross upon, across, over and under all of the Property reserved by the Declarant, which is to be automatically assigned to the District on the Turnover Date without any further action required of the Declarant or of the District.

1.23. "Fiscal Year" means the fiscal year of the District, that being July 1 through June 30 of each year.

1.32. "Passenger Motor Vehicle" means any non-Commercial Motor Vehicle, except Recreational Vehicles.

1.33. "Petition" means the Petition to Establish the Park Ridge Community Improvement District approved by the City on _____, 2006 through Ordinance No. _____.

1.34. "Plans" shall include, but not be limited to, any building, design or construction plans related to any structure located within Park Ridge.

1.35. "Plat or Plats" individually means a single recorded subdivision plat for Park Ridge as it may be amended

1.44. "Sub-Association Assessments" means annual assessments imposed by a Sub-Association pursuant to contractual authority derived from the covenants, conditions and restrictions governing such Sub-Association.

1.45. "Summit Unit" means any one of those Lots located on the Property and designated as a Summit Unit on any Plat or Plats, or on any development plan approved by the City, and which, unless otherwise determined in accordance with this Declaration, must be designed and constructed in accordance with the Design Guidelines attached hereto as Exhibit E.

1.46. "Supplemental Declaration" means any supplementary declaration subjecting Additional Property to this

