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**FIRST AMENDMENT TO
MELROSE RESERVE
HOMES ASSOCIATION DECLARATION**

THIS FIRST AMENDMENT TO DECLARATION is made as of the 15 day of October, 2015, by JSRE, L.L.C., a Kansas limited liability company ("Developer").

WITNESSETH:

WHEREAS, Developer has executed and filed with the Register of Deeds of Johnson County, Kansas, a Homes Association Declaration, dated and filed September 23, as Instrument Number 20150923-0007952, Book 201509, Page 007592, encumbering the following legally described tract:

MELROSE RESERVE, Lots 1 through 50, and Tracts "A" "B" "C" and "D", replat of part of HIGHLANDS AT THE VILLAGE OF ST. ANDREWS, FIRST PLAT, and part of the Southeast Quarter, Section 26, Township 13 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas.

WHEREAS, Developer, as the present owner and developer of the above-described property, desires to amend the Declarations to provide certainty and clarity with respect to increases in Assessments;

NOW, THEREFORE, in consideration of the premises contained herein, Developer, for itself and for its successors and assigns, and for its future grantees, hereby amends the Declarations as hereinafter set forth.

A. Amendment to Article IV. Article IV, Section (2) is hereby removed and replaced in its entirety with the following:

2. The rate of monthly assessment upon each assessable Lot in the Subdivision may be increased as to and for each calendar year:

i. For each of years 2016 through 2019, the Board shall not increase the monthly assessment from the initial assessment set in Section (1) above;

ii. After year 2019, by the Board from time to time, without a vote of the members, by up to 10% over the rate of monthly assessment in effect for the preceding calendar year; or

iii. At any time by any amount by a vote of the members (being for this limited purpose solely the Class B members prior to the Turnover Date) at a meeting of the members duly called and held for that purpose in accordance with the Bylaws when a majority of the members present at such meeting and entitled to vote thereon authorize such increase by an affirmative vote for the proposed increase.

Notwithstanding the foregoing limits on annual assessments, the Board, without a vote of the members, shall always have the power to set, and shall set, the rate of monthly assessment at an amount that will permit the Homes Association to perform its duties as specified in Section 2 of Article III above.

B. No Other Changes. In all other respects, the Declarations shall remain unchanged.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed the day and year first above written.

THE DEVELOPER:

JSRE, L.L.C.

By: 

Julia Sobek, Sole Owner

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on 10/15, 2015 by Julia Sobek,
as the sole member of JSRE, L.L.C., a Kansas limited liability company.

Megan E. Sullivan
Notary Public in and for said County
and State

My Commission Expires:

5/1/16
[SEAL]

Print Name: Megan E. Sullivan

