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INSTRUMENT NUMBER / BOOK & PAGE

2025E0055403

Book:

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Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

Document Name:	Amendment to Manor Oaks Homes Association Agreement
Document Date:	July 31, 2025
Grantors' Names:	Owners of the Manor Oaks Subdivision
Grantee's Name:	Manor Oaks Homes Association, Inc.
Grantee's Statutory Address:	PO Box 520686 – Independence, MO 64052
Legal Description:	Lots 1 through 188 inclusive, MANOR OAKS, a subdivision of land in Independence, Jackson County, Missouri, according to the recorded plat thereof
Reference Document/Book/Page:	2023E0038367

**AMENDMENT TO
MANOR OAKS HOMES ASSOCIATION AGREEMENT**
(Manor Oaks Subdivision Lots 1 – 188 inclusive)

THIS AMENDMENT TO MANOR OAKS HOMES ASSOCIATION AGREEMENT (hereinafter referred to as the “Amendment”) for the real property legally described as follows:

Lots 1 through 188, inclusive, MANOR OAKS, a subdivision of land in Independence, Jackson County, Missouri, according to the recorded plat thereof

(the “Subdivision”), a residential real estate development in Independence, Jackson County, Missouri is made on this 31st day of July, 2025, by the owners of record of the Manor Oaks subdivision (“Grantors”) who also constitute the Members of the Manor Oaks Homes Association, Inc., a Missouri not-for-profit corporation (the “Association”).

RECITALS

1. William Erikson (“Developer”), being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such real property into separate lots to comprise the Subdivision known as “Manor Oaks” by virtue of the “Plat of Manor Oaks, Lots 1 – 14” (“Plat 1-14”), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence (“Recorder’s Office”) on June 17, 1954 as Document No. 1954I062473.

2. Following the creation of Plat 1-14, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 15 – 51 inclusive" ("Plat 15-51"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on August 10, 1954 as Document No. 1954I0627724.

3. Following the creation of Plat 15-51, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 52 – 55 inclusive" ("Plat 52-55"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on March 21, 1955 as Document No. 1955I0640596.

4. Following the creation of Plat 52-55, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 56 – 84 inclusive" ("Plat 56-84"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on August 30, 1955 as Document No. 1955I0650933.

5. Following the creation of Plat 56-84, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 85 – 116 inclusive" ("Plat 85-116"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on March 12, 1957 as Document No. 1957I0679362.

6. Following the creation of Plat 85-116, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 18A, 19A, 20A, 21A, 22A, 23A, 117 – 118" ("Plat 117-118"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on April 28, 1958 as Document No. 1958I0699917.

7. Following the creation of Plat 117-118, the Developer, being then the owner of certain undeveloped real property located in Jackson County, Missouri, caused to be platted such

additional real property into separate lots to comprise additional lots of the Subdivision known as "Manor Oaks" by virtue of the "Plat of Manor Oaks, Lots 118A, 119 – 188" ("Plat 119-188"), which said Plat was duly recorded in the Office of the Director of Records for Jackson County, Missouri at Independence ("Recorder's Office") on April 4, 1960 as Document No. 1960I0743958.

8. Plat 1-14, Plat 15-51, Plat 52-55, Plat 56-84, Plat 85-116, Plat 117-118, and Plat 119-188 (collectively the "Plat") comprise the Subdivision known as "Manor Oaks."

9. The Developer, as part of its objective of securing orderly and uniform improvements/residential development within the Subdivision, and protecting the lots and lot owners within the Subdivision so that the lots within the Subdivision would be used for high class residential purposes, subjected the lots within the Plat to a certain Declaration of Restrictions ("Declaration") and recorded with the Recorder's Office on January 1, 1954, as Document No. 1954I0628514.

10. On August 16, 1954, the Association adopted the "Manor Oaks Homes Association Agreement," (the "Agreement") and recorded the same with the Recorder's Office on August 20, 1954, as Document No. 1954I0628515.

11. The Association was created and incorporated with the Missouri Secretary of State on March 19, 1959. At such time, the Association adopted the "Manor Oaks By Laws of Homes Association" (the "Bylaws").

