

 **OLD REPUBLIC TITLE**
4040 N. TULSA
Oklahoma City, OK 73112

FIRST AMENDMENT

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

ADDINGTON FARMS, SECTION I

An addition to Oklahoma County, Oklahoma

A part of the Southeast Quarter of Section 7, Township 14 North, Range 3 West, 1.M.

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for ADDINGTON FARMS SECTION I, is made effective as of the 1st day of January 2019, by Addington Farms Development, LLC, ("Declarant"), an Oklahoma limited liability company existing under and by virtue of the laws of the State of Oklahoma and is operating as the Declarant pursuant to an Assignment of Declarant Rights recorded at Book 13820, Page 884 of the public records of Oklahoma County, State of Oklahoma.

WITNESSETH

WHEREAS, Declarant is the owner of certain real property located within Oklahoma County, State of Oklahoma, called Addington Farms Section I which is a platted addition and the Final Plat for said platted addition is recorded at Book PL75, Page 70 and the original Declaration of Covenants, Conditions and Restrictions for Addington Farms Section 1 is recorded at Book 134961, Page 1008 of the public records of Oklahoma County, State of Oklahoma;

AND WHEREAS, Declarant desires to amend the Declaration in this First Amendment to correct errors and omissions in the original filing;

NOW THEREFORE, Declarant hereby amends the Declaration of Covenants, Conditions and Restrictions pursuant to Article XVI of said Declaration, as set forth below:

ARTICLE I – DEFINITIONS

The following definition appearing on page 5 is hereby amended as follows:

C. "Association" shall mean and refer to ADDINGTON FARMS HOMEOWNERS ASSOCIATION, INC., a not-for-profit corporation formed under the laws of the State of Oklahoma, its successors and assigns.

ARTICLE VI – CLASSES OF MEMBERS AND VOTING RIGHTS

Section 2: Class "B" Membership:

The parenthetical reference in the second sentence to number of votes should be corrected from the current "(18)" to "(20)" in order to conform to the written number of twenty.

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County of Oklahoma
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ARTICLE VII – COVENANT FOR MAINTENANCE ASSESSMENTS

Section 3: Initial Base Assessments

The entire paragraph of this section is deleted in its entirety and the following language is substituted therefore:

“Until January 1 of the year immediately following the filing of the Final Plat for the first phase of Addington Farms Section 1, the initial Base Assessment that may be imposed on a Class “A” Member shall be \$1,200.00 of which \$200.00 will be placed in a reserve fund for street maintenance. “Builders” will be considered Class “A” members.

Section 12: Exempt Property

Item “D.” under this section is deleted in its entirety.

ARTICLE IX – ARCHITECTURE AND LANDSCAPING

Section 3: Guidelines and Procedures

The Declarant has elected to file with this First Amendment of the Declaration of Covenants, Conditions and Restrictions an attached document referenced as Exhibit “C” to be used as the Design Guidelines. An Exhibit “C” was not attached in the original filing.

IN WITNESS WHEREOF, DECLARANT has set its hand this on the date above written.

ADDINGTON FARMS DEVELOPMENT, LLC

Signed: *Jonathan Horn*

Printed name: Jonathan Horn

As its Manager on behalf of the entity, and NOT in any individual or personal capacity

ACKNOWLEDGMENT

Before me, the undersigned Notary Public in and for said County and State, on the date above written, personally appeared, to me known to be the identical person who subscribed the name of the maker hereof to the foregoing instrument and acknowledged to me that he executed the same as his free an voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Seal:



Notary Public: *Lucinda L. Zapp*

My Commission Expires: 12/08/20

My Commission No: 16011406

Exhibit "C"
Design Guidelines

EXHIBIT "C"

ARCHITECTURAL AND DESIGN RULES OF ADDINGTON FARMS

(These Rules may be amended from time to time and any amended rules shall have the same force and effect as if fully set forth herein.)

