

Fifth Amendment to the Declaration of Covenants, Conditions & Restrictions for The Willows Addition Sections 2,3,4,S, & 6 as well as any residential sections subsequently added thereto.  
(All Residential Sections)

WHEREAS, on the 4th day of March 2004, Declarant, PHS Development, L.I.C., an Oklahoma limited liability company, filed of record a certain Declaration of Covenants and Restrictions for Willows Addition Section 2 (as well as any subsequent sections added thereto), to Moore, Cleveland County, Oklahoma, recorded in Book 3784 at Page 1455, of the records of the County Clerk for Cleveland county, Oklahoma.

WHEREAS, pursuant to Oklahoma State Statute 11 O.S. 42-106.1(A)(2), and accompanied by greater than 60% of the voting interests covering the lots described within the Final Plats and the Preliminary Plat of The Willows Addition, the majority of the owners of the lots in The Willows Addition desires to amend said Declaration of Covenants and Restrictions insofar as they affect all of the existing residential sections of The Willows Addition, as well as any residential sections subsequently added thereto.

NEW: Amended Section 7.2 Signs, Billboard, and Detached Structures - "No signs or billboards will be permitted upon the Common Spaces or upon any Lot, except signs advertising the sale or rental of a Lot or Lots which do not exceed five (5) square *feet* in area may be placed upon a lot which is for sale or rent; provided, however, that this restriction shall not apply to the Declarant, nor shall this restrict the right of the Declarant to construct entrance gateways and permanent signs identifying the development.


Detached Structures other than the garage erected as part of the original construction shall not be allowed on any Lot without prior written approval of the Architectural Committee. No detached Structure shall be used as a residence or living quarters. All approved detached structures must be of the same design and materials as the main residence. All detached structures must be placed in the rear yard of the residence and be behind a six-foot sight proof fence. No metal buildings shall be allowed anywhere on the properties. Non-Enclosed structures such as Pergolas, Patio Covers, Gazebo's, Ramada's, Pool Houses, Arbors/Trellis's, and Shaded Coverings Requires submittal of an Architectural Committee Approval form. A non-enclosed structure is an exterior structure with an open roof system, generally used to create partial shade over a patio, slab/deck or pool or landscaping. It is commonly made of wood or metal and is supported on posts. Occasionally, a temporary seasonal fabric cover is incorporated for seasonal shaded coverings over pools. Storage of temporary seasonal cover shall be out of sight of surrounding neighbors. Materials and installation methods must be completed in accordance with manufacturers recommended procedures. Pergolas must be of professional design, construction, and materials (no kits). Structure color must be complementary to the residence, height at the highest point shall not exceed 12 feet from grade on which it sits, must reasonably conform and harmonize with surrounding homes, and shall not unreasonably obstruct or diminish the view of adjacent property OWiiEIS."

The Association shall indemnify every officer, director and committee member of said Association to the full extent permitted by law. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any present or former officer, director or committee member may be entitled. The Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation. The officers, directors and committee members of the Association shall have no personal liability with respect to any actions, contract or other commitments made or action taken in good faith on behalf of the Association.

AGREED TO AND EXECUTED on this day of April 13, 2024, by The Willows Board of Directors, on behalf of greater 60% of the voting interests covering the lots described within the Final Plats and the Preliminary Plat of The Willows Addition to Moore, Cleveland County, Oklahoma, in accordance with Oklahoma State Statute 11 O.S. 42-106.1(A)(2).

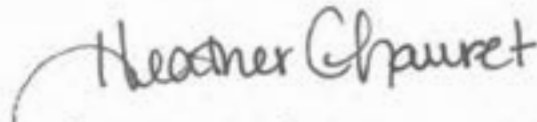
Ballot Change 11 - Revised Section 7.2

Votes For	Votes Against	No Vote	Total	Total Pass Rate
101	13	41	155	65%

X 

Mike Hostetter  
The Willows HOA President

On this day 13<sup>th</sup> of April, 2024, the parties set out above acknowledged to me that they executed the above and foregoing instrument.



My Commission Expires: 12-02-2027  
My Commission No: 23015676





Sixth Amendment to the Declaration of Covenants, Conditions & Restrictions for The Willows Addition Sections Z,3,4,5, & 6 as well as any residential sections subsequently added thereto.

(All Residential Sections)

WHEREAS, on the 4th day of March 2004, Declarant, PHS Development, L.L.C., an Oklahoma limited liability company, filed of record a certain Declaration of Covenants and Restrictions for Willows Addition Section 2 (as well as any subsequent sections added thereto), to Moore, Cleveland County, Oklahoma, recorded in Book 3784 at Page 1455, of the records of the County Clerk for Cleveland County, Oklahoma.

WHEREAS, pursuant to Oklahoma State Statute 11 O.S. 42-106.l(A)(2), and accompanied by greater than 60% of the voting interests covering the lots described within the Final Plats and the Preliminary Plat of The Willows Addition, the majority of the owners of the lots in The Willows Addition desires to amend said Declaration of Covenants and Restrictions insofar as they affect all of the existing residential sections of The Willows Addition, as well as any residential sections subsequently added thereto.

