

JO CO KS BK:202303 PG:006344
20230330-0006344 3/30/2023
Pages: 6 F: \$106.00 11:48 AM
Register of Deeds T20230010247

(Space Above Reserved For Recording)

**SUPPLEMENTAL TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CRESTWOOD VILLAGE**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRESTWOOD VILLAGE is made as of the 20th day of March 2023, by CRESTWOOD VILLAGE, LLC, a Kansas limited liability company (the "Developer"), whose address is 13626 West 87th Street Parkway, Lenexa, Kansas 66215-4509, and is hereby adopted by JFE Construction, Inc., a Missouri Corporation ("JFE Construction").

RECITALS:

A. Developer executed a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRESTWOOD VILLAGE (the "Original Declaration") executed as of the 24th of January 2019, filed for record on January 25, 2019, in the office of the Register of Deeds of Johnson County, Kansas and recorded in Book 201901 at Page 0005201, as Instrument No. T20190003633 concerning the following described property referred to herein as the "Property":

Lots 1 through 32, inclusive, and Tracts A through E, inclusive, of the Final Plat of Crestwood Village, First Plat, Part of the NW ¼ of Section 28-13-24 in the City of Olathe, Johnson County, Kansas, filed in the Office of the Register of Deeds of Johnson County, Kansas on August 9, 2018, in Book 201808 at Page 003010 as Instrument No. T20180044507.

B. Article 10 of the Original Declaration permits the Developer to "add to the Neighborhood such other nearby lands or adjacent lands (without reference to streets and rights-of-way) as may be owned or hereafter acquired or approved for addition by Developer" and Article 13, Section 13.2, permits amendments by the Developer.

C. The Developer desires to add certain nearby lands and to supplement the Original Declaration to add such lands to the Property and the Neighborhood and to become subject to the Original Declaration.

D. JFE Construction desires to adopt this Supplemental Declaration as set out in the Adoption of Declaration attached hereto as Exhibit 2 "Adoption of Declaration (JFE Construction)" and by this reference made part hereof.

NOW, THEREFORE, Developer and JFE Construction hereby declare that the Original Declaration is supplemented as set forth herein.

1. The Property described in Exhibit 1 is hereby added to the Property and the Neighborhood.
2. The party to the Adoption of Declaration attached hereto intends to bind the real estate owned by the party to the Original Declaration and the Supplemental Declaration.
3. In all other respects, the Declaration is hereby ratified, confirmed and approved.

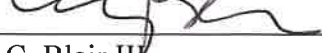
IN WITNESS WHEREOF, Developer has executed this Supplemental to Declaration as of the date first above written.

[SIGNATURE PAGE FOLLOWS]

CRESTWOOD VILLAGE, LLC
a Kansas limited liability company

BY ITS MANAGER

CLAY BLAIR SERVICES CORPORATION

By: 
Name: Clay C. Blair III
Title: President

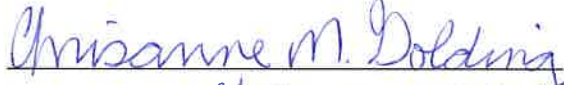
ACKNOWLEDGEMENT

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

This instrument was acknowledged before me on March 17, 2023, by Clay C. Blair III, as President of Clay Blair Services Corporation, as Manager of Crestwood Village, LLC, a Kansas limited liability company.

(SEAL)




Printed Name: Chrisanne M. Golding
Notary Public in and for said State Kansas
Commissioned in Johnson County

My Commission Expires:

8/27/2026

EXHIBIT 1

Lots 33 through 57, inclusive, and Tracts I, J, K and L of the Final Plat of Crestwood Village, Second Plat, Part of the NW ¼ of Sec. 28-13-24 in the City of Olathe, Johnson County, Kansas, filed in the Office of the Register of Deeds of Johnson County, Kansas on August 30, 2019, in Book 201908 at Page 010730 as Instrument T20190047238.

EXHIBIT 2

ADOPTION OF DECLARATION (JFE CONSTRUCTION)

The undersigned, JFE Construction, Inc., a Missouri Corporation, is the owner of the following described real estate, referred to herein as the "Property":

Lots 34 and 37 of the Final Plat of Crestwood Village, Second Plat, Part of the NW ¼ of Sec. 28-13-24 in the City of Olathe, Johnson County, Kansas, filed in the Office of the Register of Deeds of Johnson County, Kansas on August 30, 2019, in Book 201908 at Page 010730 as Instrument T20190047238.

E. As owner, the undersigned does hereby subject the foregoing Property to all the terms and conditions of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRESTWOOD VILLAGE (the "Original Declaration"), executed as of the 24th of January 2019, filed for record on January 25, 2019, in the office of the Register of Deeds of Johnson County, Kansas and recorded in Book 201901 at Page 0005201, as Instrument No. T20190003633 concerning the following described property:

Lots 1 through 32, inclusive, and Tracts A through E, inclusive, of the Final Plat of Crestwood Village, First Plat, Part of the NW ¼ of Section 28-13-24 in the City of Olathe, Johnson County, Kansas, filed in the Office of the Register of Deeds of Johnson County, Kansas on August 9, 2018, in Book 201808 at Page 003010 as Instrument No. T20180044507.

The undersigned agrees that the Property shall be subject to all the terms and conditions of the Original Declaration and the Supplemental Declaration. Each grantee of the owner by acceptance of a deed, conveyance or other instrument evidencing or creating an interest or estate in the property, and the heirs, legal representatives, successors and assigns of each of the foregoing, accepts the same subject to all of the terms, provisions, covenants, conditions, restrictions, reservations, easements and liens and subject to all of the rights, benefits and privileges of every kind which are granted, created, reserved or declared by the Original Declaration and the Supplemental Declaration, and all imposition and obligations thereby imposed, all of which shall be deemed covenants running with the land and equitable servitude, and shall bind every person and entity at any time having any interest or estate in the Property, and shall inure to the benefit of any such person or entity, as though the provisions of the Original Declaration and the Supplemental Declaration were reflected at length in each and every deed, conveyance or other instruments evidencing or creating such interest or estate.

[SIGNATURE PAGE FOLLOWS]

JFE Construction, Inc.
a Missouri Corporation

By:



Chris Jeffries, President

ACKNOWLEDGEMENT

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

This instrument was acknowledged before me on March 20, 2023, by Chris Jeffries,
as President of JFE Construction, Inc., a Missouri Corporation.

(SEAL)


Printed Name: Rhonda Kasten
Notary Public in and for said State
Commissioned in Jackson County

My Commission Expires:

04/02/2025

