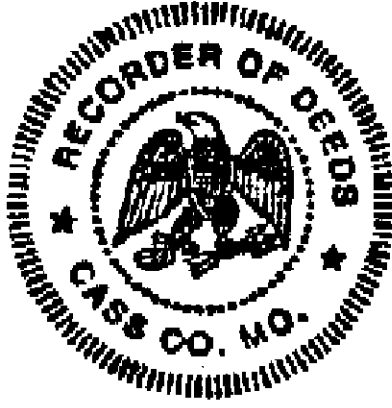




FILE NUMBER 579843
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RECORDED 03/10/2016 03:03:18 PM
RECORDING FEE 36.00
MIKE MEDSKER, RECORDER OF DEEDS
CASS COUNTY, MISSOURI
TJ

(Space above reserved for Recorder of Deeds certification)

Title of Document: Second Amendment to Declaration of Covenants, Conditions and Restrictions of Bradley's Crossing

Date of Document: March 10th, 2016

Grantor(s): Sallee Real Estate Investments, LLC

Grantee(s): Sallee Real Estate Investments, LLC

Grantee(s) Mailing Address(es): 3730 NE Troon Drive
Lee's Summit, MO 64064

Legal Description: Lots 1 through 65, and Tracts "A", "B", "C" and "D", Bradley's Crossing – Phase I, a subdivision in City of Peculiar, Cass County, Missouri
Lot 1 and Tracts "G" and "H", Bradley's Crossing Condominiums, a subdivision in City of Peculiar, Cass County, Missouri
Lots 114 through 129, and Tracts "E" and "F", Bradley's Crossing, Lots 114 thru 129 and Tracts "E" and "F", a subdivision in City of Peculiar, Cass County, Missouri

Reference Book and Page(s): Book 03014 at Page 0104
Book 3849 at Page 374
Book 3851 at Page 322
Book 3865 at Page 722

After recording return to:
Douthit Frets Rouse Gentile & Rhodes, LLC
Stanley N. Woodworth, Esq.
5250 West 116th Place, Suite 400
Leawood, KS 66211

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF BRADLEY'S CROSSING**

THIS SECOND AMENDMENT ("**Second Amendment**") is made and entered into as of March 10th, 2016 by and among the person(s) who has executed this document in his or her capacity as owner of record of certain of the lots described below (collectively the "**Owners**") and Sallee Real Estate Investments, LLC, a Missouri limited liability company, as the current "**Declarant**" and developer of the real property described below (the "**Developer**").

WITNESSETH:

WHEREAS, the Developer is the current holder of the "**Declarant**" and "**Developer**" rights under the Declaration (defined below) with respect to the residential area in the City of Peculiar, Cass County, Missouri, commonly known as "Bradley's Crossing", pursuant to a document entitled Amended Bradley's Crossing Assignment of Declarant Rights recorded in the Office of the Director of Records of Cass County, Missouri (the "**Recording Office**") in Book 3851 at Page 322; and

WHEREAS, the Developer's predecessor in interest as "**Declarant**" previously executed a certain document entitled Declaration of Covenants, Conditions and Restrictions of Bradley's Crossing and caused such document to be recorded in the Recording Office in Book 03014 at Page 0104 and Developer and certain Owners previously executed a certain document entitled Amendment to Declaration of Covenants, Conditions and Restrictions of Bradley's Crossing and caused such document to be recorded in the Recording Office in Book 3865 at Page 722 (as amended, the "**Declaration**"); and

WHEREAS, the Declaration places certain covenants, restrictions and assessments upon the following described residential lots (the "**Lots**") and the following described common areas now legally described as follows:

Lots 1 through 65, and Tracts "A", "B", "C" and "D", Bradley's Crossing – Phase I, a subdivision in City of Peculiar, Cass County, Missouri.

Lot 1 and Tracts "G" and "H", Bradley's Crossing Condominiums, a subdivision in City of Peculiar, Cass County, Missouri.

Lots 114 through 129, and Tracts "E" and "F", Bradley's Crossing,
Lots 114 thru 129, and Tracts "E" and "F", a subdivision in City of Peculiar, Cass County, Missouri.

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

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

A. Capitalized terms used in this Second Amendment but not defined herein shall have the meanings set forth in the Declaration.

B. The last sentence of Section 3 of Article I of the Declaration is hereby amended to read as follows:

The Common Area includes, without limitation, (i) Tracts "A", "B", "C", and "D", Bradley's Crossing – Phase I, a subdivision in City of Peculiar, Cass County, Missouri, (ii) Tracts "G" and "H", Bradley's Crossing Condominiums, a subdivision in City of Peculiar, Cass County, Missouri, and (iii) Tracts "E" and "F", Bradley's Crossing, Lots 114 thru 129 and Tracts "E" and "F", a subdivision in City of Peculiar, Cass County, Missouri.

