

N/61022

2735-119

EXTENSION OF THE WILLOWS HOMEOWNERS
ASSOCIATION DECLARATION AND
WILLOW WOODS RESTRICTIONS

WILLOW WOODS
(SIXTH PLAT)

Filed 10/8/9

THIS EXTENSION, made this 7th day of October, 1997, 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-SIXTH 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 WILLOW WOODS-SIXTH PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri, as Document No. N60705 appearing at Plat Cabinet E at Sleeve 56, on the 30th day of October, 1997, said plat having previously been approved by the City of Kansas City, Missouri; and

WHEREAS, said plat creates said WILLOW WOODS-SIXTH PLAT, composed of the following described and lots and tracts in said subdivision, to-wit:

Lots 1 through 32, both inclusive, and Tract A, WILLOW WOODS-SIXTH 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 WILLOW WOODS-SIXTH 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 this instrument were set out herein in full so that all the terms and provisions thereof will apply to **WILLOW WOODS-SIXTH PLAT**.

The Detention Facility described as Tract A, **WILLOW WOODS-SIXTH PLAT** shall be common property and the Association shall continue to be responsible for all use, care, maintenance, operation and expenses of the said Detention Facility and, in the event of the dissolution, termination or other expiration of the legal status of the Association, the use, care, maintenance, operation and expense of said Detention Facility shall become the responsibility of the individual owners of the lots in the District as defined in the Declaration.

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*
RONALD O. BALDWIN, PRESIDENT

(NO SEAL)

ATTEST:

Ronald O. Baldwin
SECRETARY

MISSOURI ACKNOWLEDGMENT - CORPORATE

STATE OF MISSOURI)

COUNTY OF Clay) SS

On this 7th day of October, 1997, before me appeared, RONALD O. BALDWIN, to me personally known, who being by me duly sworn, did say that he is the President of BALDWIN PROPERTIES, INC., a Missouri Corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said RONALD O. BALDWIN acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Gladsion, MO, the day and year last above written.

My commission expires:
11-15-98

Pauline Fleming
Notary Public
PAULINE FLEMING
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV 15, 1998

EXHIBIT "A"

All that part of the Northwest Quarter of Section 36, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 36; thence North $00^{\circ} 19' 03''$ East along the East line of the Northwest Quarter of said Section 36, a distance of 1280.00 feet to the Point of Beginning of the tract of land herein to be described; thence North $89^{\circ} 40' 57''$ West along the North line of Lots 27 and 26, WILLOW WOODS-5TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri and its Easterly prolongation thereof, a distance of 395.00 feet; thence South $58^{\circ} 23' 53''$ West along the North line of Lot 25, of said WILLOW WOODS-5TH PLAT, a distance of 93.30 feet; thence North $71^{\circ} 13' 52''$ West along the North line of Lot 24 of said WILLOW WOODS-5TH PLAT, a distance of 107.46 feet; thence Southwesterly along a curve to the left, along the West line of said Lot 24, having an initial tangent bearing of South $18^{\circ} 46' 08''$ West, a radius of 160.00 feet, an arc distance of 37.78 feet; thence North $84^{\circ} 45' 43''$ West along the North line of Lot 23 of said WILLOW WOODS-5TH PLAT, a distance of 197.81 feet to a point on the Easterly line of Lot 85, WILLOW WOODS FOURTH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North $19^{\circ} 40' 59''$ West along the Easterly line of Lots 85, 86, 87 and 88 and the Northwesterly prolongation thereof, a distance of 323.04 feet to a point on the Northerly line of NE Chowning Drive; thence South $79^{\circ} 06' 08''$ West along the Northerly line of NE Chowning Drive, a distance of 300.35 feet to the Southeast corner of Lot 56 of said WILLOW WOODS FOURTH PLAT; thence North $10^{\circ} 53' 52''$ West along the Easterly line of Lot 56 of said WILLOW WOODS FOURTH PLAT, and the Northwesterly prolongation thereof, a distance of 135.00 feet to a point on the Easterly line of Lot 39, FOX HILL-5TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North $79^{\circ} 06' 08''$ East, a distance of 328.19 feet; thence South $83^{\circ} 25' 40''$ East, a distance of 37.35 feet; thence North $54^{\circ} 29' 01''$ East, a distance of 160.16 feet; thence North $35^{\circ} 30' 59''$ West, a distance of 34.97 feet; thence North $54^{\circ} 29' 01''$ East, a distance of 103.90 feet; thence North $25^{\circ} 47' 33''$ West, a distance of 331.90 feet; thence North $70^{\circ} 59' 20''$ East, a distance of 108.49 feet; thence North $08^{\circ} 08' 33''$ West, a distance of 115.01 feet; thence Northeasterly along a curve to the right, having an initial tangent bearing of North $78^{\circ} 43' 51''$ East and a radius of 275.00 feet, an arc distance of 30.01 feet; thence South $08^{\circ} 08' 33''$ East, a distance of 119.97 feet; thence South $88^{\circ} 45' 29''$ East, a distance of 167.77 feet; thence South $60^{\circ} 24' 27''$ East, a distance of 66.89 feet; thence South $53^{\circ} 52' 43''$ East, a distance of 65.00 feet; thence North $63^{\circ} 38' 20''$ East, a distance of 89.25 feet; thence Southeasterly along a curve to the right, having an initial tangent bearing of South $26^{\circ} 21' 40''$ East and a radius of 275.00 feet, an arc distance of 128.06 feet; thence South $00^{\circ} 19' 03''$ West, a distance of 176.59 feet; thence South $89^{\circ} 40' 57''$ East, a distance of 50.00 feet; thence South $00^{\circ} 19' 03''$ West, a distance of 15.00 feet; thence South $89^{\circ} 40' 57''$ East, a distance of 235.00 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South $00^{\circ} 19' 03''$ West along the East line of the Northwest Quarter of said Section 36, a distance of 570.00 feet to the Point of Beginning. The above tract of land contains 15.58 acres more or less.