
Document Title:	Third Declaration of Covenants, Conditions and Restrictions of Sterling Hills, 1 st Plat
Document Date:	_____
Grantors' Names:	Sterling Hills Homeowners Association, Inc. Members
Grantee's Name:	Sterling Hills Homeowners Association, Inc.
Grantee's Address:	740 N.E. Blue Parkway, Lee's Summit, MO 64086
Legal Description:	See attached Exhibit "A"
Reference Doc. Nos.:	1993I1188890, 1993I1188891 1993I1210345, 1993I1221581, 1995I1329650 & 1994I1273784

THIRD
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF STERLING HILLS, 1ST PLAT

THIS THIRD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STERLING HILLS, 1ST PLAT ("Third Declaration") is made and entered into on this _____ day of _____, and is hereby executed by and granted to the STERLING HILLS HOMEOWNERS ASSOCIATION, INC. ("Grantee") whose statutory address is 740 N.E. Blue Parkway, Lee's Summit, MO 64086. This Third Declaration is adopted by the approving signatures of the owners of a majority of the members and owners of property entitled to vote ("Grantors") within the Sterling Hills Subdivision (as defined below), pursuant to the requirements of Section 2 of the First Declaration of Covenants, Conditions and Restrictions of Sterling Hills, 1st Plat ("First Declaration"), dated May 19, 1993, and recorded on May 28, 1993, in the Jackson County Recorder of Deeds Office (the "Recorder's Office") as Document No. 1993I1188890, and Article XI, Section 3 of the Second Declaration of Covenants, Conditions and Restrictions and Homeowners Association of Sterling Hills, 1st Plat ("Second Declaration") dated May 26, 1993, and recorded in the Recorder's Office as Document No. 1993I1188891 on May 28, 1993.

RECITALS

A. By the First Declaration, Summit Builders, Inc., a Missouri corporation ("Developer/Declarant") declared that it was the owner of certain real property ("Original Property") described as follows:

Lots 1 thru 73 and Tracts A, B, & C, STERLING HILLS 1ST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Said Original Property was platted by recorded instrument identified as Document No. 1993I1188888).

B. Section 2 of the First Declaration provides for the alteration of the First Declaration and for the creation of the Sterling Hills Homeowners Association. Section 2 of the First Declaration provides in pertinent part as follows:

The owners of the majority of the lots desiring to change, release or alter these Declarations herein must execute and acknowledge in an appropriate instrument of agreement in writing for such purpose and filing the same for record in the office of the Jackson County, Missouri recorder of deeds.

C. On May 28, 1993, the Declarant/Developer recorded the Second Declaration. The Second Declaration was recorded as Document No. 1993I1188891 and imposed certain revised restrictions, covenants and obligations upon the residential subdivision. Article XI, Section 3 of the Second Declaration provides in pertinent part as follows:

[T]his Declaration may be amended from time to time by an instrument of agreement signed by the Owners of the fee simple title to more than fifty percent (50%) of the said Lots and which is duly acknowledged and filed for record in the office of the Recorder of Deeds of Jackson County, Missouri.

D. The Owners now desire to amend Section 3, subsection (y) of the First Declaration as amended by the Second Declaration. This Third Declaration is executed by at least fifty percent (50%) of the owners of lots within the Sterling Hills Subdivision. The executed signatures have been notarized and have been provided in compliance with the requirements of Article XI, Section 3 of the Second Declaration. This Third Declaration will allow for greater clarification of the restrictions and limitations placed upon outbuildings within the Sterling Hills Subdivision.

E. Section 3, subsection (y) of the First Declaration provides for Restrictions as to the construction of outbuildings. Section 3, subsection (y) of the First Declaration provides in pertinent part as follows:

No outbuildings of any kind shall be permitted any where in Sterling Hills.

AMENDMENT

NOW, THEREFORE, the First Declaration as amended by the Second Declaration shall hereby be amended and modified further, as follows:

Section 3, subsection (y) of the First Declaration as amended by the Second Declaration shall be deleted in its entirety and replaced with the new subsection (y) of Section 3 to read as follows:

y. Design and construction of any shed or storage building shall be no larger than 120 square feet. The shed or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials and colors shall be similar to the main building or shall be commonly associated with residential construction, including shingles, guttering and hardboard siding.

The shed or storage building also must conform to the detached shed and storage building code and ordinance requirements for the City of Lee's Summit.

The terms of this Third Declaration shall be effective as of the date of recording in the Recorder's Office, and all other provisions of the First Declaration and Second Declaration are hereby ratified and shall remain in full force and effect, except as otherwise amended herein.

IN WITNESS WHEREOF, the undersigned being the current officers of the Grantee have set their hands and seals this _____ day of _____

STERLING HILLS HOMEOWNERS
ASSOCIATION, INC.

By: _____
_____, President

By: _____
_____, Vice-President

By: _____
_____, Treasurer

Corporate Seal

By: _____
_____, Secretary

EXHIBIT "A"
Legal Description

STERLING HILLS 1ST PLAT

Lots 1 thru 73 and Tracts A, B, & C, STERLING HILLS 1ST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Said Original Property was platted by recorded instrument identified as Document No. 1993I1188888).

STERLING HILLS 2ND PLAT

Lots 74 thru 100, STERLING HILLS 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Annexed by Annexation Declaration dated August 19, 1993, recorded in Book I2437 at Page 2397 as Document No. I1210345).

STERLING HILLS 3RD PLAT

Lots 101 thru 152, STERLING HILLS 3RD PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Annexed by Annexation Declaration dated September 24, 1993 and recorded in Book I2458 at Page 1668 as Document No. I1221581).

STERLING HILLS 4TH PLAT

Lots 153 thru 209, STERLING HILLS 4TH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Annexed by Annexation Declaration dated April 18, 1994 and recorded in Book I2662 at Page 752 as Document No. I1329650).

STERLING HILLS 5TH PLAT

Lots 210 thru 262, STERLING HILLS 5TH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

(Annexed by Annexation Declaration dated May 2, 1994 and recorded in Book I2557 at Page 1345 as Document No. I1273784).