**NEW:** Amendment to Section 7.3 Landscaping. Solid slab grass sod shall be installed upon front and side yards upon Lots prior to occupancy. All owners must preserve all existing trees as much as possible to every practical extent. If trees die, they must be replaced within ninety (90) days by the property owner, or completely removed to include rings or stumps to return the area to plain yard space. Trees and shrubbery cannot be placed on any Lot so as to block or obstruct the view of the lake by adjoining property owners. Further, no landscaping over twenty-four inches (24") in height should be planted or maintained upon a corner lot which landscaping could in any way block or obstruct the view of a motorist or interfere with the sight triangle of any roads or streets. Each Purchaser of a Lot within the Properties shall keep all shrubs, trees, grass and plantings of every kind on the Lot, including set back areas, planted areas between adjacent sidewalks and the street curb, if any, and any other area, including a portion of the Common Spaces, located between the boundary line of the lot and the street or other property (public or private) on which such Owner's lot abuts, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. Lot Owner shall take appropriate steps to prevent and retard erosion of such Owner's Lot, including, but not limited to, maintenance of any drainage and environmental easement which may exist on a portion of such Lot, and any obligation whatsoever to make any improvements or provide utilities or other facilities beyond those which exist in The Willows as of the date a Purchaser acquires a Lot. Declarant makes no warranties (implied or otherwise) regarding any Improvements in The Willows but assigns to the Association all warranties (if any) made by third parties which respect to Improvements.

The Association shall indemnify every officer, director and committee member of said Association to the full extent permitted by law. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any present or former officer, director or committee member may be entitled. The

Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation. The officers, directors and committee members of the Association shall have no personal liability with respect to any actions, contract or other commitments made or action taken in good faith on behalf of the Association.

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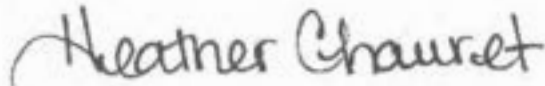
**Ballot Change #2- Revised Section 7.3**

Votes For	Votes Against	No Vote	Total	Total Pass Rate
109	6	40	155	70%

X 

Mike Hostetter  
The Willows HOA President

On this day 13<sup>th</sup> of April, 2024, the parties set out above acknowledged to me that they executed above and foregoing instrument.



My Commission Expires: 12-02-2027  
My Commission No: 23015676



**Seventh Amendment to the Declaration of Covenants, Conditions & Restrictions for The Willows Addition Sections 2,3,4,5, & 6 as wen as any residential sections subsequently added thereto.  
(All Residential Sections)**

WHEREAS, on the 4th day of March 2004, Declarant, PHS Development, L.L.C., an Oklahoma limited liability company, filed of record a certain Declaration of Covenants and Restrictions for Willows Addition Section 2 (as well as any subsequent sections added thereto), to Moore, Cleveland County, Oklahoma, recorded in Book 3784 at Page 1455, of the records of the County Clerk for Cleveland County, Oklahoma.

WHEREAS, pursuant to Oklahoma State Statute 11 O.S. 42-106.1(A)(2), and accompanied by greater than 60% of the voting interests covering the lots described within the Final Plats and the Preliminary Plat of The Willows Addition, the majority of the owners of the lots in The Willows Addition desires to amend said Declaration of Covenants and Restrictions insofar as they affect all of the existing residential sections of The Willows Addition, as well as any residential sections subsequently added thereto.

**NEW:** Strike Section 7.19 Tree Removal. No trees are to be removed from The Properties without the written consent of the Architectural Committee, provided, however, that any tree for which written permission to remove is obtained must be replaced with a new tree on the Lot.

The Association shall indemnify every officer, director and committee member of said Association to the full extent permitted by law. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any present or former officer, director or committee member may be entitled. The Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation. The officers, directors and committee members of the Association shall have no personal liability with respect to any actions, contract or other commitments made or action taken in good faith on behalf of the Association.

AGREED TO AND EXECUTED on this day of April 13, 2024, by The Willows Board of Directors, on behalf of greater 60% of the voting interests covering the lots described within the Final Plats and the Preliminary Plat of The Willows Addition to Moore, Cleveland County, Oklahoma, in accordance with Oklahoma State Statute 11 O.S. 42-106.1(A)(2).

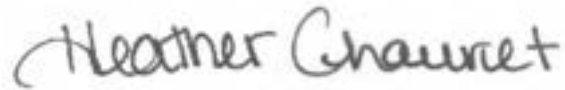
Ballot Change #3 – Strike Section 7.19

Votes For	Votes Against	No Vote	Total	Total Pass Rate
102	10	43	155	66%

X 

Mike Hostetter  
The Willows HOA President

On this day 13<sup>th</sup> of April, 2024, the parties set out above acknowledged to me that they executed the above and foregoing instrument.



My Commission Expires: 12-02-2027

My Commission No: 23015676

