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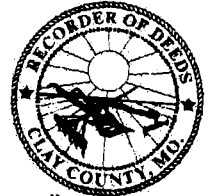
Instr #: 2021013946

Book: 9011 Page: 114

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Pages: 6

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Katee Porter
Recorder of Deeds

Supplemental Declaration/Amendment to Declaration of Covenants, Restrictions and Easements for Eagle Pointe

This Supplemental Declaration/Amendment to Declaration of Covenants, Restrictions and Easements for Eagle Pointe (this "Amendment") is made as of April 1, 2021, by Star Acquisitions, Inc., a Missouri corporation (as "Developer", "Grantor" and "Grantee" whose mailing address is 244 W. Mill, Ste. 101, Liberty, MO 64068). *K*

Reference Book(s)/Page(s): Book 8747 at Page 91
Book 8918 at Page 136

Legal Description:

Eagle Pointe 1st Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof,

And

Eagle Pointe 2nd Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Recitals

1. On or about July 28, 2020, Developer executed and recorded that certain **Declaration of Covenants, Restrictions and Easements for Eagle Pointe** ("Declaration"), in Book 8747 at Page 91, Clay County Recorder of Deeds, covering real property ("Property") legally described in Exhibit A attached hereto (Pages 4 through 6, inclusive).
2. The Declaration has been modified once previously,
3. Article IV, Section 2 b) of the Declaration permits Developer, during the Development Period, to unilaterally amend the Declaration to, among other things, "correct deficiencies of this Declaration (as determined to exist by the Developer in Developer's sole discretion)".
4. The Development Period under the Declaration has not expired.

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5. Developer has determined that the Declaration contains deficiencies which must be amended so as to provide for the unified and first-class development of the Property.

Article 1

Incorporation by Reference

Except to the extent expressly inconsistent herewith, all definitions contained in the Declaration, and all terms of the Declaration, are incorporated by reference herein except that the "Declaration" shall henceforth be deemed to include the original Declaration, as well as this and any subsequent amendment or supplement to the Declaration

Article 2

Amendments of Declaration

The Declaration is hereby amended and supplemented in the following respects:

1. Amendment #2.

Article III, Section 26 of the Declaration is hereby deleted in its entirety and is replaced with the following new Section:

"Roof Materials/Color (General Rule). Except as otherwise provided in the next paragraph for "Exceptional Lots":

- a) All roofs on all enclosed structures on any Lot must be of the following material: Certainteed in the Belmont Style, and
- b) All roofs on all enclosed structures on any Lot must be of the following color: "Black Granite",

(or such other material and/or color approved by the DRC in its sole discretion). **Caution to Owner: any roofs installed in violation of the foregoing material and color provisions will be subject to forced removal which will result in substantial economic loss to Owner.**"

Article 3

Ratification and Confirmation

In all other respects, the Declaration (as hereby amended) is ratified and confirmed.

In Witness Whereof, the undersigned has executed this instrument the day and year first above written, the corporate parties by its officers duly authorized in the premises.

Star Acquisitions, Inc.

By: 
Timothy D. Harris, President

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Missouri Acknowledgment-Corporate (no seal)

State of Missouri)
County of Clay)

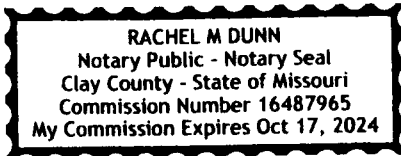
On April 1, 2021, before me, the undersigned, a Notary Public, personally appeared Timothy D. Harris, to me known, who, being by me duly sworn, did say that he is the President of Star Acquisitions, Inc., a Missouri corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said individual last named acknowledged that he executed the same as the free act and deed of such corporation, and the said individual last named stated that the aforesaid corporation has no corporate seal.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year last above written.

