

***Declaration of covenants, conditions and restrictions
For Autumn Ridge***

This Declaration is made on the date hereinafter set forth by Lumbermen's Investment Corporation, a Delaware corporation, hereinafter referred to as the "Declarant".

Witnesseth

Whereas, the Declarant is the owner of certain real property in the city of Kansas City, Platte County, Missouri, which is described in Exhibit "B" attached hereto and made a part hereof (the Affected Lots").

Whereas, Declarant desires to create an exclusive planned community known as Autumn Ridge of which the Affected lots are a part and such other land as many be added thereto pursuant to the terms and provisions of this Declaration;

NOW, THEREFORE, the Declarant declares that the Affected Lots shall be held, sold and conveyed subject to the restrictions, covenants and conditions declared below, all of which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Affected Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. All of such covenants shall be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE I
DEFINITIONS**

Section 1. "Property" shall mean and refer to the real property described in Exhibit "A", and such additions thereto as may be brought within the jurisdiction of the Association and be made subject to this Declaration.

Section 2. "Association" shall mean and refer to the Autumn Ridge Homeowners Association, Inc., a Missouri not-for-profit corporation established for the purpose set forth herein.

Section 3. "Lot" shall mean and refer to any plot of land indicated upon any recorded subdivision map of the Property or any part thereof creating single-family homesites, with the exception of the Common Area and areas deeded to a governmental authority or utility, together with all improvements thereon.

Section 4. "Affected Lot" shall mean and refer to those lots listed in Exhibit "B", and such other lots as may be added to the membership of the Association from time to time as allowed by this Declaration.

Section 5. "Unit" shall mean and refer to any residential dwelling situated upon any Lot.

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