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HIGH PRAIRIE POINTE
DECLARATION OF RESTRICTIONS

THIS DECLARATION is made this 20th day of January, 2004 by Kansas Homesites, Inc., herein referred to as "Developer / Owner".

Whereas, Kansas Homesites, Inc. is the Developer / Owner of the property High Prairie Pointe, a rural subdivision in Leavenworth County, Kansas

AND WHEREAS, the Developer / Owner will convey the said property, subject to certain protective covenants, conditions, restrictions, reservations and charges as hereinafter set out.

NOW, THEREFORE, the Developer / Owner hereby declares that all the property described above shall be held, sold and conveyed subject to the following easement, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real estate. These easements, covenants, restrictions and conditions, shall run with the real property and shall be binding upon all parties having or acquiring any right, title or interest in the described properties or any part thereof, and shall be for the benefit of each owner thereof.

1. DEFINITIONS

- a. "Review Committee" shall mean and refer to a committee composed of the above Developer / Owner, or its nominees, until such time as the Owner has conveyed 100% of the lots described above.
- b. "Subdivision" shall mean and refer to the 38 lots of High Prairie Pointe, Phase 1 and 2.
- c. "Lot" shall mean and refer to the various lots, tracts or parcels of ground designated on the plat of High Prairie Pointe, Leavenworth County, Kansas.
- d. "Lot Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot or tract which is a part of the above described property, but excluding those having such interest merely as security for the performance of an obligation such as lenders and holders of mortgages.

2. MAINTENANCE

The Lot Owner shall maintain each lot, including easements and road rights-of-way adjacent to said lot and all improvements located on said lot, in a reasonable manner.