

B422776

DECLARATION OF RESTRICTIONS

WHEREAS, J. C. NICHOLS COMPANY, a Corporation, has heretofore executed a plat of all of Lots 1 to 88, both inclusive, and Lot A, of Verona Hills, which plat was recorded on the 28th day of August, 1962, under Document Number B-422130, in Book B-32 of Plats, at Page 15, in the office of the Recorder of Deeds of Jackson County, Missouri, and has heretofore dedicated to the public all of the streets, roads, avenues, drives and terraces for street purposes, as shown thereon; and

WHEREAS, J. C. NICHOLS COMPANY is the owner of all of the lots shown on the aforesaid plat of Verona Hills and now desires to place certain restrictions on all of said lots, all of which restrictions shall be for the use and benefit of the present owner thereof and its future grantees.

NOW, THEREFORE, in consideration of the premises, J. C. NICHOLS COMPANY, for itself and for its successors and assigns, and for its and their future grantees, hereby declares that Lots 1 to 88, both inclusive, and Lot A, of Verona Hills, as shown on the aforesaid plat, shall be and the same are hereby restricted as to their use in the manner hereinafter set forth.

DEFINITION OF TERMS USED.

For the purpose of these restrictions, the word "street" shall mean any street, road, avenue, drive or terrace of whatever name which is shown on said plat of Verona Hills.

The word "outbuilding" shall mean an enclosed, covered structure not directly attached to the residence to which it is appurtenant.

The word "lot" may mean either any lot as platted or any tract or tracts of land as conveyed, which may consist of one or more lots or part or parts of one or more lots as platted, and upon which a residence may be erected in accordance with the restrictions hereinafter set forth, or as set forth in the individual deeds from J. C. Nichols Company or from its successors and assigns. A corner lot shall be deemed to be any such lot as platted or any tract of land as conveyed having more than one street contiguous to it, provided that for the purpose

of these restrictions Lots 1, 5, 67 and 71, of Verona Hills, shall be deemed to be corner lots. The street upon which the lot or part thereof fronts, as hereinafter provided, shall be deemed to be the front street, and any other street contiguous to any such lot shall be deemed to be a side street.

PERSONS BOUND BY THESE RESTRICTIONS.

All persons and corporations who now own or shall hereafter acquire any interest in the above enumerated lots hereby restricted shall be taken to hold and agree and covenant with the owner of said lots, and with its successors and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof and the construction of residences and improvements thereon for a period of time ending on January 1, 1988, provided, however, that each of said restrictions shall be renewable in the manner hereinafter set forth.

It is further provided that the same restrictions as are hereinafter set forth as to the use of the land shall apply for the same period, or extended periods, of time to Lot A, of Verona Hills, provided, however, that said Lot A may at the option of J. C. Nichols Company or its assigns be set aside for the exclusive and joint use of the owners of lots in Verona Hills for park purposes, subject to such conditions as may be hereafter prescribed by said J. C. Nichols Company or by its successors or assigns.

SECTION 1. USE OF LAND.

None of said lots may be improved, used or occupied for other than private residence purposes, and no flat nor apartment house, although intended for residence purposes, may be erected thereon. Any residence erected or maintained on any of said lots shall be designed for occupancy by a single family.

SECTION 2. FRONTAGE OF LOTS.

For the purpose of these restrictions, the following lots or part or parts thereof, as indicated in this Section, shall be deemed to front on the streets designated, as follows:

Lots 1 to 7, both inclusive, on Wornall Road.
Lots 8 to 16, both inclusive, on Baltimore Avenue.
Lots 17 to 40, both inclusive, on 115th Street.
Lots 41 to 58, both inclusive, on 115th Street Terrace.
Lots 59 to 63, both inclusive, on Baltimore Avenue.
Lots 64 to 88, both inclusive, on 116th Street.

SECTION 3. FRONTAGE OF RESIDENCES ON STREETS.

Any residence erected wholly or partially on any of the following lots, or on any part or parts thereof, as indicated in this Section, shall front or present a good frontage on the street or streets designated, and for this purpose as applied to all inside lots it shall mean that the residence shall front on the street designated, and on any corner lot it shall mean that the residence shall front or present a good frontage on the street or streets designated, as follows:

