




Amendment and Addition to the Declaration of Covenants and Restrictions of Olde Stonebridge. Adding to Architectural and Design Rules (Exhibit B)

Append to Exhibit B: y. Solar Energy Systems

On July 25, 2023, at 6:30 pm the annual meeting of the Homeowners Association was held at the Moore Public Library. Ballots were created, then mailed to each homeowner by ARIA Real Estate Property Management to be returned to them for certification. On October 2, 2023 ARIA certified that the proposed addition/amendment attached hereto received the sufficient percentage to amend the covenants, conditions, and restrictions and to consolidate the same into this Amended Declaration.

NOW THEREFORE the following amended Declaration 1) is adopted by the sufficient percentage of the Owners; 2) is to run with the land and each Lot within the Addition; 3) is for the protection of the Addition's property values, the health, welfare, and safety of the Owners and the Lots and Common Areas; 4) shall be binding on the Lots and their Owners, successors and those having any right, title, or interest in the Lots, shall run with the Lots, and shall inure to the benefit of each Owner, and 5) may be enforced by the Owners and the Homeowners Association as set out in the Final Plat of OLDE STONEBRIDGE ADDITION SECTION ONE through SECTION NINE a part of the S.E. 1/4, SECTION 18, T10N, R2W, I.M. MOORE, CLEVELAND COUNTY, OKLAHOMA.


Don Jackson
Olde Stonebridge HOA,
Board of Director's President

10/30/2023
Date

Individual Acknowledgement

State of Oklahoma)
)
County of Cleveland)

Before me the undersigned, a Notary Public, in and for said County and State, on this 30 day of October, 2023, personally appeared Don Jackson, to me known to be the identical person, who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed to the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission expires 4/28/25

Mena Samara

Notary Commission Number 05004079



ADD To: "Exhibit "B" Architectural and Design Rules Adopted by the Design Review Committee of Olde Stonebridge

The following uses and restrictions are hereby adopted by the Design Review Committee as a guide for the advance review and approval of any external installation of Solar Energy Systems. No Solar Energy System Equipment shall be allowed on the exterior of any structure or property, unless specifically approved, as to type, design, and location, by the Design Review Committee.

The Design Review Committee may forbid the installation of a Solar Energy System if it substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For the purpose of making such determination, the written approval of the proposed placement of the system by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

The Design Review Committee may prohibit Solar Energy Systems that threatens the public health or safety, or violates a law.

- Roof-Top Solar Energy Systems: In addition to the approval of the Plans and Specifications for construction of buildings and structures, all Solar Energy System materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of the Solar Energy System.
 - Acceptable Solar Energy System material shall include, but not limited to, flush-mounted black solar panels with black racking systems and electrical conduits; to include a metal skirt around the array that hides the gap between the panels and roof surface.
 - Solar Energy Systems may not extend higher than or beyond the roofline.

- Solar Energy Systems shall not be visible from the front of the house unless the alternate location increases the estimated annual energy production of the system, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the system if located in an area designated by the owners association, this includes all equipment for the solar system to be located on the backside of the house.
- Ground Mounted Solar Energy System: In addition to the approval of the Plans and Specifications for construction of buildings and structures, all ground mounted Solar Energy Systems will be considered structures. Thus, panel materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of the Solar Energy Systems. Such structures shall be located behind the back of the building line of the main house and at least twenty-five feet from side Lot boundary. Distance for construction of any of the above on back yard boundary lines must be approved by the Design Review Committee.
- Solar Energy System Battery Storage: In addition to the approval of the Plans and Specifications for construction of buildings and structures, all Solar Energy System battery storage systems mounted on the exterior of the home will be considered structures. Thus, materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of the exterior mounted Solar Energy System battery storage. Solar Energy System Battery Storage systems may be mounted on the side or rear of the house and may be visible from the main road/mail box to the house. Mounting Battery Storage on the front of the house is prohibited.

- Solar Landscape Lighting: Consistent with OSB Bylaws Exhibit "B" (d), Solar landscaping lighting must be approved by the Design Review Committee and must not be offensive to the adjoining property.