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Cleveland County, OK

OWNER'S CERTIFICATE, DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS:

PARK PLACE DEVELOPERS, L.L.C., a Limited Liability Company (herein the "Owner"), hereby certifies that it is the owner of, and the only person, firm or company having any right, title or interest in and to the following described real estate and premises situated in Cleveland County, Oklahoma to-wit:

All of Blocks One (1), Two (2), Three (3), and Four (4), inclusive, PARK PLACE ADDITION SECTION 5 to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof. (herein the "Property").

Said Owner further certifies that it has caused said property, designated aforesaid, to be surveyed into blocks, lots, streets and avenues, and has caused a plat to be made of said tract showing accurate dimensions of lots, set back lines, rights of way, widths of streets and reserves for utilities. Said Owner hereby designates said tracts of land so platted as all of PARK PLACE ADDITION SECTION 5 to the City of Norman, Cleveland County, Oklahoma, and hereby dedicates to public use all the streets and avenues within such subdivisions, and reserves easements for installation and maintenance of utilities, and for drainage, within such subdivisions, as shown on the recorded plat thereof. All lands so dedicated to public use are free and clear of all encumbrances.

Protective Covenants

For the purposes of: a) providing an orderly development of the entire tract; b) providing management, maintenance, preservation and control of commonly owned areas or any portion of, or interest in, the Property; c) enforcing all mutual, common or reciprocal interests in or restrictions upon all or portions of separately owned lots, parcels, or areas in the Property; and d) for the further purpose of providing adequate restrictive covenants for the mutual benefit of said Owner and its successors in title to the subdivisions of said tracts, Owner hereby imposes the following restrictions, covenants and reservations, which shall run with the land and to which it shall incumbent upon successors in title adhere.

1. Rights of Owner/Association. Owner reserves the sole unilateral right, until title is passed to the PARK PLACE PROPERTY OWNERS ASSOCIATION, INC. (herein the "POA"), to convey to any public agency, authority or utility, easements for drainage or underground utility purposes across any portion of the Common Areas. Thereafter, the POA shall have this right, so long as the plans and specifications for such an easement, and the purpose for such an easement, have been approved by the POA's Architectural Committee. The POA may not convey the Common Areas without first obtaining the written permission of the City of Norman. The POA shall accept the authority and obligation to enforce and manage the covenants herein and the Common Areas of the Addition. Any obligations of the Owner of the Property shall completely transfer over to the POA upon conveyance of the Common Areas, and the POA shall accept such conveyance as an acknowledgment that the POA takes over all obligations of the Owner as they may have specifically existed herein. In addition, upon conveyance of each lot within the Addition to a successor owner and/or home builder, the successor in interest and/or builder shall assume all obligations as to adhering to the requirements of the development and improvement of each lot for a home. Such obligations include but are not in any way limited to the following: drainage and runoff of storm water from each lot; permitting of structures on each lot; curb cuts; installation of utility meters and connections to the public services; requirements of the Department of Environmental Quality (DEQ) such as silt fencing and runoff protections; rough grading for home sites; home construction; tap fees and impact fees for permitting structures on each lot; inspections and governmental requirements as to the development of each lot; etc.

2. **Covenant for Assessments.** Membership of in the POA shall consist of recorded owners of separately owned lots in the PARK PLACE ADDITION SECTION 5 development. membership is transferred upon legal transfer of title to the separately owned lots. The Owner, for each Lot owned within the Property, hereby covenants, and each 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 POA: (1) annual assessments as may be amended from time to time by the POA, and (2) special assessments for capital improvements as deemed necessary from time to time by the Directors of the POA, both of which assessments are to be established and collected as hereinafter provided. Such assessments shall be charges upon and shall be continuing liens upon the Lot against which each such assessment is made, paramount and superior to any homestead or other exemption provided by law, and shall also be the joint and several personal obligation of all persons who were the owner of such property at the time when the assessment fell due.

3. **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized by the POA and as may be amended from time to time by the POA, the POA may levy, in any assessment year, a special assessment applicable to that year, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of a described capital improvements upon the Common Areas; provided that any such assessment shall have the assent of at least two-thirds (2/3) of the Members pursuant to votes cast at a meeting duly called for this purpose, notice of which meeting shall be sent to all Members of such class not less than ten (10) nor more than forty (40) days in advance of the meeting.