My Commission Expires:

Oct 17, 2024

Rachel M Dunn
Notary Public



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Exhibit A Property

First Plat Property (with exclusions)

A tract of land in the Northeast Quarter of Section 10 and the Northwest Quarter of Section 11, all in Township 51 North, Range 32 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 10, said point also being the Southwest corner of the Northwest Quarter of said Section 11; thence North 88°33'20" West, along the South line of the Northeast Quarter of said Section 10, 718.50 feet; thence North 01°26'40" East, 97.54 feet to the Point of Beginning of the tract of land to be herein described; said point also being on the Northerly right of way line of Missouri State Highway No. 152 as now established: thence Northerly along a curve to the left having an initial tangent bearing of North 10°55'00" East with a radius of 131.00 feet, a central angle of 10°55'00" and an arc distance of 24.96 feet; thence North 00°00'00" East, 167.59 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 41°47'15" West with a radius of 16.00 feet, a central angle of 57°08'32" and an arc distance of 15.96 feet; thence South 81°04'13" West, 19.16 feet; thence Southwesterly along a curve to the left being tangent to the last described course with a radius of 81.00 feet, a central angle of 27°36'21" and an arc distance of 39.03 feet; thence South 53°27'52" West, 23.23 feet; thence North 36°32'08" West, 94.51 feet; thence Northeasterly along a curve to the left having an initial tangent bearing of North 55°40'05" East with a radius of 290.00 feet, a central angle of 47°09'52" and an arc distance of 238.72 feet; thence North 17°29'56" West, 929.24 feet; thence North 27°19'54" West, 558.50 feet; thence North 25°03'31" East, 67.94 feet; thence North 88°48'31" East, 436.70 feet; thence South 55°00'30" East, 707.74 feet; thence South 21°05'10" East, 328.53 feet; thence South 50°22'13" East, 1183.79 feet; thence South 66°03'11" East, 105.76 feet; thence North 80°22'21" East, 105.76 feet; thence North 29°14'22" East, 201.67 feet; thence North 23°15'10" West, 109.72 feet to the most Westerly corner of Tract "A", (also being the most Southerly corner of Lot 1), THE PRESERVE SIXTH PLAT, a subdivision of land in said Kansas City as recorded in Document 2008021837, in Book G at Page 161; thence North 58°09'20" East, along the South line of said Tract "A", 120.76 feet to the Southeast corner of said Tract "A" and an angle point in the Southerly line of said plat; thence South 83°49'59" East, along said Southerly plat line 67.00 feet to a point on the Southeasterly right of NE Shoal Creek Valley Drive as established by said plat; thence Northeasterly along said Southeasterly right of way line along a curve to the right having an initial tangent bearing of North 06°10'01" East with a radius of 265.00 feet, a central angle of 71°50'16" and an arc distance of 332.26 feet; thence North 78°00'17" East, along said Southeast right of way line, 118.23 feet to a point on the Westerly line of Tract "C", THE SHOPPES AT SHOAL CREEK, a subdivision of land in said Kansas City as recorded in Document No. S32985, in Book F, at Page 101; thence South 22°35'29" East, along said Westerly tract line, 23.07 feet to the Southwest corner of said Tract "C"; thence South 82°53'43" East, along the Southerly line of said Tract "C", 95.13 feet to the Northwest corner of Tract "B", said THE SHOPPES AT SHOAL CREEK; thence Southerly along said Westerly tract line the following eight (8) courses: thence South 34°33'19" West, 68.45 feet; thence South 42°31'53" West, 197.24 feet; thence South 24°39'32" West, 136.83 feet; thence South 06°17'48" West, 211.50 feet; thence South 19°07'14" East, 51.62 feet; thence South 07°56'10" West, 59.48 feet; thence South 29°43'48" West, 206.12 feet; thence South 01°23'27" West, 180.03 feet to a point on the Northerly right of way line of aforesaid Missouri State Highway No. 152 as now established; thence departing the aforesaid Westerly tract line, North 88°36'33" West, along said Northerly right of way line, 360.72 feet; thence North 01°23'27" East, 213.83 feet; thence Westerly along a curve to the right having an initial tangent bearing of South 70°20'48" West with a radius of 386.00 feet, a central angle of 61°26'38" and an arc distance of 413.95 feet; thence North 48°12'34" West, 206.90 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 264.00 feet, a central angle of 41°47'26" and an arc distance of 192.56 feet; thence South 90°00'00" West, 127.18 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of

