

ENFORCEMENT OF RESTRICTIONS

The Declaration of Restrictions Willow Woods – Fifth Plat, as extended, applies to all lots of the District (as such term is defined in the Homeowners Association Declaration – The Willows (the “Declaration”)) that lie within: Willow Woods, Fifth Plat; Willow Woods Sixth Plat; Willow Woods Seventh Plat; Fox Hill Sixth Plat; and Fox Hill Seventh Plat. The Declaration of Restrictions – Willow Woods Estates applies to all lots of the District that lie within all plats of Willow Woods Estates. These Declarations of Restrictions are, in all material respects, identical.

Please be advised that The Board of Directors of The Willows Homeowners Association (Association) will enforce, in its sole discretion, both Declarations of Restrictions pursuant to its authority under Section V of the Declarations and Article VII of the Bylaws of The Willows Homeowners Association.

The Board of Directors has adopted the following policy regarding Section XVIII, styled Automobile Repair and Storage of Automobiles, Trailers, etc., of both Declarations of Restrictions with respect to all lots within the district:

- 1) Watercraft: Watercraft and their trailers may only be stored on a lot in the District between Memorial Day and Labor Day. Outside storage of any watercraft and their trailers, if so stored, cannot be situated in such a way that any portion of them obstruct the sidewalk. Any watercraft, if so stored, must be registered with the Association by no later than May 1st of each year.
- 2) Campers, travel trailers and motor homes (RV): A RV may only be stored on a lot in the District between Memorial Day and Labor Day. Outside storage of a RV is limited to the driveway of a lot. Any RV, if so stored, cannot be situated in such a way that any portion of it obstructs the sidewalk. Any RV, if so stored, must be registered with the Association by no later than May 1st of each year.
- 3) Only one watercraft or RV may be stored outside on a lot at any time. Outside storage of multiple watercraft and/or RV's is strictly prohibited.
- 4) Motor vehicles may not be parked in front of or behind any watercraft or RV such that any part of the motor vehicle, watercraft, trailer or RV obstructs the sidewalk.
- 5) All other storage prohibited by Section XVIII of the Declaration will be strictly enforced. Prohibited storage includes outside storage on a lot includes, but is not limited to, the following: non-operating and/or unlicensed motor vehicles; any motor vehicles that are a nuisance; and utility trailers.

The Board of Directors has adopted the following policy regarding Section XX, styled Nuisances, of both Declarations of Restrictions with respect to all lots within the District:

- 1) Height of lawn: Any grass, weeds, or other plant material, other than landscaping material that exceeds six-(6) inches in height will be considered a nuisance. In the event that any such lawn becomes a nuisance, the Association will exercise any and all remedies available to it under the Declaration, the Declarations of Restrictions, any code of the City of Kansas City, or any statute of the State of Missouri.
- 2) Faded or peeling paint: In the event that any house in the District has faded or peeling paint that, in the sole discretion of the Board of Directors, is a nuisance, the Association will exercise any and all remedies available to it under the Declaration, the Declarations of Restrictions, any code of the City of Kansas City, or any statute of the State of Missouri.
- 3) The Board of Directors of the Association will enforce this section, in its discretion, with respect to any other type of nuisance.

If you would like a copy of the Declaration of Restrictions applicable to your property, you may view them at the Association Web site at www.thewillowshoa.com.

If you do not have access to the Internet, you may request a copy of the applicable Declaration of Restrictions by mail to 1723 NE New Mark Drive, Kansas City, MO 64155.

Generally, the Board of Directors will address violations of the Declarations of Restrictions in the following manner:

- 1) Send a notice to the owner of a lot upon which one or more violations exist specifying the date by which such violation or violations are to be corrected.
- 2) If the violation or violations are not corrected by the date specified in the notice, the Board of Directors may, in its sole discretion, exercise any or all of the remedies available under Section XXIII, styled Right to Enforce, of the Declarations of Restrictions or any remedy available to it in law or in equity.
- 3) If an owner receiving a notice of violation submits, in writing, a request for extension of time to correct the violation or violations, including a specific plan for correcting them, the Board of Directors may, in its sole discretion, grant an extension if the circumstances warrant. Such requests should be sent to the US Mail address and/or the appropriate Association e-mail address.

The Board of Directors of the Association will apply strict construction of the Declarations of Restrictions with respect to all sections of the Declarations of Restrictions except sections XVIII and XX. With respect to sections XVIII and XX, the Board will apply the policies described on the prior page. **The following sections of the Declarations of Restrictions should be noted in particular:**

1. Section VII, styled Approval of Design and Location;
2. Section XI, styled Fences;
3. Section XII, styled Right to Approve Plans;
4. Section XIV, styled Temporary and Outbuilding Prohibited; and
5. Section XVI, styled Signs and Billboards Prohibited

These sections address: location and design of construction, including but not limited to, additions and fences and reserves the right to the Architectural Control Committee to approve any such plans in writing; prohibited construction of storage buildings, sheds and other outbuildings unless approved in writing by the Architectural Control Committee or the Developer; and prohibited display of any signage other than one-(1) sign per lot solely for the purpose of advertising the property for sale. All other signs are prohibited unless approved in writing by the Architectural Control Committee.

These restrictions and their enforcement are designed to maintain the intrinsic and aesthetic values of all of the properties in the District for the benefit of the members of the Association. Your observance of and adherence to the restrictions is appreciated!