

Doc#:R 2006 37518

Bk&Pq:RB 4225 6-17

Filed: 08-18-2006

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10:18:38 AM

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Cleveland County, OK

IEdsign Engineers Inc  
1614 Greenbriar Pl

~~OK~~ 13159-765~

DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS

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DECLARATION

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- Section 1 Review
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Section 1 Land Classification

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

- (i) Garbage, Trash Containers  
and Collections
- (j) Clothes Drying Facilities
- (k) \_\_\_\_\_

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

KENSINGTON PLACE SEC. 3

THIS DECLARATION, made on the date

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**ARTICLE I**

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

## ARTICLE II

### ARCHITECTURAL CONTROL

Section 1 Review No building, fence, walk, driveway, wall or other structure or improvement shall be commenced, erected or maintained upon the properties nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the "Architectural Committee", ~~which shall~~

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 thereon. Nothing herein shall be deemed to ~~prevent the leasing of any Lot from time to time by~~

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(h) Signs, Billboards, and Detached Structures No signs or billboards will be permitted upon any Lot except signs advertising

(m) Sidewalks Sidewalks shall be constructed on each lot, concurrent with the construction of the residence thereon, within the street right-of-ways adjacent to all property lines paralleling streets, and in accordance with the applicable sidewalk construction specifications of the  
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Automobiles and pickup trucks may be parked in driveway. Commercial vehicles, except for pickup trucks and vans, are prohibited.

Under no conditions may a trailer of any type be occupied, temporarily or permanently, as

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the extent permitted by law, upon written application made in advance by the Owner seeking a variance, as to which the judgment of the Architectural Committee shall be conclusive; provided, however, that if the Architectural Committee fails to approve or disapprove such application within thirty (30) days after its receipt, the application shall be deemed approved.

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(e) Maximum Annual Assessment Until January 1, 2008, annual assessment shall be Ninety Dollars (\$90.00) per lot. From and after January 1, 2008, the maximum annual assessment may be increased each year not more than ten percent (10%) above the maximum assessm\_ent for the

Section 3 severability Invalidation of anyone of these covenants or restrictions  
by judgment of COURT order shall in no way

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Before me, the undersig

  
Notary Public

