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AMENDMENT TO
TIMBER RIDGE VILLAS
HOMES ASSOCIATION DECLARATIONS

THIS AMENDMENT (this "**Amendment**") is made and entered into as of January 22, 2026 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 of Restrictions dated February 14, 2008, and recorded with the Office of the Register of Deeds of Johnson County, Kansas (the "**Recording Office**"), in Book 200802 at Page 003889 (the "**2008 Declaration**"); and

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 "**2010 Declaration**"); and

WHEREAS, these Declarations place 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 Declarations 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 Declarations.
- B. The first sentence of Article 10 Buildings or Uses Other Than for Residential Purposes: Noxious Activities: Miscellaneous, Section (g) of the 2008 Declaration is hereby amended to remove the words "solar panel" and to read as follows:

“No television, radio, citizens’ band, short wave or other antenna, satellite dish (in excess of 18 inches in diameter as provided below), clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or Exterior Structure or erected in any yard.”

- C. The final sentence of Article 10 Buildings or Uses Other Than for Residential Purposes: Noxious Activities: Miscellaneous, Section (g) of the 2008 Declaration is hereby amended to include the words “solar panels” and to read as follows:

“Notwithstanding any provision in this Declaration to the contrary, small satellite dishes (maximum 18 inches in Diameter) and solar panels may be installed with the prior written consent and in accordance with the requirements of the Approving Party, so as to render the installation as inoffensive as possible to other Owners.”

- D. The second sentence of Article VI Delinquent Assessments Section (1) of the 2010 Declaration is hereby amended to read as follows:

“Should any Owner fail to pay any assessment with respect to the Owner’s Lot in full within 30 days after the due date thereof, then such assessment shall be delinquent, the Owner shall be charged a late fee of the greater of \$30.00 per month or 5% of the unpaid amount, and the unpaid amount shall bear interest at the rate of 10% per annum, compounded monthly (or, if lower, the maximum rate permitted by law) from the delinquency date until paid, which late fee and interest shall become part of the delinquent assessment and the lien on the Lot.”

- E. With the intention of not being inconsistent with Kansas Statute 58-3820, Section 10 (p) xvi of the 2008 Declaration is hereby amended to change the number of days political yard signs can be placed and to read as follows:

“One political sign per candidate or issue not more than six square feet is permitted on the Lot for up to 45 days before the election but must be removed within two days after the election.”

- F. Pursuant to Article 19(a) of the 2008 Declaration and Article X of the 2010 Declaration, this amendment shall become effective as an amendment of the Declarations 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.

- G. 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 January 22, 2026 by **Julie Danielson**, as President of Timber Ridge Villas Homes Association, a Kansas Corporation.



My Commission Expires: _____ Notary Public in and for said County and State
Print Name: Amelia Harr

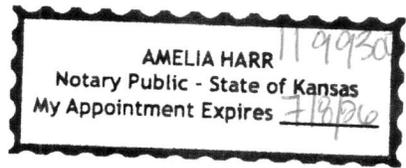
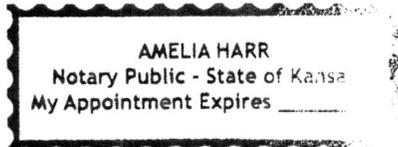


Exhibit A: Record of Member Approval

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

Lot #	Address	Method	Section 1	Section 2	Section 3	Section 4
4	6637 Wedd Street	Proxy	Yes	Yes	Yes	Yes
5	6633 Wedd Street	In Person	Yes	No	No	No
6	6629 Wedd Street	In Person	Yes	Yes	Yes	Yes
7	6625 Wedd Street	In Person	Yes	Yes	Yes	Yes
8	6621 Wedd Street	Proxy	Yes	Yes	Yes	Yes
9	6619 Wedd Street	In Person	Yes	Yes	Yes	Yes
10	6617 Wedd Street	Proxy	Yes	Yes	Yes	Yes
11	9930 W 66th Terr	Proxy	Yes	Yes	Yes	Yes
12	9940 W 66th Terr	In Person	Yes	Yes	Yes	Yes
13	9950 W 66th Terr	Proxy	Yes	Yes	Yes	Yes
14	9960 W 66th Terr	In Person	No	No	Yes	Yes
15	9970 W 66th Terr	In Person	Yes	Yes	Yes	Yes
16	10010 W 66th Terr	In Person	Yes	Yes	Yes	Yes
17	10020 W 66th Terr	Proxy	Yes	Yes	Yes	Yes
21	6620 Wedd Place	In Person	Yes	Yes	Yes	Yes
25	6634 Wedd Place	Proxy	Yes	No	No	No
28	6643 Wedd Place	Proxy	Yes	No	No	No
29	6635 Wedd Place	In Person	Yes	Yes	Yes	Yes
30	6631 Wedd Place	In Person	Yes	Yes	Yes	Yes
31	6627 Wedd Place	In Person	No	No	Yes	Yes
32	6623 Wedd Place	In Person	Yes	Yes	Yes	Yes
33	6617 Wedd Place	In Person	Yes	Yes	No	Yes
34	6614 Wedd Street	In Person	Yes	Yes	Yes	Yes
37	6628 Wedd Street	Proxy	Yes	Yes	Yes	Yes
42	6645 Wedd Street	Proxy	Yes	Yes	Yes	Yes
43	6639 Wedd Street	In Person	Yes	Yes	Yes	Yes
44	6610 Wedd Place	In Person	Yes	Yes	Yes	Yes
45	6616 Wedd Place	Proxy	Yes	Yes	Yes	Yes
46	6624 Wedd Place	In Person	Yes	Yes	Yes	Yes
47	6632 Wedd Street	In Person	Yes	Yes	Yes	Yes
48	6640 Wedd Street	Proxy	Yes	Yes	Yes	Yes
49	6644 Wedd Street	In Person	Yes	Yes	No	No