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 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 David B. Hooten

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK TREE (SUPPLEMENTAL DECLARATION FOR FNFF)**

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Tree is made this 11<sup>th</sup> day of February, 2019 by Verde Land, LLC, an Oklahoma Limited Liability Company, (hereinafter referred to as "Declarant") and FNFF, LLC, an Oklahoma Limited Liability Company (hereinafter referred to as "Platting Owner");

WITNESSTH

WHEREAS, Signature Properties International, Limited Partnership, a Delaware Limited partnership, hereinafter "Signature", was the previous owner of property located at Oak Tree, an Addition in the City of Edmond, Oklahoma County, Oklahoma and as the owner of such property was the successor in interest to Unique Golf Concepts, Inc. and Landmark Land Company of Oklahoma, Inc. as the Declarant under the Declaration of Covenants, Conditions and Restrictions for Oak Tree filed on November 29, 1977, in Book 4419, Page 742 and as corrected in Book 5540, Page 1255 of the public records of Oklahoma County, Oklahoma, hereinafter called "Oak Tree Declaration";

WHEREAS, Oak Tree Partners, LLC transferred its rights as Declarant to Verde Land, LLC pursuant to a Real Estate Agreement dated September 24, 2013 and an Assignment of Declarant Rights filed on October 28, 2015 in Book 12965 Page 79 of the public records of Oklahoma County, Oklahoma.

WHEREAS, pursuant to Article VII, Section 1 of the Oak Tree Declaration, Verde Land, LLC, as the Declarant, as that term is used in the Oak Tree Declaration, has the unilateral right, privilege and option to subject to the provisions of the Oak Tree Declaration and the jurisdiction of the Oak Tree Home Owners Association, Inc., (the "Oak Tree Association"), all or any portion of the real property described in Exhibit "B" attached to the Oak Tree Declaration as corrected, if owned by Verde Land, LLC, and if not owned by Verde Land, LLC with the consent of owner thereof, as long as the total number of Lots located on "Exhibit "B" under the jurisdiction of the Oak Tree Association does not exceed One Thousand Seven Hundred (1,700);

WHEREAS, Signature's rights, privilege and option as Declarant to annex or subject such property exists under the Class "B" membership in the Oak Tree Association terminates or until December 31, 1995 (as amended) which last occurs;

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WHEREAS, the Class "B" Membership of Signature has not terminated under the provisions of Article III Section 2(b)(i)(ii) of the Oak Tree Declaration;

WHEREAS, the addition of real property by this Amendment and Supplemental Declaration will neither cause the total number of lots on the property shown on Exhibit "B" to the Oak Tree Declaration as corrected and under the jurisdiction of the Oak Tree Association to exceed One Thousand Seven Hundred (1,700);

WHEREAS, FNFF, LLC is the owner of property known as Long Iron of Oak Tree and The Forest of Oak Tree, certain tracts of real property located in Oak Tree, an Addition to the City of Edmond, Oklahoma County, Oklahoma, as more particularly described on Exhibit "A", attached hereto, which real property is a part of the real property on Exhibit "B" of the Oak Tree Declaration as corrected, recorded at Book 5540, Pages 1256-1257 in the public records of Oklahoma County, Oklahoma.

WHEREAS, FNFF, LLC desires to have Verde Land, LLC exercise its unilateral right to annex and subject such real property, FNFF, as more particularly described on Exhibit "A", attached hereto, to the provisions of the Oak Tree Declaration, as corrected, and to the jurisdiction of the Oak Tree Association;

WHEREAS, Verde Land, LLC, with the consent of FNFF, LLC desires to annex and subject the real property, Long Iron of Oak Tree and The Forest of Oak Tree, in the Oak Tree Addition, Edmond, Oklahoma County, Oklahoma, as more particularly described in Exhibit "A", attached hereto, to the provisions of the Oak Tree Declaration, as corrected, and to the jurisdiction of the Oak Tree Association; and

NOW, THEREFORE, in accordance with Article VII of the Oak Tree Declaration, Verde Land, LLC does hereby and by this Amendment and Supplemental Declaration annex and subject all of the real property known as Long Iron of Oak Tree and The Forest of Oak Tree, a part of the Oak Tree Addition in Edmond, Oklahoma County, Oklahoma, as more particularly described, and shown on Exhibit "A", attached hereto, to the Oak Tree Declaration, as corrected, and to the jurisdiction of the Oak Tree Association.

**AMENDMENTS TO THE OAK TREE DECLARATION APPLICABLE TO LONG IRON OF OAK TREE AND THE FOREST OF OAK TREE**

To the extent Oak Tree Declaration is contrary, the following structural and use restrictions shall apply to Long Iron of Oak Tree and The Forest of Oak Tree.