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233.00 feet, a central angle of 24°36'49" and an arc distance of 100.09 feet; thence Southwesterly along a curve to the left having a common tangent with the last described course with a radius of 33.00 feet, a central angle of 42°28'40" and an arc distance of 24.47 feet; thence Southerly along a curve to the left having a common tangent with the last described course with a radius of 68.00 feet, a central angle of 22°54'31" and an arc distance of 27.19 feet; thence South 00°00'00" West, 10.91 feet; thence South 90°00'00" West, 81.66 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 10°10'08" West with a radius of 233.00 feet, a central angle of 13°33'21" and an arc distance of 55.13 feet; thence Northwesterly along a curve to the left having a common tangent with the last described course with a radius of 33.00 feet, a central angle of 40°55'18" and an arc distance of 23.57 feet; thence Westerly along a curve to the left having a common tangent with the last described course with a radius of 68.00 feet, a central angle of 25°21'13" and an arc distance of 30.09 feet; thence South 90°00'00" West, 128.82 feet; thence South 87°16'25" West, 38.78 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 281.00 feet, a central angle of 35°35'47" and an arc distance of 174.58 feet; thence South 51°40'38" West, 23.23 feet; thence Southwesterly along a curve to the left being tangent to the last described course with a radius of 181.00 feet, a central angle of 21°13'00" and an arc distance of 67.02 feet; thence Southerly along a curve to the left having a common tangent with the last described course with a radius of 21.00 feet, a central angle of 53°01'36" and an arc distance of 19.44 feet; thence Southeasterly along a curve to the left having a common tangent with the last described course with a radius of 5.00 feet, a central angle of 41°04'42" and an arc distance of 3.58 feet; thence South 63°38'40" East, 26.09 feet; thence South 56°23'45" East, 27.74 feet; thence South 63°38'40" East, 35.78 feet; thence South 26°21'20" West, 62.56 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 62°07'45" West with a radius of 181.00 feet, a central angle of 31°05'49" and an arc distance of 98.24 feet; thence Westerly along a curve to the left having a common tangent with the last described course with a radius of 26.00 feet, a central angle of 24°45'47" and an arc distance of 11.24 feet; thence South 00°00'00" East, 212.32 feet; thence Southerly along a curve to the left being tangent to the last described course with a radius of 58.00 feet, a central angle of 15°56'02" and an arc distance of 16.13 feet to a point on the aforesaid Northerly right of way line of said Missouri State Highway No. 152 as now established;; thence North 88°38'27" West, along said Northerly right of way line, 119.63 feet to the Point of Beginning. Containing 1,989,317 square feet or 45.670 acres, more or less.

Excepting and excluding from the foregoing First Plat property, however, Tract F, Eagle Pointe First Plat.

and also

Second Plat Property (with exclusions)

A tract of land in the Northeast Quarter of Section 10 in Township 51 North, Range 32 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 10; thence North 88°33'20" West, along the South line of the Northeast Quarter of said Section 10, 718.50 feet; thence North 01°26'40" East, 97.54 feet to the Point of Beginning of the tract of land to be herein described; said point being the intersection of the Northerly right of way line of Missouri State Highway No. 152 as now established and the Westerly right of way line of N Booth Avenue as established by EAGLE POINTE FIRST PLAT, a subdivision of land in said Kansas City: thence North 88°38'27" West, along the Northerly right of way line of said Missouri State Highway No. 152, 324.33 feet; thence South 88°36'50" West, along said Northerly right of way line, 263.53 feet; thence North 00°21'04" East along said Northerly right of way line, 83.23 feet; thence South 86°32'59" West along said Northerly right of way line, 322.98 feet; thence North 24°02'10" East, 72.69 feet; thence Northwesterly along a curve to the right having an initial tangent bearing of North 65°57'50" West, with a radius of 436.00 feet, a central angle of 26°18'12"