The following uses and restrictions are hereby adopted as The Initial Architectural and Design Rules of Addington Farms (the "Rules") as a guide for the review and approval of any Improvement upon any Lot or Common Areas. These rules are intended as a guide to the Design Review Committee in order to maintain the harmony, character, and charm of Addington Farms ("The Addition") and to enhance the value of each Lot and the neighborhood as a whole. The Rules may be amended at any time as provided in the Declaration of Covenants and Restrictions of The Addition. The Addition shall specifically include the Addington Farms Addition and any other property subsequently annexed to the Declaration pursuant to Article II of the Declaration of Covenants and Restrictions for The Addition, to be recorded in the Oklahoma County Clerk's Office, along with any amendments thereto. The definitions contained in the Declaration of Covenants and Restrictions for the Addition including subsequent amendments shall apply to these Rules unless otherwise defined herein.

1 Limitation of Liability for Approvals. Any approval required herein must be submitted in writing and any approval by the Design Review Committee must be in writing to be effective. Review and approval of any application is made primarily on the basis of aesthetic considerations and the Declarant, Addington Farms Homeowners Association, Inc., (the "Association"), its Board and/or the Design Review Committee shall NOT bear any responsibility for ensuring the structural integrity or soundness of approved new construction or construction modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Declarant, Association, Board, nor the Design Review Committee, nor any member thereof, shall be held liable for any injury, damages, or loss arising out of the manner, quality, and/or suitability of approved new construction or construction modification occurring on any Lot.

2 Minimum Rules and Restrictions Applicable to All Lots,

a Submission of Plans for Approval. No construction or erection of any nature whatsoever shall be commenced or maintained upon any Lot or the Common Areas (except as is installed or approved by the Declarant in connection with the initial construction of structures or buildings on the property); nor shall any exterior addition to, or change or alteration thereon, be made unless and until two (2) sets of the plans and specifications showing the nature, kind, shape, color, height, materials, and location of the same shall have been submitted to the Design Review Committee and approved in writing by the Design Review Committee as to the harmony of external design and location in relation to surrounding structures and topography. A detailed description or samples of exterior building materials (i.e., brick, stone, roofing, paint, siding and trim) shall be presented to the Design Review Committee along with the plans and specifications. Applicants seeking approval of the Design Review Committee shall submit a duplicate application on the form attached hereto accompanied by all required documentation in duplicate.

b Minimum House Size. The floor area of heated and cooled living space in each residential structure situated on each Lot (exclusive of open porches and garages) shall be not less than 5,000 square feet unless approval for a smaller structure is granted by Anthony Mirzaie or Jonathan Hom.

c Landscaping and Lawns. Landscaping is an essential element of design in The Addition. Except as otherwise approved in writing by the Design Review Committee, the Owner of each Lot shall be required to expend the minimum sum of Eight Thousand Five Hundred and 00/100 (\$8,500.00) for trees and shrubs or perennial plants to be placed on each Lot owned. Unless an extension is approved by the Design Review Committee, the expenditure must be made and the trees and shrubs or perennials planted for the completion of landscape before a letter of good standing will be released from the Addington Farms Homeowners Association to any title company prior to any transfer of possession of the Lot from the Owner to a subsequent buyer. No amount paid for grass, dirt, sprinkler systems, etc. shall qualify for this minimum expenditure. No removal of landscaping (other than replacement of dead trees or shrubs with equivalent trees or shrubs) shall take place without the approval of the Design Review Committee. Builders may submit typical landscaping plans to the Design Review Committee for pre-approval for a series of homes in a particular subdivision. Once pre-approved in writing, it shall be necessary for a Builder to submit individual plans only in the event of substantial deviation from pre-approved landscaping plans. Front and side yards shall be sodded with grass within ninety (90) days of occupancy of a home. On each Lot there will be no less than two (2) trees. On Lots adjacent to main thoroughfares within The Addition at least one (1) tree shall be placed between the sidewalk and the street and the Design Review Committee may, in its discretion, require additional landscaping and features than would otherwise be required. Native trees which have a diameter in excess of three (3") inches measured two (2') feet above ground level shall not be intentionally destroyed or removed except with the approval of the Design Review Committee.

d Exterior. The exterior of the home must be comprised of at least 80% brick, rock, stucco or other approved masonry product such as Hardie-board. Design Review Committee approval is not required for exterior lighting if the lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as small in size as is reasonably practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glaring sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlight, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Design Review Committee approval. The Design Review Committee may take into consideration the visibility and style of the fixture and its location on the home.