On Lot 1, toward both the South and East on Wornall Road.
On Lots 2, 3 and 4, on Wornall Road.
On Lot 5, toward both the North and East on Wornall Road.
On Lots 6 and 7, on Wornall Road.
On Lot 8, on both Baltimore Avenue and Minor Drive.
On Lots 9 to 15, both inclusive, on Baltimore Avenue.
On Lot 16, on both Baltimore Avenue and 115th Street.
On Lots 17 and 18, on 115th Street.
On Lot 19, on both 115th Street and Wornall Road.
On Lots 20 to 30, both inclusive, on 115th Street.
On Lots 31 and 32 on both 115th Street and Glen Arbor Terrace.
On Lots 33 to 39, both inclusive, on 115th Street.
On Lot 40, on both 115th Street and Baltimore Avenue.
On Lot 41, on both 115th Street Terrace and Baltimore Avenue.
On Lots 42 to 48, both inclusive, on 115th Street Terrace.
On Lots 49 and 50, on both 115th Street Terrace and Glen Arbor Terrace.
On Lots 51 to 57, both inclusive, on 115th Street Terrace.
On Lot 58, on both 115th Street Terrace and Baltimore Avenue.
On Lots 59 to 62, both inclusive, on Baltimore Avenue.
On Lot 63, on both Baltimore Avenue and Minor Drive.
On Lot 64, on both 116th Street and Minor Drive.
On Lots 65 and 66, on 116th Street.
On Lot 67, toward both the Northwest and the Southwest on 116th Street.
On Lots 68, 69 and 70, on 116th Street.
On Lot 71, toward both the Southeast and the Southwest on 116th Street.
On Lots 72 to 76, both inclusive, on 116th Street.
On Lots 77 and 78, on both 116th Street and Glen Arbor Terrace.
On Lots 79 to 87, both inclusive, on 116th Street.
On Lot 88, on both 116th Street and Minor Drive.

It is provided, however, that if any part less than the whole of any corner lot is acquired by the owner of an inside lot contiguous to said corner lot, then, as to the part of such corner lot so acquired, the provisions hereof requiring a residence erected on a corner lot to front or present a good frontage on two or more streets shall not be operative, but the part of the corner lot so acquired shall be deemed to be a part of the inside lot to which it is contiguous, as to the restrictions governing the frontage of the residence on the street, and said part of any such corner lot so acquired shall be subject to the restrictions applicable to the inside lot.

SECTION 4. PERMITTED HEIGHT OF RESIDENCES.

Any residence erected on any of said lots shall not be more than one and one-half stories in height, provided, that a residence more than one and one-half stories in height may be erected on any of said lots with the consent in writing of J. C. Nichols Company.

SECTION 5. REQUIRED SIZE OF RESIDENCES.

Any residence one story in height erected on Lots 1 to 19, both inclusive, and on Lots 64, 65 and 66, of Verona Hills, shall contain a minimum of 1,400 square feet of enclosed floor area, and any residence more than one story in height erected on any of said lots shall contain a minimum of 1,400 square feet of enclosed floor area, of which at least 1,150 square feet shall be on the first floor.

Any residence one story in height erected on Lots 67 to 71, both inclusive, of Verona Hills, shall contain a minimum of 1,500 square feet of enclosed floor area, and any residence more than one story in height erected on any of said lots shall contain a minimum of 1,500 square feet of enclosed floor area, of which at least 1,250 square feet shall be on the first floor.

Any residence one story in height erected on Lots 20 to 63, both inclusive, and on Lots 72 to 88, both inclusive, of Verona Hills, shall contain a minimum of 1,600 square feet of enclosed floor area, and any residence more than one story in height erected on any of said lots shall contain a minimum of 1,600 square feet of enclosed floor area, of which at least 1,350 square feet shall be on the first floor.

The words "enclosed floor area" as used herein shall mean and include in all cases areas on the first and second floors of the residence enclosed and finished for all-year occupancy, computed on outside measurements of the residence, and shall not mean or include any areas in basement, garages, porches or attic. J. C. Nichols Company hereby reserves the right to reduce the floor area requirements set forth above, provided the total reduction for any one residence may not exceed 20 per cent of the above minimum floor area requirement for such residence.

SECTION 6. GROUND FRONTAGE REQUIRED.

Any residence erected on any of the lots hereby restricted, or on any part or parts thereof, shall have appurtenant thereto, not occupied by any other residence, at least the number of feet of frontage of ground fronting on the street upon which the lot or lots or part or parts thereof fronts, as follows:

Lot 1	90 feet
Lots 2, 3 and 4	50 feet
Lots 5 and 6	90 feet
Lot 7	125 feet
Lots 8 to 19, both inclusive,	85 feet
Lots 20 and 21	125 feet
Lots 22 to 39, both inclusive,	95 feet
Lot 40	85 feet
Lots 41 to 49, both inclusive,	100 feet
Lot 50	95 feet
Lots 51 to 57, both inclusive,	100 feet
Lots 58 to 63, both inclusive,	90 feet
Lots 64 to 67, both inclusive,	80 feet
Lots 68, 69 and 70	45 feet
Lots 71 to 76, both inclusive,	85 feet
Lots 77 to 88, both inclusive,	100 feet

The required frontage herein specified is to be measured in all cases on the front line of the lot. It is provided, however, that J. C. Nichols Company shall have and does hereby reserve the right in the sale and conveyance of any of said lots to reduce the required frontage to be used with any residence on any lot, and may at any time thereafter, with the consent in writing of the then record owner of the fee simple title to any such lot, change any required frontage herein specified, or which may in such sale and conveyance be established by it; provided, however, that no change may be made at any time that will reduce the required frontage of land to be used and maintained with any residence that may be erected thereon more than 10 feet below the minimum number of feet required for such residence as set forth above.

