

EXTENSION OF THE WILLOWS HOMEOWNERS
ASSOCIATION DECLARATION AND
WILLOW WOODS RESTRICTIONS

FOX HILL
(SEVENTH PLAT)

THIS EXTENSION, made this 22nd day of October, 1998, by BALDWIN PROPERTIES, INC., a Missouri corporation, hereinafter referred to as "DEVELOPER".

WITNESSETH:

WHEREAS, DEVELOPER, filed in the office of Recorder of Deeds for Clay County, Missouri, a Homeowners Association Declaration, THE WILLOWS, hereinafter referred to as "DECLARATION", on the 21st day of March, 1995, in Book 2432 at Page 380 under Document No. M50484; and

WHEREAS, DEVELOPER, filed in the office of Recorder of Deeds for Clay County, Missouri, a Declaration of First Amendment to Homeowners Association Declaration - THE WILLOWS, recorded in Book 2554 at Page 534 under Document Number No. M-96532 on May 2, 1996, (hereinafter referred to as "FIRST AMENDMENT"); and

WHEREAS, DEVELOPER, filed in the office of Recorder of Deeds for Clay County, Missouri, a Declaration of Restrictions, WILLOW WOODS-5TH PLAT, hereinafter referred to as "RESTRICTIONS", on the 29th day of April, 1996, in Book 2552 at Page 946 under Document No. M95957; and

WHEREAS, Section XVI of said Declaration and Section XXIV of the Restrictions permits the DEVELOPER to add, from time to time, other land as it may now own or hereafter acquire by executing and acknowledging an appropriate agreement for that purpose and filing

the same for record in the office of the Recorder of Deeds for Clay County, Missouri; and

WHEREAS, DEVELOPER, as the owner of all land described therein has filed in the office of Recorder of Deeds for Clay County, Missouri, a plat of the subdivision known as FOX HILL-SEVENTH PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri, as Document No. _____ appearing at Plat Cabinet _____ at Sleeve _____, on the _____ day of _____, 1998, said plat having previously been approved by the City of Kansas City, Missouri; and

WHEREAS, said plat creates said FOX HILL-SEVENTH PLAT, composed of the following described lots and tracts in said subdivision, to-wit:

Lots 1 through 44, both inclusive, FOX HILL-SEVENTH PLAT, an addition in and to the City of Kansas City, Clay County, Missouri, said real property being more particularly described on Exhibit "A".

WHEREAS, DEVELOPER, as the owner of all of the aforementioned lots and tracts of land so shown on the aforesaid Plat now desires to subject said land to all the terms, covenants and provisions of the Declaration, Restrictions, and First Amendment, all for the use, benefit and betterment of the DEVELOPER and for its future grantees, successors and assigns.

NOW, THEREFORE, in consideration of the premises, the DEVELOPER for itself and for its successors and assigns and for its future grantees, hereby confirms that all of the lots and tracts of land shown on the above described FOX HILL-SEVENTH PLAT shall be

and they are hereby made subject to all of the terms, covenants and conditions of the Declaration, Restrictions, and First Amendment, described above herein and duly recorded in the office of the Recorder of Deeds for Clay County, Missouri, just as if those instruments were set out herein in full so that all the terms and provisions thereof will apply to FOX HILL-SEVENTH PLAT.

The terms, agreements and conditions of this instrument shall be binding upon the successors, grantees or assigns of the DEVELOPER.

IN WITNESS WHEREOF, DEVELOPER has caused this instrument to be executed the day and year first above written.

BALDWIN PROPERTIES, INC., A
MISSOURI CORPORATION

BY: 

RONALD O. BALDWIN, PRESIDENT

(NO SEAL)

ATTEST:


SECRETARY

EXHIBIT "A"

