



FOURTH 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, I.M.

THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS for ADDINGTON FARMS SECTION I, is made effective as of the 1st day of October, 2021, by ADDINGTON FARMS DEVELOPMENT, L.L.C., ("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 I is recorded at Book 134961, page 1008, the First Amendment to the Original Declaration made effective as of January 1, 2019, and filed for record on March 1, 2019 in Book 13961 at Page 494, the Second Amendment to the Original Declaration made effective as of January 1, 2019, and filed for record in Book 14161 at Page 1113, and, the Third Amendment to the Original Declaration made effective January 1, 2020, and filed for record in Book 14230 at Page 1938 in the office of the County Clerk of Oklahoma County, State of Oklahoma. Declarant is also the owner of certain real property located within Oklahoma County, State of Oklahoma, called Addington Farms II, Section 1 which is a platted addition and the Final Plat for said platted addition is recorded at Book 80, Page 66 and the Notice of Annexation made effective the 1st day of October 1, 2021 is recorded at Book 14900, Page 1643;

AND WHEREAS, Declarant desires to amend the Declaration of Covenants, Conditions and Restrictions in this Fourth Amendment pursuant to XVI of said Declaration, as set forth below:

ARTICLE VII – COVENANT FOR MAINTENANCE ASSESSMENTS

Chicago Title Oklahoma
3600 NW 138th Street, Ste 100
Oklahoma City OK 73134
710102105591

Section 3: Initial Base Assessments

The following wording in the first paragraph of this section as reflected in the previously filed First Amendment shall be deleted in its entirety:

“...of which \$200.00 will be placed in a reserve fund for street maintenance”.

Section 5: Maximum Increased Base Assessments.

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

“From and after January 1 of the year immediately following the filing of the Final Plat for the first phase of Addington Farms I, the Base Assessment imposed upon the Members may be increased in a percentage greater than that established in Article VII, Section 4 above by a vote of the general membership of the Association for the next succeeding year provided that any such change shall have the assent of two-thirds (2/3) of the total eligible Member votes pursuant to votes cast in person or by proxy, at a meeting called for this purpose, or votes cast via electronic mail, by electronic written notice for this purpose, written notice of which shall be sent to all Members not less than thirty (30) nor more than sixty (60) days in advance setting out the purpose of the voting of the general membership of the Association. Means of notices and voting shall be at the sole discretion of the Declarant and/or the Board.”

Section 6: Special Assessments.

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

“In addition to the Base Assessments authorized above, the Association may levy in any assessment year, as to all Members, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the fixtures and personal property related thereto; provided that any such assessment shall have the consent of at least one-half (1/2) of the total eligible Member votes pursuant to votes cast in person or by proxy, at a meeting duly called for this purpose, or votes cast via electronic mail, by electronic written notice for this purpose, written notice of which shall be sent to all Members not less than thirty (30) nor more than sixty (60) days in advance setting forth the purpose of the voting of the general membership of the Association, provided further, that the maximum amount of any Special Assessment which may be assessed against any Member in any assessment year shall not exceed an amount equal to three (3) times the annual dues assessed against said Members for the same year. Means of notices and voting shall be at the sole discretion of the Declarant and/or the Board.”

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Addington Farms Section 1 is effective the 1st day of October, 2021.

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

Addington Farms Development, LLC

By: *Jonathan Horn*
Jonathan Horn, As its Manager on behalf of the entity, and NOT in any individual personal capacity

ACKNOWLEDGMENT

State of OKLAHOMA

County of CLEVELAND

Before me, the undersigned Notary Public in and for said County and State on the 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 and voluntary act and deed for the uses and purposes therein set forth



Notary Public *Lucinda L. Zapp*
My Commission Expires *12/08/24*
My Commission No. *16011406*