12. This Amendment is made pursuant to the authority of Section 14, Paragraph 9, which allows amendment of the Agreement by written consent of two-thirds of the owners.

AMENDMENT

NOW THEREFORE, the undersigned Grantors, constituting written consent of two-thirds the owners, hereby change, modify, alter and amend the Agreement as follows:

A. Section 14, Paragraph 3 is deleted in its entirety and replaced with a new Section 14, Paragraph 3 and 4, to read as follows:

With the exception of Lots 31 & 32 (commonly 3416 S. Crysler, Independence, Missouri 64055), all Lots in the Manor Oaks Subdivision shall be assessed \$100.00 per year. A Cost-of-Living Adjustment, limited to not more than a 5% increase in any single year, may be assessed upon a two thirds majority vote of a quorum of the members of the Manor Oaks Homes Association present at the regular annual meeting. Any such Cost-of-Living Adjustment shall not exceed the annual percentage increase Cost-of-Living Adjustment for that given calendar year as published by the Social Security Administration. This limitation does not apply to unpaid, delinquent assessments. In the event Lots 31 & 32 revert back to residential use only by way of sale or transfer of the lots to a new owner, the dues assessed to lots 31 & 32 shall also

be \$100,00 per lot along with any applicable cost-of-living adjustments equal to and in kind with the assessments against all other lots in the Manor Oaks Subdivision pursuant to this section.

In the event that the Manor Oaks Homes Association, or any member of the Manor Oaks Homes Association, institutes an enforcement action against any member of the Manor Oaks Homes Association due to the non-payment of an assessment or failure to comply with any Declaration of Restrictions (as amended) then the Manor Oaks Homes Association or any member enforcing such restrictions shall be entitled to an award of attorney's fees and costs associated with the enforcement action including any successful appeal of the same. Should the Manor Oaks Homes Association or its Board of Directors be named as defendants and called upon to defend the provisions of the Associations' Governing Documents in a lawsuit initiated by a Member of the Association, the Manor Oaks Homes Association shall be entitled to the recovery of its attorney's fees and costs incurred in the successful defense of such action.

IN WITNESS WHEREOF, the undersigned being the current board members of the Grantee have set their hands and seals this 31st day of July, 2025 hereby affirming that the signatures following their notary seal below, to the best of their knowledge and belief, constitute the signatures to exceed two-thirds of the owners.

MANOR OAKS HOMES ASSOCIATION, INC.

By: Rita Marie O'Donnell
Rita Marie O'Donnell, President

Corporate Seal:

By: Jean F. Samyn
Jean F. Samyn, Secretary

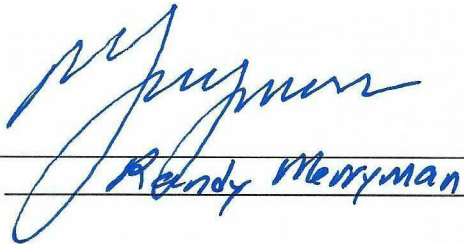
By: Joseph W. Harris
Joseph W. Harris, Treasurer

By: R. Scott Smith
R. Scott Smith, Vice-President

By: Joseph J. Wyatt
Joseph J. Wyatt, Board Member

By: Mark D. Channing
Mark D. Channing, Board Member

By:



Randy Merryman

Board Member

STATE OF MISSOURI)

COUNTY OF JACKSON)

On this 31st day of July, 2025 before me Diane Thompson, a Notary Public, personally appeared Rita M. O'Donnell, Jean F. Sanyal, Joseph W. Harris, R. Scott Smith, Joseph J. Wyatt, Mark D. Chuning and Randy Merryman, to me known, or proven to be, the persons described in and who executed the foregoing 2024 Amendment and acknowledged that they respectively executed the same as their free act and deed in their capacities as the current Board of Directors and Officers of the Grantee, Manor Oaks Homes Association, Inc., with full right and authority of said corporation.

Diane Thompson
Notary Public

Diane Thompson
Printed Name

My Commission Expires:

6/5/27

