

**DEED RESTRICTION PROCEDURES OF
THE MISSION HILLS HOMES COMPANY**

(Revised September 20, 2010)

1. At the request of The Mission Hills Homes Company (“MHHC”), the Mission Hills City Administrator will notify the President of MHHC of any application with the City of Mission Hills for a permit seeking approval to undertake within the Mission Hills Subdivision (a) a Substantial Construction Matter¹, (b) the Construction of a Detached Accessory Structure, (c) any proposed Construction to a Principal Building which would expand the footprint of the existing Principal Building located on the subject property, and/or (d) other matters about which MHHC may ask to be notified.
2. Upon receipt of such notice from the Mission Hills City Administrator, the President of MHHC will send a letter the owner of the subject property applying for such a permit requesting that such owner submit to the administrator of MHHC (currently Homes Associations of Kansas City, Inc. (“HAKC”)) and to the MHHC Secretary copies of (a) the scaled site plan for the subject property which shows the location of any structures to be built on the subject property and the measurements between such structures and the property line boundaries of the subject property as measured from any applicable right of way, (b) a copy of the title insurance policy for the subject property, and (c) a copy of the original deed from the developer of the subject property and any other deeds which may contain restrictions with regard to construction on the subject property, all along with a \$75.00 check made payable to HAKC.
3. In the event the owner of the subject property fails to deliver a copy of the original deed from the developer of the subject property and any other deeds which may contain restrictions with regard to construction on the subject property within ten (10) days of the request, thereafter, the MHHC Secretary will obtain copies of all applicable deed restrictions concerning the subject property from the contracted title insurance company (currently First American Title Insurance Company) and provide such copies to the MHHC administrator. The owner of the subject property will be invoiced for the cost of obtaining such materials, which invoice shall be treated as a special assessment against the subject property, pursuant to the provisions of the MHHC Declaration.
4. The MHHC administrator will then review such plans to determine if the proposed Construction complies with the relevant deed restrictions and will notify the MHHC President and Secretary of such determination.
5. After receipt of such determination, the MHHC Secretary will notify the owner of the subject property of such determination. A copy of such notice will be sent to the City of Mission Hills Architectural Review Board for its review and consideration as part of the record for the requested building permit application.

¹ Unless otherwise defined herein, capitalized terms shall have the meanings ascribed to such terms in the Zoning Regulations of the City of Mission Hills, Kansas, as amended.