All that part of the Southwest Quarter of Section 25, Township 52, Range 33 and all that part of the Northwest Quarter of Section 36, Township 52, Range 33, in Kansas City, Clay County, Missouri described as follows: Commencing at the Northeast corner of the South One Half of the Southwest Quarter of said Section 25; thence North $89^{\circ} 52'11''$ West along the North line of the South One Half of the Southwest Quarter of said Section 25, a distance of 1682.86 feet; thence South $10^{\circ} 53'52''$ East along the East line of FOX HILL 6TH PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 670.82 feet to the Point of Beginning of the tract of land herein to be described also being the Southeasterly corner of Lot 13 of said FOX HILL 6TH PLAT; thence continuing South $10^{\circ} 53'52''$ East, a distance of 1333.40 feet to the Northeast corner of Lot 38, FOX HILL FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South $63^{\circ} 10'41''$ West along the North line of said Lot 38 and Lot 37 of said FOX HILL FIFTH PLAT, a distance of 179.78 feet to the Southeasterly corner of Lot 26 of said FOX HILL FIFTH PLAT; thence North $43^{\circ} 38'33''$ West along the East line of said Lot 26 and its Northerly prolongation thereof, a distance of 219.34 feet to a point on the Northerly right-of-way line of NE 103rd Street; thence Southwesterly along the Northerly right-of-way line of said NE 103rd Street, along a curve to the right, having an initial tangent bearing of South $46^{\circ} 21'26''$ West and a radius of 166.35 feet, an arc distance of 20.38 feet to the Southeast corner of Lot 14 of said FOX HILL FIFTH PLAT; thence North $36^{\circ} 37'25''$ West along the East line of said Lot 14, a distance of 143.96 feet to the Northeast corner of said Lot 14; thence North $67^{\circ} 11'12''$ East along the South line of Lot 12 of said FOX HILL FIFTH PLAT, a distance of 35.59 feet; thence North $01^{\circ} 14'31''$ East along the East line of said Lot 12 and Lot 11 of said FOX HILL FIFTH PLAT, a distance of 130.00 feet; thence North $07^{\circ} 45'29''$ West along the East line of said Lot 11 and Lot 10 of said FOX HILL FIFTH PLAT, a distance of 130.97 feet to the Northeast corner of said Lot 10; thence South $77^{\circ} 25'52''$ West along the North line of Lot 10 of its Westerly prolongation and the North line of Lot 7 of said FOX HILL FIFTH PLAT, a distance of 345.14 feet to the Northwest corner of said Lot 7 said point also being on the Easterly line of FOX HILL THIRD PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence Northwesterly along the Easterly line of Lots 104 and 103 of said FOX HILL THIRD PLAT, along a curve to the left, having an initial tangent bearing of North $05^{\circ} 06'47''$ West and a radius of 859.44 feet, an arc distance of 183.62 feet to the Northeast corner of said Lot 103; thence North $06^{\circ} 50'17''$ East along the East line of Lot 102 of said FOX HILL THIRD PLAT, a distance of 139.24 feet to the Northeast corner of said Lot 102; thence North $05^{\circ} 15'58''$ West along the East line of Lots 101 and 100 of said FOX HILL THIRD PLAT, a distance of 162.09 feet to the Northeast corner of said Lot 100; thence North $28^{\circ} 41'40''$ West

along the Easterly line of Lots 99 and 98 and its Northwesterly prolongation, and Lot 97 of said FOX HILL THIRD PLAT, and along the Easterly line of Lot 82, FOX HILL SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 399.24 feet to the Southwest corner of Lot 29 of said FOX HILL 6TH PLAT; thence North $61^{\circ} 18' 20''$ East along the South line of said Lot 29, a distance of 110.00 feet to the Southeasterly corner of said Lot 29 also being the Westerly right-of-way line of N. Tracy Avenue; thence South $28^{\circ} 41' 40''$ East along the Westerly right-of-way line of said N. Tracy Avenue, a distance of 8.98 feet; thence North $61^{\circ} 18' 20''$ East along the Southerly line of Lot 28 of said FOX HILL 6TH PLAT and its Westerly prolongation thereof, a distance of 180.94 feet to the Southeast corner of said Lot 28; thence South $31^{\circ} 12' 45''$ East along the Westerly line of Lot 27 of said FOX HILL 6TH PLAT, a distance of 61.66 feet to the Southwest corner of said Lot 27; thence North $54^{\circ} 40' 58''$ East along the South line of said Lot 27, a distance of 100.00 feet to the most Easterly corner of said Lot 27; thence South $10^{\circ} 53' 52''$ East along the West line of Lot 14 of said FOX HILL 6TH PLAT, a distance of 39.99 feet to the Southwest corner of said Lot 14; thence North $79^{\circ} 06' 08''$ East along the South line of said Lot 14, a distance of 110.00 feet to the Southeast corner of said Lot 14 also being the Westerly right-of-way line of N. Virginia Avenue; thence South $10^{\circ} 53' 52''$ East along the Westerly right-of-way line of said N. Virginia Avenue, a distance of 57.88 feet; thence North $79^{\circ} 06' 08''$ East along the Southerly line of Lot 13 of said FOX HILL 6TH PLAT and its Westerly prolongation thereof, a distance of 210.00 feet to the Point of Beginning. Said Tract of land contains 16.4 acres more or less.