

20130403-0001813

Electronic Recording		04/03/2013
Pages: 2	F: \$12.00	02:45:46 PM
Register of Deeds		T20130024938
JO CO KS	BK:201304	PG:001813

FILED BY
CHICAGO TITLE COMPANY, LLC
OLATHE, KANSAS

**COFFEE CREEK CROSSING
DECLARATION OF RESTRICTIONS
ADDITIONAL PHASE
(Fourth Plat)**

Accom

March 2013

THIS DECLARATION is made as of the 26 day of ~~September~~ ^{March}, 2012, by Coffee Creek Land Company, LLC, a Kansas limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Register of Deeds of Johnson County, Kansas (the "Recording Office"), an additional plat of the subdivision known as "Coffee Creek Crossing"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 102 through 132 and Tracts I, J, and K, COFFEE CREEK CROSSING, FOURTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, restrictions, easements and other provisions contained in that certain Coffee Creek Crossing Second Plat Declaration of Restrictions, executed by the Developer and filed with the Recording Office in Book 200703 at Page 005888 (the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, restrictions, easements and other provisions set forth in the Original Declaration. As contemplated in Section 20 of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all



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**COFFEE CREEK CROSSING
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ADDITIONAL PHASE
(Fourth Plat)**

March 2013 ^(MS)

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NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, restrictions, easements and other provisions set forth in the Original Declaration. As contemplated in Section 20 of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all

of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

Tracts I, J, and K of Coffee Creek Crossing, Fourth Plat are "Common Areas" under the Original Declaration.

For purposes of the Additional Lots, the following shall replace the first sentence of Section 3(a) of the Original Declaration:

Exterior walls of all residences and all appurtenances thereto shall be of stucco (but no stucco board or stuccato), brick, natural stone, artificial stone (where specifically approved by the DRC in writing as provided below), wood shingles, masonite or wood lap siding, plate glass, glass blocks, wood trim, or any combination thereof, except as and where otherwise expressly approved in writing by the DRC. While natural stone is preferred, the DRC may approve artificial stone (such as, without limitation, artificial stone manufactured by Canyon Stone or Arch Stone) on a case-by-case basis in writing after submittal of samples and drawings as to where such artificial stone will be installed on the exterior.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed the day and year first above written.

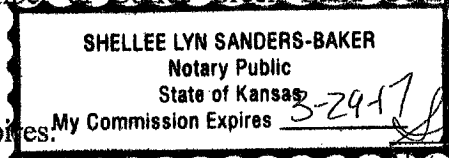
THE DEVELOPER:

COFFEE CREEK LAND COMPANY, LLC

By: *Mark R. Simpson*
Name: Mark R. Simpson
Title: Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on ^{March} ~~September~~ 26, ²⁰¹³ ~~2012~~ by Mark R. Simpson, as a Member of Coffee Creek Land Company, LLC, a Kansas limited liability company.



My Commission Expires: 3-29-17
[SEAL]

Shellee Lyn Sanders-Baker
Notary Public in and for said County and State
Print Name: Shellee Lyn Sanders-Baker

FILED BY
CHICAGO TITLE COMPANY, LLC
OLATHE, KANSAS

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**COFFEE CREEK CROSSING
HOMES ASSOCIATION DECLARATION
ADDITIONAL PHASE
(Fourth Plat)**

THIS DECLARATION is made as of the 26 day of ^{March 2013} ~~September~~, 2012, by Coffee Creek Land Company, LLC, a Kansas limited liability company (the "Developer");

WITNESSETH:

WHEREAS, the Developer has executed and filed with the Office of the Register of Deeds of Johnson County, Kansas (the "Recording Office"), an additional plat of the subdivision known as "Coffee Creek Crossing"; and

WHEREAS, such plat adds the following lots to the subdivision (the "Additional Lots") and the following tracts to the subdivision:

Lots 102 through 132 and Tracts I, J, and K, COFFEE CREEK CROSSING, FOURTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

WHEREAS, the Developer, as the owner of the Additional Lots, desires to subject the Additional Lots to the covenants, assessments, charges and other provisions contained in that certain Coffee Creek Crossing Second Plat Homes Association Declaration, executed by the Developer and filed with the Recording Office in Book 200703 at Page 005889 (the "Original Declaration").

NOW, THEREFORE, in consideration of the premises, the Developer, for itself and for its successors and assigns, and for its future grantees, hereby agrees and declares that all of the Additional Lots shall be, and they hereby are, subject to the covenants, assessments, charges and other provisions set forth in the Original Declaration. As contemplated in Article IX of the Original Declaration, this instrument shall have the effect of subjecting the Additional Lots to all

Recorded Electronically	
ID _____	
County _____	
Date _____	Time _____
Simplifile.com 800.460.5657	

FILED BY
 CHICAGO TITLE COMPANY, LLC
 OLATHE, KANSAS

Accan

**COFFEE CREEK CROSSING
 HOMES ASSOCIATION DECLARATION
ADDITIONAL PHASE
 (Fourth Plat)**

March 2013 MS

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of the provisions of the Original Declaration as though the Additional Lots had been originally described therein and subject to the provisions thereof.

Tracts I, J, and K of Coffee Creek Crossing, Fourth Plat are "Common Areas" under the Original Declaration.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed the day and year first above written.

THE DEVELOPER:

COFFEE CREEK LAND COMPANY, LLC

By: *Mark R. Simpson*
Name: Mark R. Simpson
Title: Member

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on ~~September~~ ^{March} 26, 2012 by Mark R. Simpson, as a Member of Coffee Creek Land Company, LLC, a Kansas limited liability company. 2013 slb

My Commission Expires:
3-29-17
[SEAL]

Shellee Lyn Sanders-Baker
Notary Public in and for said County and State

Print Name: Shellee Lyn Sanders-Baker

