

**AMENDMENT TO
WOODSONIA HOMES ASSOCIATION DECLARATION**

This Amendment to Woodsonia Homes Association Declaration is made 2021, by Woodsonia Homes Association (hereafter “Association”) and the undersigned owners (hereinafter referred to as “Owners”), as it pertains to certain property in Shawnee, all in Johnson County, Kansas, which is more particularly described as follows:

[SEE EXHIBIT A]

WHEREAS, on October 2, 1985, J.C. Nichols Co., a Missouri corporation (“Developer”), filed that certain Homes Association Declaration, recorded in Official Records Volume 2231, at Page 548, et seq., of the Public Records of Johnson County, Kansas (“Declaration”); and

WHEREAS, pursuant to the Declaration, the Declaration may be amended at any time by the written consent of more than two-thirds of the owners of the Area of land within the subdivision; and

WHEREAS, the Association’s Board of Directors has proposed to amend and restate the Declaration in order to update the method of community governance for fiscal affairs; and

WHEREAS, more than two-thirds of Owners of the Area of land within the subdivision desire to amend the Declaration by adopting this Amendment to Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

The following section is added to Section 4 Powers and Duties of the Association.

“To borrow money to carry out the duties and functions of the Association and use any or all of its real or personal property as security for money borrowed or debts incurred if such borrowing is approved by a majority of owners attending a meeting duly called for that purpose.”

Section 11 is Amended in its entirety and replaced with the following:

AMENDMENT AND TERMINATION. This Declaration may be terminated, amended or modified, in whole or in part, at any time by a duly acknowledged and recorded written agreement (in one or more counterparts) signed by the Owners of at least 60 percent of the lots within the Subdivision as then constituted. This Declaration also may be terminated, amended or modified, in whole or in part, at any time by a duly acknowledged and recorded written instrument executed by the Homes Association after the proposed amendment, modification or termination has been first approved by the affirmative vote of 75 percent or more of the full number of directors on the Board of the Homes Association (called in whole or in part of that purpose) by the affirmative vote of Owners owning at least 60 percent of the lots.

Section 7 is deleted in its entirety.

The following provision is Added to SECTION 5:

Notwithstanding the foregoing, the Board of Directors may levy in any fiscal year one or more Special Assessments payable over any period determined by the Board of Directors, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, improvements in the Common Area if such Special Assessment is approved by a majority of owners attending a meeting duly called for that purpose..

Except as modified by this Amendment, all of the terms and provisions of the Declaration, as amended, are expressly ratified and confirmed and shall remain in full force and effect.