



Sedgwick County  
Register of Deeds - Tonya Buckingham  
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Authorized By *Tonya Buckingham*

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**THIRTEENTH AMENDMENT  
TO  
DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS  
OF  
SAVANNA AT CASTLE ROCK RANCH EAST**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAVANNA AT CASTLE ROCK RANCH EAST ("Amendment") is executed this 30<sup>th</sup> day of March, 2018, by Savanna East Homeowners' Association, a Not For Profit Corporation, established by Article of Incorporation agreement dated September 6, 1994.

**ARTICLE V**

**USE, OCCUPANCY, AND CONDUCT RESTRICTIONS**

Paragraph 5.21 of the Declaration is hereby deleted and the following is substituted in its place and stead:

5.21 Requirement to Plant Lawn and Trees, Shrubs, or Bushes. Within sixty days after occupancy of a residence on a Lot, the Owner thereof shall submit to the Architectural Committee a landscape plan for its approval, pursuant to the provisions of Article IX hereof, which plan shall include the following:

- a) planting a lawn;
- b) the planting of at least fifteen (15) perennial shrubs or bushes per net acre of such Lot;
- c) the planting of at least fifteen (15) evergreen trees at least four (4) feet in height per net acre of such Lot;  
and
- d) the planting of at least eight (8) deciduous shade trees per net acre of such Lot.

As used herein, "net acre" means the total acreage of the Lot less any area which is permanently covered with water. If a Lot contains more or less than one (1) net acre, the number of shrubs and trees required shall be increased or reduced proportionately. If the required number of trees, shrubs or bushes is between two whole numbers, the number should be rounded up. For example, the requirements for a Lot containing one half (1/2) net acre are to plant a lawn, at least eight (8) perennial shrubs or bushes, at least eight (8) evergreen trees at least four (4) feet in height and at least four (4) deciduous shade trees.

No Chinese or Siberian elms and no Bermuda grass will be permitted on any Lot. The required landscaping as set forth above will be installed forthwith upon approval unless installation is inappropriate by virtue of the season, in which case the landscaping will be installed not later than the next planting season following submission of the plan. In the event such landscaping is not so installed, the Association may, after giving written notice to any Lot Owner of such Owner's failure to comply herewith, at any time after fifteen (15) days have expired from the date of such notice, perform such landscaping and collect from such Owner the cost thereof. The Association is hereby granted the right to enter upon such Lot for the purpose of performing said landscaping.

IN WITNESS WHEREOF, the Savanna East Homeowners' Association has executed this Amendment the day and year first above written.

Savanna East Homeowners' Association

By: 

Daniel R. Flowers, President of Savanna East Homeowners' Association, a Not For Profit Corporation, established by Article of Incorporation agreement dated September 6, 1994.

STATE OF KANSAS            )  
  ) ss:  
COUNTY OF SEDGWICK    )

This instrument was acknowledged before me on this 30<sup>th</sup> day of March, 2018, by Daniel R. Flowers, President of the Savanna East Homeowners' Association, a Not For Profit Corporation, established by Article of Incorporation agreement dated September 6, 1994.

  
Notary Public

My appointment expires

8/30/20