4. **Municipal Enforcement.** In the event the POA fails to maintain the Common Area, excluding the Open Space which requires on maintenance, and a complaint is made to the City of Norman, the City of Norman shall have the right, after giving the POA thirty (30) days written notice and an opportunity to cure, to perform the maintenance work, in which event the amount expended by the City of Norman shall be deemed, for all purposes, a special assessment, as provided in number three (3) above, and the amount thereof shall be a lien on each Lot pursuant to number two (2) in an amount determined by dividing the amount expended by the number of Lots in the Property. Such a lien shall be evidenced by the filing by the City of Norman of a Notice in the office of the County Clerk of Cleveland County, Oklahoma.

5. **Single-Family Use.** All lots in said additions are hereby designated as single-family residential building plots. No lots shall be occupied by multiple families, or be occupied by more than three unrelated persons (i.e. a house cannot be occupied by several unrelated individuals renting the property, such as is sometimes found to be the case with college students renting one house for multiple unrelated individuals). No structure shall be erected, altered, placed or permitted to remain on any such single family residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height, and private garage for not more than three nor less than two automobiles, and other outbuildings strictly incidental to urban residential use of the plot.

6. **Architectural Control Committee.** No building shall be erected, placed or altered on any building plot in these subdivisions until the building plans, elevations of all exterior views, specifications, color choices, material uses, and plot plans showing the location of such building and landscaping plans, have been previously approved in writing as to conformity and harmony of all aspects of the external design as compared with the remainder of the lots in the Property, and with existing structures in the finished grade elevation, by the majority members of a committee composed of Gary Armstrong, Gail A. Armstrong, and Janice McCallip (herein the "Committee"), in their sole discretion, or by any person or persons designated in writing as signed by said committee members. Any specific guidelines set forth herein as to design criteria remains subject to application and interpretation of the Committee as it pertains to each structure planned on the lots. In the event of the death or resignation of any members of said committee, the remaining members shall have full authority to designate a successor or

successors in writing. In the event said committee, or its designated representative, fails to approve or disapprove, or fails to request further information from the applicant as may be needed to come to a decision, within thirty (30) days, any plans and specifications submitted to it, approval will not be required and this covenant shall be deemed to have been fully observed and complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of the majority of the lots in the park Place Section 5 development shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties.

7. **Utility Reserves.** Reserves for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these utility reserves no structure, decks, sheds, improvements, buildings, pavements, plantings or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of such utilities, or which may change the direction or flow of drainage channels in the utility reserves, or which may obstruct or retard the flow of water through drainage channels in the utility reserves. The utility reserve area of each lot and all improvements permitted therein shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. All small drainage channels, emergency overflows, and other swales which are important to abutting properties, but are not a part of the drainage system maintained by public authority or utility company, shall be the property owner's responsibility and it shall be the responsibility of the property owner to: (a) keep the easements, channels and swales free of any structure, planting or other material which may change the direction of flow, or obstruct or retard the flow of surface water in the channels or swales whether they be in easements or contained on the individual property owner's lot, and (b) to provide continuous maintenance of the improvements in the easements or of the channels or swales, except for the improvements for which a public authority, utility company, or property owners maintenance association is responsible. Every property owner and occupant of a lot in the Park Place 5 Addition is hereby on constructive notice that the POA is not in any way responsible for such maintenance and thus shall not be liable for any such failure to maintain.

8. **No Antenna.** No television, radio, communication, or other antenna shall be placed on any lot or improvement to a height exceeding five (5) feet above the highest point of any residence. In addition, no antenna of any kind, including satellite antennas or dishes shall be installed on any lot in the front yard, or side lot forward of the front fence line, or at any point that can be seen from the public road or sidewalks that cross in front of the lot.