SECTION 7. SETBACK OF RESIDENCES FROM STREET.

No part of any residence, except as hereinafter provided, may be erected or maintained on any of said lots nearer to the front street or the side street than is the front building line or the side building line shown on said plat of Verona Hills on the lot or lots on which such residence is erected, provided that J. C. Nichols Company shall have and does hereby reserve the right in the sale and conveyance of any of said lots to change any building

line shown thereon, and may at any time thereafter with the consent in writing of the then record owner of the fee simple title to any such lot, change any building line that is shown on said plat on any such lot or lots, or which may be established by it in such sale or conveyance, provided, however, that no change may be made at any time that will permit the erection or maintenance of any residence on any lot, exclusive of those projections hereinafter set forth, more than 10 feet nearer to the front street or 5 feet nearer to the side street than is the front building line or the side building line shown on said plat on such lot or lots. Reference is made herein to front and side building lines for the purpose of determining the location of any residence with reference to the adjoining street or streets, and in case of relocation of any of said streets, changes may be made by J. C. Nichols Company in any of said building lines, provided that such building lines shall in no case be established nearer to the new location of any of said streets than are the building lines shown on said plat with reference to the present location of said streets, and provided, further that J. C. Nichols Company shall have and does hereby reserve the same privilege of changing the location of any such new building lines so established as it has in the case of those shown on said plat, and provided, further, that the widening of any of said streets shall not, for the purpose of these restrictions, be deemed to be a relocation of such street.

Those parts of the residence that may project to the front of and be nearer to the front streets and the side streets than the front building lines and the side building lines shown on said plat, and the distance that each may project, are as follows:

(a) Window Projections: Bay, bow, or oriel, dormer and other projecting windows not exceeding one story in height may project beyond the front building lines and the side building lines not to exceed 3 feet.

(b) Miscellaneous Projections: Cornices, spoutings, chimneys, brackets, pilasters, grillwork, trellises and other similar projections, and any other projections for purely ornamental purposes, may project beyond the front building lines and the side building lines not to exceed 2 feet.

(c) Vestibule Projections: Any vestibule not more than one story in height may project beyond the front building lines and side building lines not to exceed 3 feet.

(d) Porch Projections: Unenclosed, covered porches, balconies and porte cocheres may project beyond the front building lines not to exceed 6 feet.

SECTION 8. FREE SPACE REQUIRED.

The main body of any residence, including attached garages, attached greenhouses, ells, and porches, enclosed or unenclosed, covered or uncovered, but exclusive of all other projections set forth above in Section 7, erected or maintained on Lots 1, 5, 8, 15, 16, 41, and 63 to 71, both inclusive, or on any part or parts thereof, of Verona Hills, shall not occupy more than 75 per cent of the width of the lot on which it is erected, measured in each case on the front building line as shown on the aforesaid plat or as established by J. C. Nichols Company in the conveyance of such lot, or on such front building line produced to the side lines of the lot, whichever line is of greater length; and any such residence, exclusive of those projections specifically referred to in subparagraphs (a) and (b) of Section 7 hereof, shall be set back at least 10 feet from both of the side lines of the lot on which such residence is erected.

The main body of any residence, including attached garages, attached greenhouses, ells and porches, enclosed or unenclosed, covered or uncovered, but exclusive of all other projections set forth in Section 7, erected or maintained on Lots 2, 3, 4, 6, 7, 9 to 14, both inclusive, 17 to 40, both inclusive, 42 to 62, both inclusive, and 72 to 88, both inclusive, or on any part or parts thereof, of Verona Hills, shall not occupy more than 70 per cent of the width of the lot on which it is erected, measured in each case on the front building line as shown on the aforesaid plat or as established by J. C. Nichols Company in the conveyance of such lot, or on such front building line produced to the side lines of the lot, whichever line is of greater length; and any such residence, exclusive of those projections specifically referred to in subparagraphs (a) and (b) of Section 7 hereof, shall be set back at least 15 feet from both of the side lines of the lot on which such residence is erected.

It is provided, however, that the maximum width of any residence which may be erected on any of the said lots may, with the consent in writing of J. C. Nichols Company, be increased by not to exceed 10 per cent of the width of any such lot, measured as above provided. It is further provided that the required set back from the side lines of the lot, as herein provided, may with the consent in writing of J. C. Nichols Company, be reduced by not to exceed 50 per cent of the amount of such required set back; provided, however, that this reservation shall in no way whatsoever affect the provision relative to the change in said building lines as set forth in Section 7 herein.