e Architectural Styles. The Design Review Committee shall have the ultimate authority and discretion in approving the architectural styles of structures in The Addition and may in this regard make the final determination whether the style of home proposed is in harmony with the atmosphere of the development and in conformity with the intent of the Design Review Committee.

f Roof Construction. In addition to the approval of the Plans and Specifications for construction of buildings and structures on any Lot, all roofs and roof 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 roofing material. Acceptable roofing materials shall include, but not be limited to, 40-year roofing material of composite shingle (weathered wood or shadow grey color) or other roofing materials approved by the Design Review Committee.

g Fences and Retaining Walls. No fence or retaining wall shall be constructed or installed until the location, design, style, material and quality of same shall have been approved by the Design Review Committee. The Design Review Committee may prevent fencing from being erected or maintained upon any Lot to the extent said fencing may interfere with or is inconsistent with the appearance of nearby Common Areas or other features of The Addition. Property perimeter fences shall not exceed six (6) feet six (6) inches in height, unless a variance is granted by the Design Review Committee. Fencing erected or maintained upon any Lot shall be either cedar capped with metal posts or black metal (wrought-iron look-a-like), unless a variance is granted by the Design Review Committee or unless otherwise required by the Design Review Committee. All front fences facing the street shall be black wrought iron style fencing (i.e. aluminum fencing with a similar appearance to wrought iron). Fences shall not be painted and only a clear coat sealant or stain in a color approved by the Design Review Committee shall be allowed. Fences may be constructed in side or rear yards with the written approval of the Design Review Committee. Owners are prohibited from erecting and maintaining chain link fences in The Addition, except that Declarant shall have the right to erect and maintain chain link fencing upon the Common Areas in places deemed appropriate by Declarant. Except as otherwise provided in the preceding sentence, all fencing in the Addition that is within twenty (20) feet of any Common Area greenbelt or proposed greenbelt shall be black wrought iron style fencing (i.e. aluminum fencing with a similar appearance to wrought iron), unless a variance is granted by the Design Review Committee. Any fences, whether constructed by a Lot owner or a Builder, shall be well repaired and maintained. In the event a fence or wall is damaged, deteriorated, or destroyed, the Lot owner shall repair or recondition the fence or wall at the Lot owner's expense. All retaining walls shall be constructed of Trinity Wall System (landscape block) from Dolese Bros. Co., and shall be Arbuckle Blend in color.

h Construction Period. Upon commencement of excavation on any Lot or Lots in this plat, the work must be continuous, weather permitting, until the Residence and other Improvements are completed. No delay in the course of construction within a period of twelve (12) months will be permitted, unless further extension of time for the completion of said Residence and Improvements is given by the Design Review Committee. If no such consent is given by the Design Review Committee, the Declarant or its designee may, but shall not be obligated to, complete such construction at the expense of the Owner.

i Roof Pitch. The following minimums shall apply: Roof pitch shall be an average 10/12 pitch or greater, unless a variance is granted by the Design Review Committee.

j. Structure. The foundation of structures shall either be (a) a footing and stem wall foundation; or (b) a post tension foundation.

k Windows. All windows will have SDL bars and be either clay, white, bronze, or red color unless otherwise approved by the Design Review Committee.

1 Certain Satellite Dishes Permitted. Standard satellite dishes satisfying all of the following requirements may be installed upon a Lot without first obtaining Design Review Committee approval: (i) the satellite dish shall be equal to or less than 18 inches in diameter; (ii) the satellite dish shall be attached to the roof of the residence; and (iii) the satellite dish shall not be visible to a person six feet tall, standing on any part of the front property line of the Lot upon which the satellite dish is situated. Satellite dishes failing to meet all of aforementioned requirements shall not be erected, used or maintained outdoors on any Lot without the prior written consent of the Design Review Committee.

m Pool Cabanas and Detached Buildings. No metal buildings, tents, trailers, or temporary structures shall be permitted to be erected or maintained within the Addition. Provided, however, pool cabanas, studios, guest cottages, gazebos, greenhouses and other outbuildings may be constructed and maintained after the plans, specifications, design, size, and location of same have been approved in writing by the Design Review Committee. Such structures must correspond in style and architecture to the principal residence and must exist in harmony in relation to neighboring living dwellings and property. No commercial business will be allowed in any Detached Building. Detached Buildings must be approved with a variance granted by the Design Review Committee. Any permitted detached building approved must be constructed by the original builder of the primary residence, be similar in architectural style, and constructed out of the same construction materials as the principal residence.

