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Cleveland County, OK

AMENDED

DECLARATION OF COVENANTS,
CONDmoNS, AND RESTRICTIONS

October 14, 2004, Supersede _____ on

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Section 1	Review
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ARTICLE III: LAND CLASSIFICATION, PERMITTED
USES, AND RESTRICTIONS

Section

(k)
(l)
(m)
(n)

- (i) Garbage, Trash Containers
and Collections
- 0) Clothes Drying Facilities
- (k) Treehouses,

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

KENSINGTON PLACE SEC. 1

THIS DECLARATION, made on — —

ARTICLE I

section 5 "Association" shall mean and refer to Kensington Place Homeowners Association, Inc., its successors and assigns.

~~ARTICLE II~~

ARCHITECTURAL CONTROL

ARTICLE III

LAND CLASSIFICATION, PERMITTED USES, AND RESTRICTIONS

In no case, however, shall a residence ever be built upon a tract consisting of less than an entire Lot, nor more than one (1) residence on any Lot or Plot. No gainful occupation, profession, business, trade or other non-residential activity shall be conducted on any Lot or in any residence or detached structure located

(g) Single Story Homes All single story homes shall have a minimum of six (6) pitch principal roof line unless Architectural Committee waives this requirement.

(h) Signs, Billboards, and Detached Structures No signs or billboards will be ~~permitted upon~~

(l) Utilities The Owner of each Lot shall provide the required facilities to receive electric service and telephone service ~~leading~~ from the sources of supply to any Improvements erected on such Lot by means of underground service conductors Installed, owned and maintained

Section 3 General Restrictions

(e) Storage Tanks No tank for the storage of oil, water, or other fluids, or any other substance regardless of nature, may be maintained above the ground and outside an authorized structure on any of the lots without the consent in writing of the Architectural Committee.

(f) ~~Boats~~

(I) Fences Fences may be erected along rear property lines, side Lot lines on interior Lots and on or behind Front Building Limit Line or Side Building Limit Line abutting the side street or a Corner Lot as shown on the recorded plat. Fences shall be constructed of woodplalk, stockade or similar wood materials and shall have finished picket or decorative

(c) Creation of the lien and Personal Obligation of Assessments The Declarant hereby covenants, that each residence Owner of any Lot by acceptance of a deed therefor, whether or not It shall be so expressed in such deed, IS deemed to covenant and agree to pay to the

thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 2

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 25th

Kaney

B. Brumby
Notary Public