9. **Area Requirements.** The gross interior floor area of the main air conditioned habitable residential structure, exclusive of covered and open porches, decks, and garages, on all Lots 1 through 11 in Block 1, and on all Lots 1 through 11 in Block 4, in PARK PLACE ADDITION SECTION 5, shall be not less than One Thousand Seven Hundred (1,700) square feet. The gross interior floor area of the main air conditioned habitable residential structure, exclusive of covered and open porches, decks, and garages, on all other Lots in PARK PLACE ADDITION SECTION 5, shall be not less than One Thousand Six Hundred (1,600) square feet. Furthermore, throughout PARK PLACE ADDITION SECTION 5, there shall be no less than One Thousand (1,000) square feet of gross interior floor area on the ground floor of any dwelling that is more than one story.

10. **Windows; Outdoor items.** Any window type air conditioners installed shall be kept entirely out of view from all streets and sidewalks that cross are adjacent to the lot. Any items that are to be of a permanent or lasting display on the exterior of the property are subject to Committee review and approval or rejection prior to their being installed, with such items including but not limited to the following: playground structures, tree houses, decks, artistic displays, interior window displays or treatments that are seen from the outside, etc. Any holiday displays that are installed may not be displayed out of season and shall be removed once the applicable season is passed.

11. **Setbacks.** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any residential plot nearer than 25 feet to the front lot line, or further than 35 feet from the front lot line, or nearer to the rear lot line than permitted by city ordinances. No dwelling shall be located nearer than 5 feet to a side lot line, provided that detached garages or other outbuilding 60 feet or more to the rear of the front building line may be located not closer than 4 feet to a side lot line. In no event shall the distance between residential buildings be less than 10 feet. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

12. **No Business.** No business, trade, or commercial, industrial or agricultural business activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

13. **Certain Structures Prohibited.** No structure of a temporary character, recreational vehicle, motor home, mobile home, shed, manufactured home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

14. **Fence Limitations.** No fence shall be installed anywhere on the front portion of any lot in this subdivision between the front lot line and the front building set back line. All fences shall be of wood, brick or masonry construction, and prior to the construction of any fence, the lot owner must submit such plans, specifications, color and material choices for the fence to the Architectural Control Committee for prior review and approval before any installation can begin. The lot owner shall verify prior to construction that any fence being installed is not encroaching upon any adjacent property owner.

15. **No Building on Easements.** No detached garage, shed, deck, or other outbuilding shall be permitted in any easement reserved for utilities.

16. **Pets.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept in limited fashion, provided they are not kept, bred or maintained for a commercial purpose. No more than three dogs and three cats may be kept on a lot at any given time. All pets kept on the Property must be vaccinated in accordance with applicable laws and all lease laws must be strictly adhered to.

17. **Signs Prohibited.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales periods only, with such signs being immediately removed once construction or sales are complete. Any signs to be installed on the lot shall be first approved by the Architectural Control Committee. Any signs found to not be in accordance with this paragraph may be removed by the POA and discarded.

18. **New Construction.** All residences shall be of new construction, and no residence, part of a residence, or garage, may be moved from another area into this subdivision. Mobile homes, trailers, and manufactured housing of any kind shall not be allowed to be placed or parked, either permanently or temporarily, on any lot.

19. **House Orientation.** All houses are to face the front of the lot, except as may be previously approved by the Architectural Control Committee in writing.

20. **Vehicles Prohibited.** No truck exceeding one (1) ton in load capacity, trailer, camper, house trailer, motor home, fifth wheel, camper, airplane, boat, boat trailer, jet ski, four wheel motorcycles, golf carts, commercial van, bus or commercial vehicle of any kind or any motor vehicle other than a standard passenger car or pick up not exceeding one (1) ton in load capacity, shall be parked or permitted to remain on the driveway of, in the front yard, side yard in front of front fence line, or street adjacent to, or visible in any from the streets and sidewalks adjacent to any residential plot in this subdivision, except for such period of time as may be absolutely necessary in order to pick up or deliver materials or to do work on or make repairs on the property. It is the intent of this requirement that the owners and occupants of residential buildings in the subdivision shall not use the property upon which they reside, or streets adjacent thereto, for the storage or habitual parking of any such prohibited above mentioned property, other than the said standard passenger cars or pick ups. In addition, no vehicles shall be habitually repaired or deconstructed in any area of a lot that is visible to the adjacent streets or sidewalks.

21. **Sidewalks.** Except for the undersigned developer, sidewalks as required by city ordinances must be installed by the owner of the lot no later than at completion of the residence or one (1) year after purchase.

