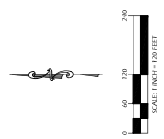
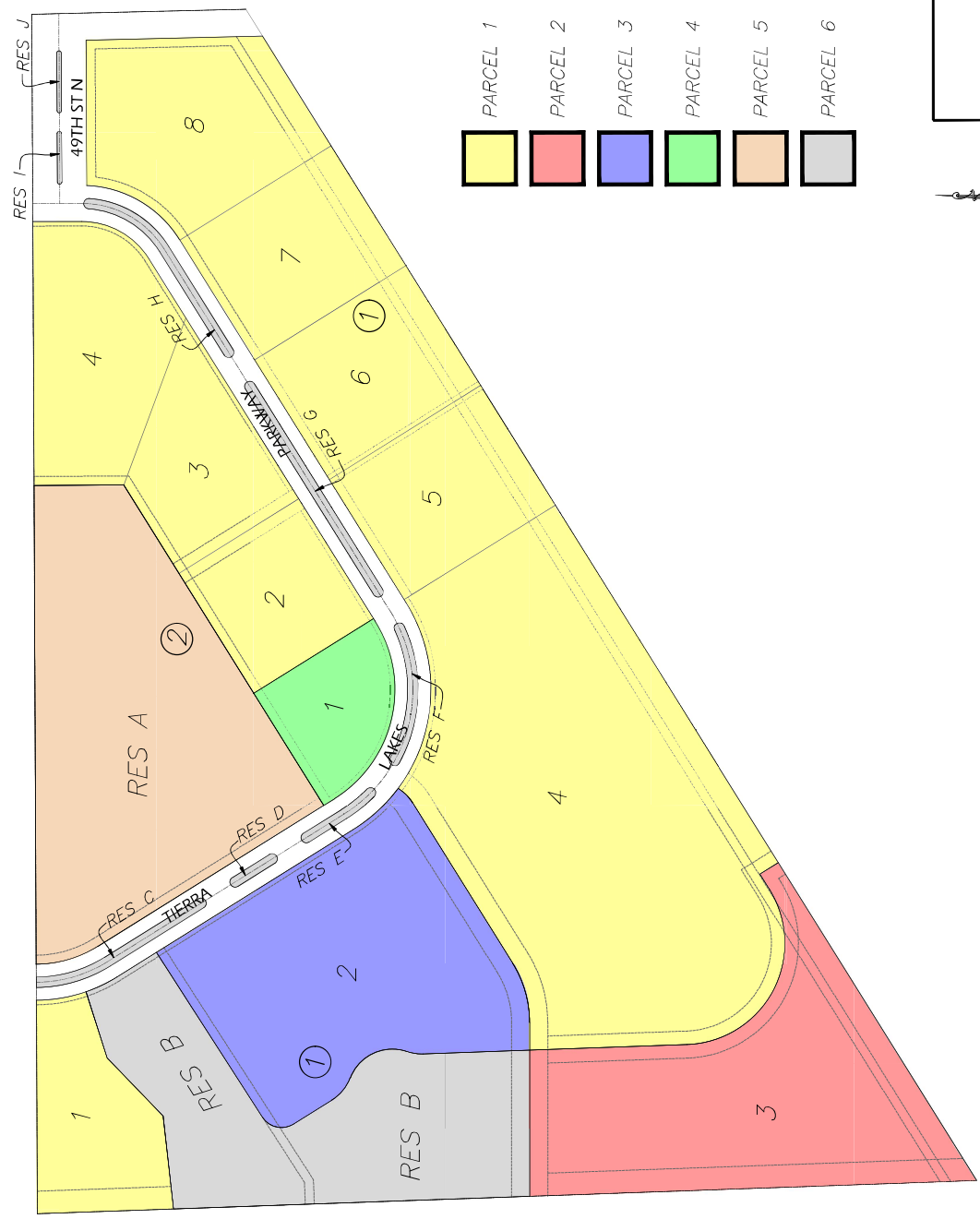


