

AMENDMENT TO
TIMBER RIDGE VILLAS
HOMES ASSOCIATION DECLARATION

THIS AMENDMENT (this “**Amendment**”) is made and entered into as of July 7, 2023 by and among the persons who have executed this document in their capacities as board members of the Timber Ridge Villas Homes Association, a Kansas corporation, as the homes association of the real property described below (the “**HOA**”)

WITNESSETH:

WHEREAS, the Owners and the HOA desire to amend that certain Timber Ridge Villas Homes Association Declaration dated November 29, 2010, and recorded with the Office of the Register of Deeds of Johnson County, Kansas (the “**Recording Office**”), in Book 201012 at Page 007618 (the “**Declaration**”); and

WHEREAS, the Declaration places certain covenants and restrictions upon the following described residential lots (the “**Lots**”) and the following described common areas:

Lots 1 through 41, and Tract A, TIMBER RIDGE VILLAS REPLAT, a subdivision in the City of Merriam, Johnson County, Kansas.

WHEREAS, the Owners and the HOA desire to amend the Declaration as provided herein;

NOW, THEREFORE, the parties hereto declare and agree as follows:

- A. Capitalized terms used in this Amendment but not defined herein shall have the meanings set forth in the Declaration.
- B. Article IV, Section 4. is hereby amended to read as follows::

An initiation fee equal to the sum of (i) the then current quarterly assessment amount, plus (ii) \$500.00 shall be payable by the new Owner to the Homes Association, for use as part of the general funds of the Homes Association, upon each of the following events with respect to each Lot:

- (i) The initial occupancy of the residence on the Lot as a residence after the residence is constructed (which initiation fee is in addition to the first regular quarterly assessment, as it may be prorated); and
- (ii) Each subsequent transfer of ownership of the Lot for value.

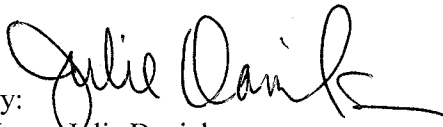
- C. Pursuant to Article X of the Declaration, this amendment shall become effective as an amendment of the Declaration and binding upon all of the Lots after the proposed amendment has been first approved by the affirmative vote of 75% or more of the full number of directors of the Board of the Homes Association and then approved by the members of the Homes Association at a duly held meeting of the members of the Homes Association (called in whole or in part for that purpose) by the affirmative vote of Owners owning at least 60% of the Lots.
- D. At duly held meeting of the members of the Homes Association, the aforementioned amendment was affirmatively voted by at least 60% of the Lots Represented. See Exhibit A.

EXECUTION PAGE FOR HOMES ASSOCIATION

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed.

THE HOA:

Timber Ridge Villas Homes Association

By: 
 Name: Julie Danielson
 Title: President

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
 COUNTY OF JOHNSON)

This instrument was acknowledged before me, a Notary Public, on July 7, 2023 by **Julie Danielson**, as President of Timber Ridge Villas Homes Association, a Kansas Corporation.



My Commission Expires: 5/24/25

Notary Public in and for said County and State

Print Name:

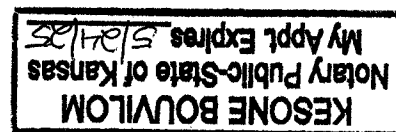


EXHIBIT A: RECORD OF MEMBER APPROVAL

The following documents lot representation and approval of this amendment
via both online and paper ballot.

BALLOT TYPE	NAME	ADDRESS	LOT #	(SELECT ONE)
Online	Katelyn Sanner Dixon	6616 Wedd Place	45	I approve the amendment as proposed
Online	Michael Joyce	6614 Wedd St	34	I approve the amendment as proposed
Online	Krissie Spanheimer	6631 Wedd Place	30	I approve the amendment as proposed
Online	Billy Croan	6633 Wedd St	5	I do not approve the amendment as proposed
Online	Julie Sailors	9950 W. 66th Terr	13	I approve the amendment as proposed
Online	Julie Danielson	9940 W. 66th Terr	12	I approve the amendment as proposed
Online	Marty Davis	6629 Wedd St	6	I approve the amendment as proposed
Online	Roger Hines	6645 Wedd St	42	I approve the amendment as proposed
Online	Khoa V Ho	6635 Wedd Place	29	I approve the amendment as proposed
Online	Patricia Wertz	6610 Wedd Place	44	I approve the amendment as proposed
Online	Kelly Clevenger	6628 Wedd St	37	I approve the amendment as proposed
Online	Hailey Stueber	6618 Wedd St	35	I approve the amendment as proposed
Online	Mark Chavey	6640 Wedd St	48	I approve the amendment as proposed
Online	Vicky Penland	6630 Wedd Place	24	I approve the amendment as proposed
Online	Bruce Kusko	6624 Wedd Place	46	I approve the amendment as proposed
Online	Michael Joyce	6614 Wedd St	34	I approve the amendment as proposed
Mail-in (Paper)	Cynthia Cox	9960 W. 66th Terr	14	I approve the amendment as proposed
Mail-in (Paper)	Lisa Hollingsworth	9970 W. 66th Terr	15	I approve the amendment as proposed
Mail-in (Paper)	Kathy Rowe	6621 Wedd St	8	I approve the amendment as proposed
Mail-in (Paper)	Mary Cynthia Diamond	10020 W. 66th Terr	17	I approve the amendment as proposed
Mail-in (Paper)	Bill Green	6637 Wedd St	4	I approve the amendment as proposed
Mail-in (Paper)	Lisa L. Walker	6638 Wedd Place	26	I approve the amendment as proposed
Mail-in (Paper)	Steven A. Hull/ Rebecca	10010 W. 66th Terr	16	I approve the amendment as proposed
Mail-in (Paper)	DeeAnn Carter	6643 Wedd Place	28	I approve the amendment as proposed
Mail-in (Paper)	Max Thierer	6634 Wedd Place	25	I approve the amendment as proposed
Mail-in (Paper)	Ramakrishna Hegde	6639 Wedd St	43	I approve the amendment as proposed
Mail-in (Paper)	Kristin Thompson	6620 Wedd Place	21	I approve the amendment as proposed
Mail-in (Paper)	Linda Boyer	6623 Wedd Place	32	I approve the amendment as proposed
Mail-in (Paper)	Denise Mogg	6619 Wedd St	9	I approve the amendment as proposed
Mail-in (Paper)	Josh Hauser	6617 Wedd Place	10	I approve the amendment as proposed