22. **Garages.** No detached garages shall be permitted on any lot in these subdivisions, except upon approval of the committee or its representative.

23. **Roofs.** The primary and replacement roofs of all dwellings built in said Addition must be of composition, and be of a weathered wood appearance, which is gray in color. All roofs must have a minimum pitch or slope of 7 on 12. Any other roofs so desired must be approved by the architectural committee in writing.

24. **Landscaping.** All lots are to be landscaped in a style in keeping and in harmony with the area and as approved by the committee. All garbage cans or refuse areas are to be fully screened and covered from view from street and from adjoining lots. In addition, any lots, which are initially purchased from the developer for the purpose of building a home for resale must, prior to obtaining an occupancy permit thereon, have the front yards of such residences sodded with solid grass. All lawns and landscaping shall be properly maintained at all times so as not to create a nuisance and unsightly appearance to the neighborhood.

25. **Mortgage.** The undersigned owner, or a representative designated by it, hereby reserves and is granted the right and power to record a Special Amendment to these Restrictions at any time and from time to time, which amends the same (1) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities and/or (2) to induce any of such agencies or entities to make, purchase, insure or guarantee any first mortgage on such owner's lot. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to such party to make or consent to a Special Amendment on behalf of each owner. Each deed, mortgage, trust deed, other evidence of obligation or other instrument affecting a lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of the power of the such parties to make, execute and record such Special Amendments. No Special Amendment made by such parties shall affect or impair the lien of any first mortgage upon a lot or any warranties made by an owner to a first mortgagee in order to induce any of the above agencies or entities to make, purchase, insure or guarantee any first mortgage on such owner's lot.

26. **Masonry.** The principal exterior of any residential structure shall be at least Seventy percent (70%) masonry exclusive of eaves, fascia, gables, doors, windows, and garage

doors, and shall be at least Fifty percent (50%) masonry inclusive of eaves, fascia, gables, doors, windows, and garage doors and the balance of the exterior may be of frame, wood, shingles or other material which will blend together with the masonry. Any deviation from the above must be approved in advance by the committee.

27. **Fireplaces.** All fireplaces located on the front of any home must be brick or brick veneer. However, fireplace exhausts which exit through the roof or on the backside of home may have wood chases.

28. **Binding Effect.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 1, 2026, at which time said covenants shall be automatically extended for successive periods of ten years each, unless an instrument signed by the owners of the majority of the lots has been recorded, agreeing to terminate or amend these covenants, in whole or in part, has been recorded.

29. **Enforcement.** If the parties hereto, or any of the successors in interest, or their heirs, or assigns, or any person or persons or entities claiming under them, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation, including attorneys fees, court costs, expert witness expenses, litigation expenses, and any other expenses that are incurred in the prosecution and enforcement of said covenants. Furthermore, the POA shall have the power to enforce any obligation or default in connection with membership in the owners association by means of a levy or assessment, which may also be filed as a lien upon the separately or commonly owned lots, parcels or areas of defaulting owners or members, which said lien may include the charges of all costs incurred in enforcing these covenants, and said lien may be immediately foreclosed in any manner provided by law for the foreclosure of mortgages or deeds of trust, with or without a power of sale. In any actions undertaken to enforce any covenant or lien authorized pursuant to the provisions of this section, whether such actions are through litigation and/or prior to any litigation, the enforcing party shall be entitled to recover all reasonable attorney's fees, collection expenses, witness fees, court costs, postage, filing fees, traveling expenses, and any and all costs incurred in enforcing the covenants against a party in violation of them. No lien may be placed or mortgage foreclosed unless the homeowner was informed in writing upon joining the owners association of the existence and content of the owners association restrictions and rules, and of the potential for financial liability to the individual owner by joining said owners association. Such notice shall be deemed to have been sufficiently provided to said owner so long as said owner received a title insurance commitment or a copy of an updated abstract through the process of closing upon their purchase of property in the subdivision.

30. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions herein, and such other provisions shall remain in full force and effect.

31. **Time.** Time is of the essence in each of the individual provisions herein.

DATED this 14th day of March, 2006.

X Park Place Developers, L.L.C.
HODE. Smaloff
Norman, OK 73071