

Oxford Park II

A SUBDIVISION OF PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER
(SE4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

H. VEHICLE STORAGE AND PARKING. NO OPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE, NO MOTOR HOME, BOAT, TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD.

I. ANTENNAS. NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET WITHIN THE ADDITION.

J. LANDSCAPING REQUIREMENTS. THE FRONT ELEVATION OF ALL LOTS AND SIDE ELEVATIONS OF ANY CORNER LOT MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SOBBED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. K. UESTOCK AND SOILS. UESTOCK OR SOILS, INCLUDING AREAS OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT OR PART THEREOF EXCEPT THE FEES OF OTHER HOUSHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BREED OR MANTAINED FOR ANY COMMERCIAL PURPOSE AND ARE OTHERWISE IN COMPLIANCE WITH CITY OF TULSA ORDINANCES.

L. INTERIOR FENCES AND WALLS. INTERIOR FENCES AND WALLS SITUATED UPON LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH CORNER.
2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE COMMITTEE MAY, BUT SHALL NOT BE OBLIGATED TO GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST. NO CHAIN LINK, BARBED WIRE, MESH OR OTHER METAL FENCING SHALL BE PERMITTED UNDER ANY CIRCUMSTANCES.
3. NO FENCE IN EXCESS OF SIX (6) FEET IN HEIGHT SHALL BE PERMITTED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION. THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OR ASSOCIATIONS OF THE OWNERS OF LOTS WITHIN OXFORD PARK AND OXFORD PARK II TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND TO BE GOVERNED BY THE BYLAWS AND ARTICLES OF ASSOCIATION BEING THE COMMON BYLAWS AND BYLAWS OF THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF OXFORD PARK AND OXFORD PARK II (THE ASSOCIATION).

B. MEMBERSHIP. ANY OWNER OF A LOT IN OXFORD PARK I, IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SHALL AUTOMATICALLY BECOME A MEMBER OF THE ASSOCIATION. THE MEMBERSHIP OF THE ASSOCIATION SHALL BE LIMITED TO THE RECORD OWNER, WHETHER ONE OR MORE PERSONS OR OR MERGED INTO THE JURISDICTION OF THE ASSOCIATION, WHO ELECT IN WRITING TO JOIN THE ASSOCIATION. THE FOREGOING IS NOT INTENDED TO INCLUDE PERSONS OR ENTITIES THAT HOLD AN INTEREST MERELY AS SECURITY FOR THE PERFORMANCE OF AN OBLIGATION, OTHER THAN CONTRACT SELLERS. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF ANY LOT SITUATED WITHIN OXFORD PARK II. OWNERSHIP OF A LOT SHALL BE THE SOLE QUALIFICATION OF MEMBERSHIP WITH RESPECT TO THOSE PROPERTY OWNERS IN OXFORD PARK II.

C. ASSESSMENT. EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN OXFORD PARK II SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE GENERAL COMMON AREAS OF THE SUBDIVISION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER THEM. IF THE UNDERSIGNED OWNERS OR THEIR SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION AND/OR THE CITY OF TULSA TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

B. DURATION

THESE COVENANTS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 2025, AND CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH, UNLESS TERMINATED BY MAJORITY VOTE OF PROPERTY OWNERS (ONE VOTE PER LOT) WITH APPROVAL OF THE CITY OF TULSA.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, AND APPROVED WITHIN SECTION I, PRIVATE BUILDING AND USE RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND APPROVED BY THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, AND APPROVED WITHIN SECTION I, PRIVATE BUILDING AND USE RESTRICTIONS. THE COVENANTS WITHIN SECTION I MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 50 PERCENT OF THE LOTS WITHIN THE SUBDIVISION. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY A FINAL AND UNAPPEALABLE ORDER, JUDGMENT, OR DECREE OF ANY COURT, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, ALL OF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

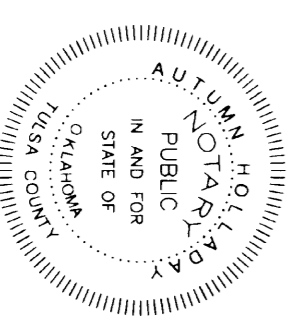
IN WITNESS WHEREOF, OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT, THIS 27th DAY OF

OXFORD PARK ASSOCIATES, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: RAINMAKER REAL ESTATE, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: *Shawn Holladay*
ITS MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 12th DAY OF *December*, 2005, I CERTIFIED THAT THE ABOVE SIGNED AND ACKNOWLEDGED INSTRUMENT WAS THE ACT AND DEED OF THE OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, TO THE FOREGOING INSTRUMENTS AND THAT THE FOREGOING INSTRUMENTS WERE SIGNED AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT OF DEED OF OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Shawn Holladay
NOTARY PUBLIC



MY COMMISSION EXPIRES
AUGUST 23, 2008
COMMISSION NUMBER:
04007529



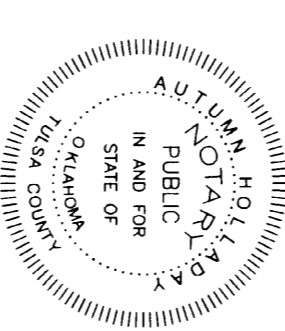
DEAN ROBINSON
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146

D. Robinson

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, ON THIS 12th DAY OF *December*, 2005, PERSONALLY APPEARED DEAN ROBINSON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO DESCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Shawn Holladay
NOTARY PUBLIC



MY COMMISSION EXPIRES
AUGUST 23, 2008
COMMISSION NUMBER:
04007529

DATE PREPARED
12/12/05