**Section 1. Storage and Parking of Vehicles.** There shall be no outside storage upon any Lot or the Common Area of any automobile, commercial vehicle, truck, tractor, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other water craft, boat trailer or any other transportation device of any kind. No Owners or tenants shall repair or restore any vehicle of any kind upon any Lot or Common Area, except for emergency



repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

Section 2. Minimum Architectural Standards.

- (a) Minimum Square Footage. No residence shall be constructed on any Lot in the real property known as Long Iron of Oak Tree that has a square footage of less than 2,500 square feet exclusive of garage area. No residence shall be constructed on any Lot in the real property known as The Forest of Oak Tree that has a square footage of less than 3,000 square feet exclusive of garage area.
- (b) Exterior Material. At least seventy percent (70%) of the exterior of all construction on a residence must be of brick or rock; the remaining thirty percent (30%) may be wood, stucco, or masonite; drivet may not be used.
- (c) Setbacks. There shall be a five (5) foot setback on the sides of all Lots in the real property known as Long Iron of Oak Tree. There shall be a ten (10) foot setback on the sides of all Lots in the real property known as The Forest of Oak Tree.

Section 3. Improvements and Structures.

- (a) Approval. No improvements of any nature whatsoever shall be constructed, altered, added to, or maintained upon any part of the real property known as Long Iron of Oak Tree or The Forest of Oak Tree without prior written approval of the Oak Tree Architectural Committee under the Oak Tree Declaration, as corrected.
- (b) Pools. Above ground pools are not allowed except movable children's pools with a capacity of one hundred fifty (150) gallons or less and must be located in the back yard. All pools and hot tubs shall be approved in advance by the Architectural Committee.
- (c) Fencing. Wood fencing material and metal and masonry fences shall be allowed on a platted Lot. All fencing must be reviewed and approved by the Architectural Committee.
- (d) Mailbox. Residences must have a mailbox constructed of metal with a wrought iron appearance. The design, style and location of all mailboxes must be approved in advance by the Architectural Committee.

Signature Pages to Follow

IN WITNESS WHEREOF, FNFF, LLC has executed the Amendment and adopts and declares the Supplemental Declaration, effective this 19 day of Feb, 2018. <sup>9</sup>

FNFF, LLC, PLATTING OWNER

By: Kenny Thomas

STATE OF OKLAHOMA     ]  
  ] SS.  
COUNTY OF OKLAHOMA   ]

The foregoing instrument was acknowledged to me this 19 day of Feb, 2018, by Kenny Thomas, Manager of FNFF, LLC, an Oklahoma Limited Liability Company, on behalf of that company.

My Commission Expires 2-12-22



Miranda Green  
Notary Public

FNFF

NO

<sup>we</sup> BLANEY TWEEDY AND TIPTON  
PO BOX 657  
OKC OK 73101

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IN WITNESS WHEREOF, Verde Land, LLC has executed the Amendment and adopts and declares the Supplemental Declaration, effective this 11 day of February, 2018. *2019 C.F.A.*