n Treehouses and Playground Equipment. Treehouses or platforms in trees are prohibited. No play towers or other similar structures or equipment shall be located in front of the front building limit line. In addition all must be located behind the back corners of the dwelling structure, within 50 feet of the residences, and not visible from the street.

o Garages. Garages shall be attached to the Residence, unless a variance is issued. Garages shall be compatible with and complementary to the main residence in architectural style, material, color and location. Review shall be made on a case-by-case basis. Each Residence shall have a minimum garage capacity of three cars with any front facing garage being located twenty (20) feet behind the front of the home. The approved garage layout is either side car entry or a "J-swing" driveway with the two car garage facing sideways and the one car garage facing the street. If there are four garages, then one of the two car garages may face the street. Any garage layout not conforming with these guidelines must be approved by the Design Review Committee. All garage doors must be an insulated smart trim garage door unless a variance is approved by the Design Review Committee.

p Basketball Goals and Sports Equipment. Basketball hoops/goals attached to the home or garage are prohibited. Permanent basketball goals in the front yard shall only be allowed upon approval by the Design Review Committee and must be properly maintained. No Design Review Committee approval is required for the installation of play and sports equipment in fenced-in rear and side yards that is no taller than seven (7) feet. Owners shall exercise consideration towards neighbors; any such equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbance of neighbors.

q Signs. In addition to those requirements and rights set forth in the Declaration, placement of any sign on a Lot shall be governed by the following rules, as follows:

1. Builder or Trade Signs. One (1) builder sign and permit board shall be allowed with Design Review Committee approval; however, no subcontractor or trade signs shall be permitted. Without prior Design Review Committee's approval, a single Realtor or For Sale by Owner sign may be placed on a property while the property is "for sale" and a single Open House sign may be placed on a property during an Open House but must be removed promptly after the event. At no time will a Realtor or Builder sign be placed at any location in The Addition except on the Owner's Lot. Builder and Realtor signs are subject to review as to location, color, size, and detailing. A builder sign shall be erected on the Lot prior to the commencement of any work, including clearing or grading. Builder and Realtor signs shall be securely erected and no signs or permits shall be placed in trees. The builder, Realtor and For Sale by Owner signs shall be removed within five (5) days of the closing of a Lot unless a longer period is granted in advance by the Design Review Committee.
2. Security Signs. One (1) security sign may be permitted without the Design Review Committee's prior approval in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. The Design Review Committee may impose size, shape, and color restrictions on security signs.
3. For Lease Signs: Under no circumstances will a for-lease sign be permitted in the addition.

Installation or relocation of all signs other than set forth above or other than provided for in the Declaration requires Design Review Committee approval. Additionally, the Design Review Committee shall have the right to demand and require any Owner to remove any sign from any Lot, regardless of whether said sign complies with the technical requirements of the Declaration or these Rules. Should the Owner fail to immediately comply with a demand for removal of a sign, the Design Committee shall have any and all rights of enforcement granted in the Declaration including without limitation the right of self-help to remove any sign after reasonable demand is made.

r. Erosion Control. During construction of any Improvements on any Lot, erosion control must be maintained by the Owner/Builder to control runoff onto the street, common areas, or adjoining property.

s. Mailboxes. Unless otherwise provided for in any Additional Rules or Restrictions, each mailbox will be black metal and shall conform to the Design Review Committee's specifications, which are available upon request. Each mailbox must be identical in color, design, shape, and appearance. Additional structures or features are prohibited, without approval of the Design Review Committee. Newspaper tubes are prohibited.

t. Chimneys. Chimneys will be of brick, stone, or other material approved by the Design Review Committee.

u. Yard Ornaments. No sculpture or lawn ornaments of any kind will be permitted in yards visible from the street without the written consent of the Design Review Committee.

v. Carports and Clotheslines. No clotheslines shall be installed, placed, erected, or maintained on any Lot. No carports shall be installed, placed, erected, or maintained on any Lot, without the Design Review Committee's prior approval. Any carports submitted for Design Review Committee approval are encouraged to be entirely located behind the frontline of the Residence.