EXHIBIT 'A'



PUD EXHIBIT

TIERRA VERDE SOUTH ADDITION

BEL AIRE, KS

DATE	KEM PROJ.	DRAWN	DESIGNED	SHEET
04.2025	24105	JMW	KEM	1.0

- GENERAL PROVISIONS: (PER THE RECORDED PLAT OF TIERRA VERDE SOUTH ADDITION)
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR A PLANNED UNIT DEVELOPMENT (PUD) FROM THE CITY OF WICHITA, KANSAS, AND SHALL COMPLY WITH ALL CITY ZONING, SUBDIVISION, AND CONSTRUCTION REGULATIONS OF THE CITY OF WICHITA, KANSAS, AND THE KANSAS ZONING ACT, K.S.A. 17-10,1 AND 17-10,2.
2. INSTALLATION OF ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LEGISLATION, INCLUDING THE AMERICAN WITH DISABILITIES ACT, ALL INFRASTRUCTURE ACTS, AND THE KANSAS ZONING ACT, K.S.A. 17-10,1 AND 17-10,2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
3. ALL ELECTRIC POWER, PARKING, LOT LIGHTS, CABLE, STREET LIGHTS AND TELEPHONE SERVICE SHALL BE PROVIDED BY THE CITY OF WICHITA, KANSAS, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
4. THE DEVELOPER SHALL INSTALL ALL IMPROVEMENTS DELINEATED ON THE FINAL PUD SITE PLAN, SAID IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, STREETS, SIDEWALKS, WATER DISTRIBUTION SYSTEM, SANITARY SEWER SERVICE LINES, DETENTION POND, STORMWATER SEWER SYSTEM, DRIVEWAYS, LANDSCAPING, LIGHTING, AND UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
5. UNDERGROUND EXISTING SANITARY OR STORM WATER SERVICES, WATER LINES, DRAINAGE CHANNELS, CULVERTS, UNDERGROUND ELECTRIC, COMMUNICATIONS, GAS LINES, PIPE LINES OR TRANSMISSION LINES ARE REQUIRED TO BE INSTALLED, LOWERED, ENCASED, OR RELOCATED DUE TO THE LOT SHIT OR CONSTRUCTION IMPROVEMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
7. THE DEVELOPER SHALL PREPARE A LANDSCAPE AND STORM DRAINAGE PLAN, WHICH SHALL ADDRESS THE EFFECT OF CHANGES TO THE NATURAL ENVIRONMENT AND INCREASED DRAINAGE. SAID LANDSCAPE AND STORM DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER OF THE TIME EACH INDIVIDUAL LOT IS DEVELOPED, AFTER APPROVAL BY THE DEVELOPER AND THE CITY ENGINEER OF THE TIME EACH INDIVIDUAL LOT IS DEVELOPED, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
8. THE DEVELOPER SHALL PREPARE A SOURCE PLAN THAT SHALL INCLUDE ALL EXISTING BUILDING, SOUNDED, WHICH SHALL BE APPROVED BY THE CITY ADMINISTRATION, ATTACHED HERETO AND MADE A PART HEREOF AT THE TIME EACH INDIVIDUAL LOT IS DEVELOPED.
9. OUTDOOR LIGHTING SOURCES SHALL EMPLOY CLIFF LIGHTS TO MINIMIZE LIGHT TRIPASS AND GLARE. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE KANSAS ZONING ACT, K.S.A. 17-10,1 AND 17-10,2. UNLESS EVIDENCE IS PROVIDED TO THE SATISFACTION OF THE ZONING ADMINISTRATOR THAT THE LIGHT SOURCE WILL BE AIMED OR SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT VISIBLE FROM THE NEIGHBORING LOTS.
