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**(ABOVE SPACE RESERVED FOR RECORDER OF DEEDS' USE)**

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Document Title: First Supplement to Declaration of Homes Association  
and Covenants, Conditions, Restrictions and Easements of Hook Farms  
Document Date: May 24, 2022  
Grantor Names: Hunt Midwest Real Estate Development, Inc.  
Grantee Names: Hunt Midwest Real Estate Development, Inc.  
Statutory Address: Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161  
Legal Descriptions: See Exhibit A attached  
Reference Book and Page: Declaration of Homes Association and Covenants, Conditions,  
Restrictions and Easements of Hook Farms, Document No.  
2021E0092290

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

**THIS FIRST SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOOK FARMS** (this "Supplemental Declaration") is made and executed as of May 24, 2022, by **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**, a Missouri corporation (the "Developer"), Suite 100, 8300 N.E. Underground Drive, Kansas City, Missouri 64161.

**RECITALS:**

A. On July 20, 2021, the Developer executed that certain subdivision plat entitled "HOOK FARMS FIRST PLAT" ("Hook Farms Plat") and on July 20, 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"). 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 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").

D. On \_\_\_\_\_, 2022, Developer executed that certain subdivision plat entitled "Hook Farms Second Plat" (the "Second Plat"), covering the real property formerly legally described as shown therein and on **EXHIBIT A** 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 B** attached to this Supplemental Declaration (the "First Expansion Property"), which Second Plat was approved on \_\_\_\_\_, 2022, by the City Council of the City, and was recorded on \_\_\_\_\_, 2022, under Document No. 2022 \_\_\_\_\_, in the Recorder's Office.

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

F. 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 First Expansion Property and to subject the First 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 First Expansion Property.

2. **Expansion Effective Upon Recording.** The expansion set forth above, shall be effective immediately upon filing the Second Plat and this Supplemental Declaration of record in the Recorder's Office. Recording of the Second 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 First 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 Second Plat, and this Supplemental Declaration to include the First 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 Second 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 First

Expansion Property, shall be subject to all of the terms and conditions of the Declaration immediately upon recording of the Second 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 Second Plat shall be used and maintained by the Association under the terms of the Homes Association Declaration, as amended, as private open green space areas, storm water detention tract or Common Areas or any combination thereof, as applicable.

6. **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. B. Holland, Jr.  
F. Brenner Holland, Jr.,  
Senior Vice President

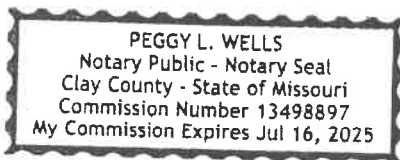
STATE OF MISSOURI     )  
                                      ) S.S.  
COUNTY OF CLAY     )

On this 24<sup>th</sup> day of May, 2022, 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.

Peggy L. Wells  
Signature of Notary Public

Peggy L. Wells  
Typed or Printed Name of Notary

My Commission expires:



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

**Legal Description of First Expansion Property Prior to Platting**

A tract of land in the 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 Jason S. Roudebush, P.L.S. 2002014092 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; thence North 87°45'24" West, on the North line of said Southeast Quarter, 50.00 feet to the Southeast corner of Lot 3, EAGLE CREEK-FIRST PLAT, a subdivision of land in said Lee's Summit recorded as Instrument Number I104091 in Book I65 at Page 01 in Jackson County Recorder of Deeds Office, 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 I195 at Page 11 in said Jackson County Recorder of Deeds Office; thence continuing North 87°45'24" West on said North line, also being the North line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), , also being the South line of said EAGLE CREEK-FIRST PLAT, 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 Point of Beginning of the tract of land to be herein described; thence leaving said North line and said South line, South 02°59'10" West, on the Westerly line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C, 277.38 feet; thence North 87°00'50" West, along said Westerly line, 36.00 feet; thence South 02°59'10" West, along said Westerly line, 50.00 feet; thence South 42°00'50" East, along said Westerly line, 19.80 feet; thence South 02°59'10" West, along said Westerly line, 116.00 feet; thence North 87°00'50" West, along said Westerly line, 126.12 feet; thence South 07°19'52" West, along said Westerly line, 64.17 feet; thence South 29°10'47" West, along said Westerly line, 375.17 feet; thence South 15°20'56" West, along said Westerly line, 50.00 feet; thence along said Westerly line, Easterly along a curve to the right having an initial tangent bearing of South 74°39'04" East with a radius of 275.00 feet, a central angle of 11°57'16" and an arc distance of 57.38 feet; thence South 27°18'12" West, on said Westerly line, 138.17 feet; thence leaving said Westerly line, North 67°11'53" West, 61.05 feet; thence South 88°21'16" West, 1,139.83 feet; thence North 01°38'44" West, 128.09 feet; thence North 57°02'58" East, 49.90 feet; thence Northeasterly along a curve to the right having an initial tangent bearing of North 32°57'02" West with a radius of 50.00 feet, a central angle of 150°22'53" and an arc distance of 131.23 feet; thence North 27°25'51" East, 98.75 feet; thence North 88°21'16" East, 52.12 feet; thence North 29°10'47" East, 873.51 feet to a point on said North line of said Southeast Quarter, also being the South line of EAGLE CREEK-SECOND PLAT, a subdivision of land in said Lee's Summit recorded as Instrument Number 200I0058889 in Book I68 at Page 09 in said Jackson County Recorder of Deeds Office; thence South 87°45'24" East, on said North line and said South line, 682.19 feet to the Southeast corner of said EAGLE CREEK-SECOND PLAT, also being the Southwest corner of said EAGLE CREEK-FIRST PLAT; thence South 87°45'24" East on said North line, and said South line of EAGLE CREEK-FIRST PLAT, 273.64 feet to the Point of Beginning. Containing 1,157,274 square feet or 26.57 acres, more or less.

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

**Legal Description of Lots Contained in the Second Plat**

Lots 100 through and including 178, and Tract I Hook Farms Second Plat, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

**CERTIFICATE OF SECRETARY  
OF  
THE HOOK FARMS HOMES ASSOCIATION**

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

Dated this 24<sup>th</sup> day of May, 2022.

Amy Nelson  
Amy Nelson