In case the frontage of ground used with any residence is greater than the required frontage, then for the purpose of limiting the width of the residence and establishing its location with respect to the side lines of the lot, the frontage so used shall be deemed to be the required frontage and the provisions of this Section shall be construed accordingly, and if any residence of the maximum width is built or maintained on any such lot, then thereafter the frontage used may not be reduced on such lot as long as said residence is maintained thereon, and the same provision shall apply as to the location of any residence with respect to the side lines of the lot. The used frontage may be reduced at any time by the conveyance of a part of the lot, provided that it be not reduced below the minimum number of feet required with any residence of a width that might be then erected thereon, based on the provisions of this Section, and provided further that in no case may it be reduced below the minimum required frontage specified by Section 6 hereof.

SECTION 9. OUTBUILDINGS PROHIBITED.

No outbuildings or other detached structure appurtenant to the residence may be erected on any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 10. OVERHEAD WIRES PROHIBITED.

No power or telephone service lines may be erected or maintained above the surface of the ground on any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 11. OUTSIDE ANTENNA PROHIBITED.

No radio or television transmitting or receiving antenna may be erected or maintained outside of any residence on any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 12. PERGOLAS PROHIBITED.

No pergola, or any detached structure for purely ornamental purposes, may be erected on any part of any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 13. OIL TANKS PROHIBITED.

No tank for the storage of fuel may be maintained above the surface of the ground on any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 14. LIVESTOCK AND POULTRY PROHIBITED.

No livestock or poultry may be kept or maintained upon any of said lots without the consent in writing of J. C. Nichols Company.

SECTION 15. BILLBOARDS PROHIBITED.

No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on any of said lots without the consent in writing of J. C. Nichols Company; provided, however, that permission is hereby granted for the erection and maintenance of not more than one advertising board on each lot or tract as sold and conveyed, which advertising board shall not be more than 5 square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease the lot or tract upon which it is erected.

SECTION 16. DURATION OF RESTRICTIONS.

Each of the restrictions herein set forth shall continue and be binding upon J. C. Nichols Company and upon its successors and assigns, until January 1, 1988, and shall automatically be continued thereafter for successive periods of 25 years each, provided, however, that the owners of the fee simple title to more than 75 per cent of the front feet of all of the lots hereby specifically restricted, and enumerated in this instrument, may release all of the land which is hereby restricted from any one or more of the restrictions herein set

forth, on January 1, 1988, or at the end of any successive 25 year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the office of the Recorder of Deeds of Jackson County, Missouri, prior to January 1, 1983, or at least 5 years prior to the expiration of any successive 25 year period after January 1, 1988.

SECTION 17. RIGHT TO ENFORCE.

The restrictions herein set forth shall run with the land and bind the present owner and its successors and assigns, and all parties claiming by, through or under it shall be taken to hold, agree and covenant with the owner of the lots hereby restricted, and with its successors and assigns, and with each of them, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereon, but no restriction herein set forth shall be personally binding on any corporation, person or persons, except in respect of breaches committed during its, his or their seisin of, or title to said land; and J. C. Nichols Company, its successors and assigns, and also the owner or owners of any of the lots hereby restricted, shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal actions for damages; and failure of J. C. Nichols Company, its successors or assigns, or any owner or owners of any lot or lots in this subdivision, to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so thereafter. J. C. Nichols Company may, by appropriate agreement, assign or convey to any person or corporation all of the rights, reservations and privileges herein reserved by it, and upon such assignment or conveyance being made, its assigns or grantees may at their option exercise, transfer or assign those rights, or any one or more of them at any time or times, in the same way and manner as though directly reserved by them or it in this instrument.

IN WITNESS WHEREOF, J. C. NICHOLS COMPANY, by authority of its Board of Directors, has caused these presents to be executed by its Vice President

and its corporate seal to be hereto affixed this 28th day of August,
1962.

J. C. NICHOLS COMPANY

By /s/ John J. Ruddy
John J. Ruddy, Vice President

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 28th day of August, 1962,
before me, the undersigned, a Notary Public in and for the County and State
aforesaid, came JOHN J. RUDDY, Vice President of J. C. Nichols Company, a cor-
poration duly organized, incorporated and existing under and by virtue of the
laws of Missouri, who is personally known to me to be such officer, and who is
personally known to me to be the same person who executed, as such officer, the
within instrument of writing on behalf of said corporation, and such person
duly acknowledged the execution of the same to be the act and deed of said cor-
poration.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, the day and year last above written.

/s/ Sharon Gerber
Notary Public within and for said County
and State. (Sharon Gerber)

My commission expires:

October 15, 1965