10. IF SCREENING EXISTS ON ANY SIDE OF A DEVELOPING PROPERTY LINE THAT MEETS OR EXCEEDS THE STANDARDS OF THE ZONING CODE, ADDITIONAL SCREENING SHALL NOT BE REQUIRED. HOWEVER, AT ANY TIME THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
11. THE DEVELOPER SHALL ENCLOSE OR CAUSE TO BE ENCLOSED ALL TRASH AND RECYCLING CONTAINERS AND SIMILAR EQUIPMENT AS SET FORTH IN THE FINAL PUD SITE PLAN AS APPROVED BY THE CITY ENGINEER AT THE TIME EACH INDIVIDUAL LOT IS DEVELOPED.
12. IN ACCORDANCE WITH THE APPROVED FINAL PUD SITE PLAN, THE CITY SHALL REQUEST INSTALLATION OF SANITARY SEWER SERVICE LINES AND STORM DRAINAGE LINES TO BE INSTALLED IN THE FINAL PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
13. ANY REQUIRED SANITARY SEWER MAINS REQUIRED TO BE INSTALLED IN ADDITION TO THOSE MENTIONED IN #4, WILL BE THE DEVELOPER'S RESPONSIBILITY. TOP CONTRACT, ENGINEER AND SHALL BE INSTALLED PER CITY REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE KANSAS ZONING ACT, K.S.A. 17-10,1 AND 17-10,2. THE CITY ENGINEER OF THE TIME EACH INDIVIDUAL LOT IS DEVELOPED, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
14. THE DEVELOPER SHALL CONSTRUCT A WATER SERVICE LINE TO EACH LOT. THE LOCATION OF SUCH TAP SHALL BE SHOWN ON THE FINAL PUD SITE PLAN AS APPROVED BY THE CITY ENGINEER.
15. NO DEMOLITION, SITE CLEARANCE OR CONSTRUCTION SHALL COMMENCE ON ANY PORTION OF THE TRACT OF LAND HEREIN REFERRED TO AS TIERRA VERDE SOUTH ADDITION, UNTIL THE DEVELOPER HAS OBTAINED THE NECESSARY PERMITS FOR THE CITY. NO OCCUPANCY WILL BE ALLOWED OF ANY BUILDING ON SAID PROPERTY WITHOUT A VALID OCCUPANCY PERMIT FROM THE CITY.
16. A SPECIFIC PURPOSE OF THIS AGREEMENT IS TO ASSURE THAT THE NECESSARY IMPROVEMENTS ARE IN PLACE TO SUPPORT DEVELOPMENT OF THE LOTS OF LAND HEREIN REFERRED TO AS TIERRA VERDE SOUTH ADDITION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DEVELOPMENT OF THE PUD SITE PLAN, AND THE CITY ENGINEER, (HEREIN THE "FINAL PUD SITE PLAN") SHALL BE APPROVED BY THE DEVELOPER AND BY THE CITY ENGINEER, ATTACHED HERETO AND MADE A PART HEREOF, AT THE TIME THE LOT IS DEVELOPED.
17. THE DEVELOPER SHALL FILE WITH THE SEDGWICK COUNTY REGISTER OF DEEDS AN EXECUTED COPY OF THIS AGREEMENT, INCLUDING THE FINAL PUD SITE PLAN, AND THE SOURCE PLAN, ALL AS APPROVED BY THE CITY OF WICHITA, KANSAS.
18. UPON FULL EXECUTION HEREOF AND UPON ATTACHMENT OF THE PUD SITE PLAN, THE LANDSCAPE PLAN, THE DRAINAGE PLAN, AND THE SOURCE PLAN, ALL APPROVED AS PROVIDED HEREIN AT THE TIME EACH INDIVIDUAL LOT IS DEVELOPED, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE BINDING UPON THE CITY AND THE DEVELOPER, THEIR SUCCESSORS, HEIRS, ASSIGNS, TRUSTEES, AND ASSIGNEES.