w. Dog Related Structure: No animal structure shall provide shelter for more than three (3) dogs over six (6) months of age. One dog-related structure is permitted without Design Review Committee approval so long as the structure is not Visible from Neighboring Property (as that term is defined in Section 1.22 of the Declaration). If a dog-related structure is Visible from Neighboring Property, then Design Review Committee approval is required and screening, fencing or landscaping may be required by the Committee prior to any approval.

x. Birdbaths, Birdhouses and Birdfeeders: Design Review Committee approval is not required for one rear yard installation of any birdhouse or birdfeeder no more than 12 by 24 inches in size. Design Review Committee approval is not required for one rear yard installation of a birdbath that is no more than thirty (30) inches in height, including any pedestal. The installation of birdbaths, birdhouses, and birdfeeders in front or side yards and/or the installation of multiple birdbaths, birdhouses, or birdfeeders requires approval by the Design Review Committee.

y. Flagpoles. Design Review Committee approval is not required for the installation of a single flagpole so long as it does not exceed twenty (20) feet above finished grade. If located in the front yard, a flagpole must be at least fifteen (15) feet from the front property line.

z. Pools. Design Review Committee approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. Pools shall be located in the rear or side yard and shall be installed in such a way that it is not Visible from Neighboring Property. Pools shall be fenced for safety purposes and Owners may be required to install safety features (gate locks or pool covers) when they are not in use. Any building associated with a pool is considered to be a Detached Building.

aa. Hot Tubs and Saunas. Design Review Committee approval is required for the installation of any outdoor hot tub, Jacuzzi, sauna, or spa. Any hot tub, Jacuzzi, sauna, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, sauna, or spa shall be located in the rear or side yard, shall be installed in such a way that it is not Visible from Neighboring Property and shall not create an unreasonable level of noise for adjacent property owners. Owners may be required to install safety features such as locks or covers for these items when such are not in use.

bb. Setback. Each Residence shall be set back a minimum of twenty-five (25) feet from each side yard property line and fifty (50) feet from any rear property line, unless a variance is granted by the Design Review Committee.

cc. Guttering. Each Residence is required to be guttered around the entire roof of the Residence where runoff occurs.

dd. Statues. Design Review Committee approval is not required for the rear yard installation of any statue, which, including a pedestal, stands not more than three (3) feet tall. Other

accessory features, such as fountains, ponds, reflecting pools or yard ornaments require Design Review Committee approval.

ee. Yard Maintenance. No underbrush and/or other unsightly growth shall be permitted to grow upon any Lot and no refuse or unsightly objects shall be allowed to remain thereon. The lawns and grounds on each Lot shall be maintained by the Lot Owner in a neat and attractive manner including, without limitation, having grass, weeds, undergrowth, and other vegetation cut no less than once a month, and the shrubbery and trees located on the Lot trimmed periodically in accordance with good husbandry practices, including the removal of any dead trees, shrubs, or plants. If any Lot Owner shall fail or decline to keep his/her Lot free of underbrush, refuse, and/or other unsightly objects then the Association, after providing the Lot Owner with seven (7) days written notice thereof, may enter upon said Lot and remove the refuse or otherwise cure the Lot Owner's default of his/her obligations hereunder. Such entry by the Association shall not be deemed a trespass and the Lot Owner shall be assessed the cost incurred by the Association in curing said default with such assessment constituting a lien upon the Lot as provided for Article VII of the Declaration of Covenants and Restrictions for The Addition.

ff. Window Air Conditioning Units. No window air conditioning units shall be installed in any dwelling, garage, outbuilding, or other structure on a Lot.

