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Katee Porter
Recorder of Deeds

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**Supplemental Declaration for
Declaration of Covenants, Restrictions, Easements
Charges, Assessments and Liens for
Davidson Farms
(with Amendment)**

Reference Books and Pages:

Book 8553 at Page 68

Book 9117 at Page 182

Legal Descriptions:

Pages 4-5

This Supplemental Declaration (“Supplemental Declaration”) is made as of December 6TH, 2022, by YDO, LLC, a Missouri limited liability company whose address is 105 N. Stewart Ct.; Suite 225, Liberty, MO 64068 (hereinafter “Developer”, “Grantor” and “Grantee”).

Whereas, on or about November 25, 2019, Developer caused recordation of that certain Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Davidson Farms (“Declaration”) covering real property legally described in **Exhibit A** attached hereto. The Declaration was recorded as Document Number 2019035591, Book 8553, Page 68, Clay County Recorder of Deeds; and

Whereas, on or about July 19, 2021, Developer caused recordation of that certain Supplemental Declaration for the Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Davidson Farms (“Supplemental Declaration”) covering real property legally described in **Exhibit B** attached hereto. The Supplemental Declaration was recorded as Document Number 2021031098, Book 9117, Page 182, Clay County Recorder of Deeds; and

Whereas, the aforesaid Declaration and Supplemental Declaration are hereinafter referred to collectively as the “Declaration”; and

Whereas, the property affected by the aforesaid Declaration and Supplemental Declaration is hereinafter referred to collectively as the “Property”; and

Whereas, the Declaration has not otherwise been amended, modified or supplemented in any respect; and

Whereas, Article IX of the Declaration provides that, until expiration of the “Development Period” (as therein defined), Developer may unilaterally amend the Declaration; and

Whereas, the Development Period has not yet expired; and

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Now Therefore, the Developer hereby amends the Declaration due to a change in state laws regarding solar panels and solar energy systems.

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.

Article 2 Amendments

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:

1. The “Declaration” shall include the original Declaration as well as this and any prior or subsequent Supplemental Declaration.
2. The “Property” shall be that real property described, in the aggregate, in **Exhibit A and Exhibit B**, attached hereto, and such additional property as may hereafter be subjected to the terms of the Declaration pursuant to one of more subsequent Supplemental Declarations.
3. Article VIII, Section 14 of the Declaration presently either prohibits or does not affirmatively permit installation of Solar Energy Systems (e.g., solar panels and/or solar arrays) within the area governed by the Declaration. Said Article VIII, Section 14 is hereby deleted in its entirety and is replaced with the following new Article VIII, Section 14:

“14. Solar Collectors, Panels and Arrays.

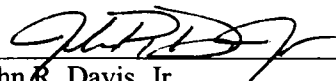
- A. Section 442.404 RSMo (effective January 1, 2023) provides that a homeowners’ association (which includes the Association, for housing located in the Davidson Farms development) may adopt reasonable rules and regulations regarding the rooftop placement of solar panels or solar collectors on any property or structure.
- B. Accordingly, rooftop placement of solar panels and/or solar collectors (collectively, a “Solar Energy System) within the Property shall be permitted so long as same shall comply with Solar Energy System guidelines (the “Guidelines”, as amended from time to time) adopted or to be adopted (and amended, from time to time) by the Board of Directors of Association.”

Article 3 Ratification and Confirmation

In all other respects, the Declaration is ratified and confirmed.

In Witness Whereof, this instrument has been executed by the Developer on the day and year first above written.

YDO, LLC,
A Missouri limited liability company

By: 
John R. Davis, Jr.,
Authorized Member

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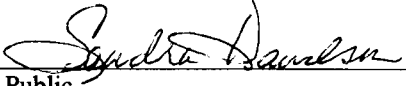
**Missouri Acknowledgment-Limited Liability Company
(Member Managed)**

State of Missouri)
County of Clay)

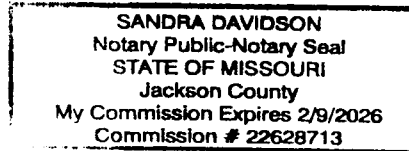
On Dec 7th, 2022, before me, the undersigned, a Notary Public, personally appeared John R. Davis, Jr., to me known, who, being by me duly sworn, did say that he/she is the duly authorized agent of YDO, LLC, a limited liability company, and that said instrument was signed in behalf of said limited liability company, a member-managed limited liability company, by authority of the members and in accordance with its Articles of Organization and Operating Agreement, and the said John R. Davis, Jr. acknowledged that he/she executed the same as the free act and deed of such limited liability company.