C. Section 12 of the Declaration is hereby amended to read as follows:

Section 12. "Multi-Family Residences" shall mean those residential units that are hereafter constructed on any part of the real property now legally described as (i) Lot 1, Bradley's Crossing Condominiums, a subdivision in City of Peculiar, Cass County, Missouri, or (ii) Lots 114 through 129, Bradley's Crossing, Lots 114 thru 129 and Tracts "E" and "F", a subdivision in City of Peculiar, Cass County, Missouri. As each such residential unit is constructed and a certificate of occupancy (temporary or permanent) is issued with respect thereto, such residential unit shall be entitled to use the Common Area, shall be obligated to pay assessments to the Association as provided in Article V of this Declaration, and the Owner thereof shall become a Class A member of the Association. The Multi-Family Residences shall not be subject to the building, use and occupancy restrictions and architectural control provisions of this Declaration.

D. Pursuant to Article III and Section 3 of Article X of the Declaration, this Second Amendment shall become effective as an amendment of the Declaration and binding upon all of the Lots upon (a) the execution hereof by the owners of record of at least (75%) of the Lots, (b) the execution hereof by the Developer, and (c) the recordation hereof in the Recording Office.

E. The execution of this Second Amendment may occur in counterparts with only one copy of the main body hereof being recorded together with the various signature and acknowledgment pages from such counterparts.

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

THE DEVELOPER:

SALLEE REAL ESTATE
INVESTMENTS, LLC

By: 
Randall W. Sallee, Member

Date: March 10th, 2016

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

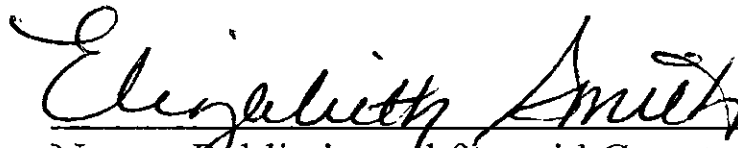
On this 10th day of March, 2016, before me, a Notary Public, appeared **Randall W. Sallee**, to me personally known, who, being by me duly sworn did say that he is a member of SALLEE REAL ESTATE INVESTMENTS, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said company by authorization of its members, and said **Randall W. Sallee** acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand ~~and affixed my official seal~~ the day and year first above written.

My Commission Expires:

11-22-18
[SEAL]

**ELIZABETH SMITH
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY APPOINTMENT EXPIRES NOV 22, 2018
COMMISSION # 14392817**


Notary Public in and for said County and
State

Print Name: Elizabeth Smith

EXECUTION PAGE FOR LOT OWNER

Lots owned in Bradley's Crossing – Phase I, City of Peculiar, Cass County, Missouri.

Lots 1 through 17 and 32 through 65

Property owned in Bradley's Crossing Condominiums, City of Peculiar, Cass County, Missouri.

Lot 1

Property owned in Lots 114 through 129, and Tracts "E" and "F", Bradley's Crossing, Lots 114 thru 129 and Tracts "E" and "F", City of Peculiar, Cass County, Missouri:

Lots 114 through 129

The undersigned Owner hereby approves and consents to the foregoing Amendment to Declaration of Covenants, Conditions and Restrictions of Bradley's Crossing.

Date: March 10th, 2016

SALLEE REAL ESTATE
INVESTMENTS, LLC

By: 
Randall W. Sallee, Member

ACKNOWLEDGEMENT

STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

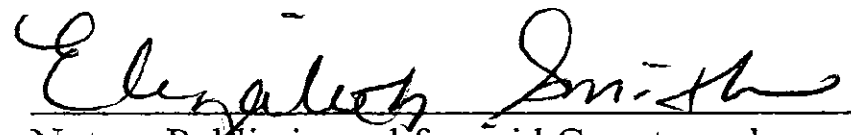
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IN TESTIMONY WHEREOF, I have hereunto set my hand and ~~affixed my official seal~~ the day and year first above written.

My Commission Expires:

11-22-18
[SEAL]

ELIZABETH SMITH
NOTARY PUBLIC-NOTARY SEAL
514970.DOCX;1 **STATE OF MISSOURI**
JACKSON COUNTY
MY APPOINTMENT EXPIRES NOV 22, 2018
COMMISSION # 14392817


Notary Public in and for said County and State

Print Name: Elizabeth Smith