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and an arc distance of 200.16 feet; thence North 39°39'38" West, 470.31 feet to a point on the Easterly line of THE PRESERVE THIRD PLAT, a subdivision of land in said Kansas City as recorded as Document No. S76566 in Cabinet F at Sleeve 128; thence North 15°35'57" East, along said Easterly plat line, 4.87 feet; thence North 50°20'22" East, along said Easterly plat line, 64.00 feet to a point on the Northerly right of way line of NE Shoal Creek Valley Drive as established by said plat; thence North 39°39'38" West, along said Northerly right of way Line, 104.15 feet; thence Northwesterly along said Northerly right of way line, along a curve to the left being tangent to the last described course with a radius of 432.00 feet, a central angle of 03°17'57" and an arc distance of 24.88 feet; thence Northerly along said Northerly right of way line, along a curve to the right having a common tangent with the last described course with a radius of 21.00 feet, a central angle of 83°47'24" and an arc distance of 30.71 feet to a point on the Southeasterly right of way line of N Donnelly Avenue as established by THE PRESERVE SECOND PLAT, a subdivision of land in said Kansas City as recorded as Document No. R58492 in Cabinet F at Sleeve 51; thence North 40°49'49" East, along said Southeasterly right of way line, 66.72 feet; thence Northeasterly along said Southeasterly right of way line, along a curve to the left being tangent to the last described course with a radius of 278.00 feet, a central angle of 32°43'41" and an arc distance of 158.80 feet; thence North 08°06'08" East, along said Southeasterly right of way line, 90.05 feet to the Southwest corner of Lot 43, said THE PRESERVE SECOND PLAT; thence South 81°53'52" East, along the Southerly line of said Lot 43, 71.34 feet; thence North 39°34'28" East, along said Southerly line, 193.63 feet; thence South 17°56'10" East, 305.26 feet; thence South 29°54'30" East, 544.83 feet; thence South 01°35'04" East, 264.08 feet; thence North 88°24'56" East, 385.94 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 290.00 feet, a central angle of 32°44'51" and an arc distance of 165.75 feet to a point on the Westerly line of aforesaid EAGLE POINTE FIRST PLAT; thence South 36°32'08" East, along said Westerly plat line, 94.51 feet; thence North 53°27'52" East, along said Westerly plat line, 23.23 feet; thence Northeasterly along said Westerly plat line, along a curve to the right being tangent to the last described course with a radius of 81.00 feet, a central angle of 27°36'21" and an arc distance of 39.03 feet; thence North 81°04'13" East, along said Westerly plat line, 19.16 feet; thence Easterly along said Westerly plat line, along a curve to the right being tangent to the last described course with a radius of 16.00 feet, a central angle of 57°08'32" and an arc distance of 15.96 feet; thence South 00°00'00" West, along said Westerly plat line, 167.59 feet; thence Southerly along said Westerly plat line, along a curve to the right being tangent to the last described course with a radius of 131.00 feet, a central angle of 10°55'00" and an arc distance of 24.96 feet to the Point of Beginning. Containing 531,084 square feet or 12.192 acres, more or less.

Excepting and excluding from the foregoing Second Plat property, however, Lots 70 and 71, Eagle Pointe Second Plat.

The aggregate of the foregoing Property which is subject to this Declaration is also known (after recordation of the final plats for same) as all of Lots 1 through 69, inclusive, and Tracts A, B, C, D, E, G, H and J, **Eagle Pointe First Plat and Eagle Pointe Second Plat**, subdivisions of land in Kansas City, Clay County, Missouri, according to the recorded plats thereof (together with any portions described in such plats as having been dedicated for street purposes).

End of Exhibit