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:



Notary Public



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Exhibit A

All that part of the Northeast Quarter and Northwest Quarter of Section 15, Township 51 North, Range 32 West, in Kansas City, Clay County Missouri, more particularly described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence North 88°56'04" West, along the South line of said Northwest Quarter, 207.01 feet; thence departing said South line, North 01°06'42" East, 243.18 feet; thence North 88°53'40" West, 17.16 feet; thence North 01°06'20" East, 175.00 feet; thence North 19°42'04" East, 48.86 feet; thence North 39°52'34" East, 560.00 feet; thence South 50°07'26" East, 32.05 feet; thence North 39°52'34" East, 194.72 feet; thence South 50°07'26" East, 73.95 feet; thence North 39°52'34" East, 135.00 feet; thence North 50°07'26" West, 306.98 feet; thence North 36°13'35" West, 83.44 feet; thence North 42°32'18" West, 54.13 feet; thence North 47°27'42" East, 332.07 feet; thence South 48°29'43" East, 154.86 feet; thence South 80°31'39" East, 256.59 feet; thence North 53°44'44" East, 125.06 feet; thence North 47°24'17" East, 734.07 feet; thence South 67°01'14" East, 223.88 feet; thence South 42°31'13" East, 726.75 feet; thence South 67°26'09" East, 60.46 feet; thence South 22°33'51" West, 241.38 feet; thence South 72°22'44" West, 157.37 feet; thence South 09°08'45" West, 115.30 feet; thence South 44°55'30" West, 80.00 feet; thence South 82°06'48" West, 25.11 feet; thence South 17°31'04" West, 180.23 feet; thence South 44°55'30" West, 313.48 feet; thence South 32°41'53" West, 183.29 feet; thence North 88°50'24" West, 81.79 feet; thence South 01°09'36" West, 135.00 feet; thence South 88°50'24" East, 2.68 feet; thence South 01°09'36" West, 286.74 feet to a point on the South line of the Northeast Quarter of said Section 15; thence North 89°05'16" West, along said South line, 1,334.43 feet to the Point of Beginning, containing 2,853,144 square feet, or 65.499 acres, more or less.

The foregoing Property is also known as all of Lots 1 through 99, inclusive, and Tracts A through F, inclusive, Final Plat **DAVIDSON FARMS**, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof (together with any portions described in that plat as having been dedicated for public or quasi-public use).

End of Exhibit

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Exhibit B

All that part of the Northwest Quarter and Northeast Quarter of Section 15, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 15, said point also being an angle point on the South plat line of DAVIDSON FARMS, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence N 88°56'04" W, along the South line of the Northwest Quarter of said Section 15 and the South plat line of said DAVIDSON FARMS, a distance of 207.01 feet to the Southwest plat corner of said DAVIDSON FARMS, said point also being the point of beginning; thence continuing N 88°56'04" W, along the South line of the Northwest Quarter of said Section 15, a distance of 446.07 feet; thence N 1°03'44" E, a distance of 205.36 feet; thence N 4°25'44" E, a distance of 85.11 feet; thence N 1°03'39" E, a distance of 88.21 feet; thence N 32°12'41" E, a distance of 249.94 feet; thence S 52°42'50" E, a distance of 17.47 feet; thence N 35°57'03" E, a distance of 204.71 feet; thence Southeasterly on a curve to the right, said curve having an initial tangent bearing of S 62°47'16" E and a radius of 325.00 feet, an arc distance of 11.05 feet; thence N 39°52'34" E, a distance of 304.61 feet; thence S 50°07'26" E, a distance of 41.00 feet; thence N 39°52'34" E, a distance of 134.40 feet; thence N 50°07'26" W, a distance of 70.00 feet; thence N 39°52'34" E, a distance of 134.56 feet; thence Northwesterly on a curve to the right, said curve having an initial tangent bearing of N 48°36'30" W and a radius of 433.00 feet, an arc distance of 59.80 feet; thence N 49°18'17" E, a distance of 231.51 feet; thence S 42°32'18" E, a distance of 23.07 feet to an angle point on the Westerly plat line of said DAVIDSON FARMS; thence along the Westerly plat line of said DAVIDSON FARMS, for the following twelve (12) courses; thence continuing S 42°32'18" E, a distance of 54.13 feet; thence S 36°13'35" E, a distance of 83.44 feet; thence S 50°07'26" E, a distance of 306.98 feet; thence S 39°52'34" W, a distance of 135.00 feet to a point on the Northerly right-of-way line of NE 77th Street, as now established; thence N 50°07'26" W, along the Northerly right-of-way line of said NE 77th Street, a distance of 73.94 feet; thence S 39°52'34" W, a distance of 194.72 feet; thence N 50°07'26" W, a distance of 32.05 feet; thence S 39°52'34" W, a distance of 560.00 feet; thence S 19°42'04" W, a distance of 48.86 feet; thence S 1°06'20" W, a distance of 175.00 feet to a point on the South right-of-way line of NE 76th Terrace, as now established; thence S 88°53'40" E, along the South right-of-way line of said NE 76th Terrace, a distance of 17.16 feet; thence S 1°06'42" W, a distance of 243.18 feet to the point of beginning, containing 12.6374 acres, more or less.

The foregoing Property is also known as all of Lots 100 through 136, inclusive, and Tracts G through J, inclusive, Final Plat of **DAVIDSON FARMS, SECOND PLAT** a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof (together with any portions described in that plat as having been dedicated for public or quasi-public use).

End of Exhibit