III Common Area Rules and Restrictions.

a Entrances. All entrances from the major arterial streets into the Addition shall be gated, providing restricted access to Addington Farms for Owners and their and the Association's guests and invitees, constructed and maintained as enlarged landscaped and hardscaped areas to provide a distinct gateway and sense of arrival to the Addition. All plans for installation, modification, or redesign of the entrances shall be approved by the Design Review Committee. At a minimum, all entrances to the Addition shall contain a sign bearing "Addington Farms" constructed one hundred percent (100%) of brick, stone, and stucco, and shall contain a comprehensive landscape and hardscape design incorporating evergreen and flowering trees, shrubs, and plant specimens.

b Amenities and Recreational Areas. All plans for installation, modification, or redesign of Improvements to the Common Areas shall be approved by the Design Review Committee. Furniture, benches, and tables shall be in-ground mounted site furniture using commercial grade materials compatible with, and similar in quality and durability to, the materials used in the primary recreational facility. The following shall serve as general guidelines and are subject to specific site variations approved by the Design Review Committee:

1. Place benches with back toward a wall, plantings, or trees to increase the sense of security;
2. Set benches back from circulation paths so that pedestrians do not disturb those using the benches;
3. Benches shall be placed to maximize shade in the summer and sun in the winter and placed for direct supervision of children in play areas;
4. Bike Racks shall be provided near park and building entries where appropriate to allow bicycles to be parked and locked;

5. Trash Receptacles shall placed near benches and tables, at play areas, sports facilities, and all high use areas; and
6. Trash receptacles shall match site furniture.

PLEASE CONTACT THE DECLARANT FOR A CURRENT AND UPDATED COPY OF THE DESIGN REVIEW COMMITTEE'S ARCHITECTURAL AND DESIGN RULES.

**EXHIBIT TO ARCHITECTURAL AND DESIGN RULES OWNER
APPLICATION FOR DESIGN COMMITTEE REVIEW**

Date: _____
 Owner's Name: _____
 Address: _____
 Telephone: _____

Type of Improvement: _____
 Lot Number: _____

If an agent is submitting on behalf of the owner, also complete the following:

Agent's Name: _____
 Business Name: _____
 Telephone: _____

In accordance with the Declaration of Covenants and Restrictions for The Addition and the Architectural and Design Rules, application is hereby made for review and approval of the following described improvements: (Provide brief description.)

In support of this application, the following required items are to be submitted in duplicate:

1. Plans and Specifications: The plans will show the following (where applicable): site plan, floor plan, elevations, roof plan, fence plan, landscaping plan and such other items as may be needed to reflect the character and dimensions of the improvements.
2. Any written statements or other submissions that may be required.

It is hereby understood and agreed that approval of this application by a reviewer does not constitute approval as to compliance with applicable Oklahoma law or City of Oklahoma City ordinances.

Signature of Owner(s)	_____	Date	_____
Signature of Agent	_____	Date	_____

Submit applications to: Addington Farms Homeowners Association, Inc.
 2731 S. I-35 Service Rd.
 Moore, Oklahoma 73160

Separate applications must be submitted with each item for approval. If the application is incomplete, the reviewer will notify the applicant as to the needed documents and the application will not be further considered until receipt of all materials. Any time period required for reviewer approval or rejection shall not begin to run until all materials requested by the Committee are submitted in duplicate. [Please be aware that the committee is allowed up to 30 days from receipt of request to issue a written response. If no response is received within the 30 day period, the homeowner shall send the committee a Notice of Failure to Act. If no response is received within 5 days after receiving the Notice of Failure to Act, the matter will be deemed approved. **It is your sole responsibility to plan appropriately.**]

Date Received: _____ Reviewer: _____ Action taken: _____

Date Received: _____ Reviewer: _____ Action taken: _____

Date Received: _____

Reviewer: _____

Action taken: _____

EXHIBIT TO ARCHITECTURAL AND DESIGN RULES

LANDSCAPE PLAN SUBMITTAL CHECKLIST

1. Format to be 24 inch x 36 inch sheet size.
2. Site plan with property boundary, footprints of permanent structures and locations and identifications of every hardwood tree with a diameter of eight inches or more at a height of three (3) feet above grade.
3. Contour lines as needed to illustrate grade conditions.
4. Project location and owner's name.
5. North arrow, drawing scale, sheet number, and date.
6. Boundaries of protected areas and method of protection.
7. Planting plan showing locations of proposed and existing plants. Plants should be drawn at a mature size.
8. Plant list with names of plants, sizes, and quantities.
9. Hard surface plan and layout dimensions noting materials to be used.
10. Irrigation plan.
11. Construction details for all structural elements, i.e., retaining walls over two (2) feet to six (6) feet pools, decks, etc.
12. Submit 2 copies of the package.