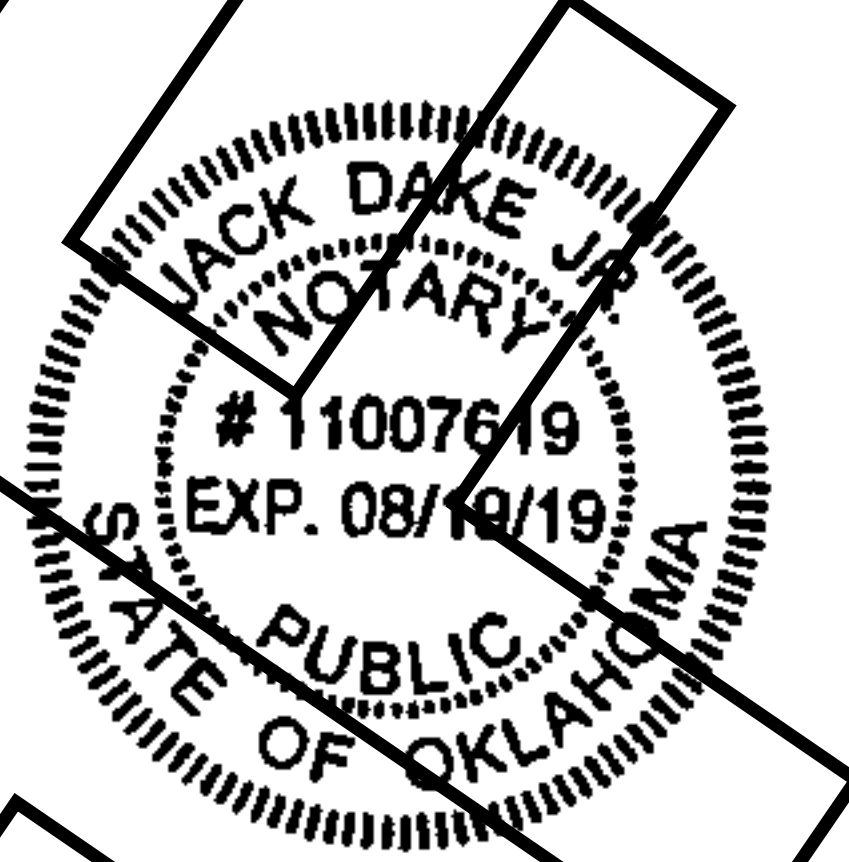
VERDE LAND, LLC, DECLARANT

By: *Chris Hoke*  
Chris Hoke, Manager

STATE OF OKLAHOMA     ]  
  ] SS.  
COUNTY OF OKLAHOMA   ]

The foregoing instrument was acknowledged to me this 11 day of February, 2018, by Chris Hoke, Manager of Verde Land, LLC, an Oklahoma Limited Liability Company, on behalf of that company. *2019*

My Commission Expires



*Jack Dake Jr.*  
Notary Public

**SUNOFF**



**EXHIBIT "A"  
LEGAL DESCRIPTION**

**Tract "FF"**

A part of the west half of Section 3, Township 14 North, Range 3 West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of said Section 3;

Thence from said point of beginning North  $00^{\circ}40'01''$  East, along the west line of said northwest quarter, a distance of 1149.70 feet;

Thence South  $89^{\circ}19'59''$  East a distance of 222.02 feet;

Thence South  $62^{\circ}21'54''$  East a distance of 128.88 feet;

Thence South  $27^{\circ}38'06''$  West a distance of 56.10 feet;

Thence South  $26^{\circ}44'24''$  East a distance of 240.15 feet to a point on the north right-of-way of Oak Forest Road; said point being on a curve to the left with a central angle of  $13^{\circ}15'21''$  and a radius of 365.00 feet; whose chord is 84.26 feet and bears South  $56^{\circ}37'56''$  West;

Thence along the arc of said curve a distance of 84.45 feet;

Thence South  $39^{\circ}59'45''$  East a distance of 188.80 feet;

Thence South  $64^{\circ}15'49''$  West a distance of 68.20 feet;

Thence South  $30^{\circ}38'48''$  East a distance of 78.60 feet;

Thence South  $19^{\circ}53'53''$  West a distance of 35.71 feet;

Thence North  $76^{\circ}38'59''$  East a distance of 34.45 feet;

Thence South  $06^{\circ}49'44''$  East a distance of 165.08 feet;

Thence South  $03^{\circ}33'51''$  West a distance of 243.10 feet;

Thence South  $37^{\circ}06'27''$  East a distance of 188.41 feet;

Thence South  $40^{\circ}53'48''$  East a distance of 115.16 feet;

Thence South  $41^{\circ}33'51''$  East a distance of 74.19 feet;

Thence South  $46^{\circ}04'01''$  East a distance of 138.08 feet;

Thence South  $00^{\circ}40'41''$  West a distance of 12.59 feet;

Thence North  $73^{\circ}05'22''$  West a distance of 284.80 feet;

Thence South  $60^{\circ}07'34''$  West a distance of 97.17 feet;

Thence South  $12^{\circ}51'04''$  West a distance of 99.72 feet;

Thence North  $82^{\circ}13'07''$  West a distance of 195.54 feet;

Thence North  $58^{\circ}34'26''$  West a distance of 23.51 feet;

Thence North  $60^{\circ}53'04''$  West a distance of 57.81 feet;

Thence North  $68^{\circ}12'00''$  West a distance of 67.00 feet;

Thence North  $89^{\circ}20'15''$  West a distance of 8.65 feet;

Thence North  $89^{\circ}19'58''$  West a distance of 90.00 feet;

Thence South  $46^{\circ}41'12''$  West a distance of 35.35 feet;

Thence North  $89^{\circ}19'59''$  West a distance of 50.00 feet to a point on the west line of said Section 3;

Thence North  $00^{\circ}40'01''$  East, along said west line a distance of 253.08 feet to the point of beginning.

**Tract "FN"**

A part of Section 3, Township 14 North, Range 3 West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Beginning at a point located South  $00^{\circ}40'01''$  West a distance of 252.25 feet and South  $89^{\circ}19'59''$  East a distance of 236.15 feet from the southwest corner of the northwest quarter of said Section 3;

Thence from said point of beginning South  $00^{\circ}05'53''$  East a distance of 80.24 feet to a point on a curve to the left whose central angle is  $55^{\circ}51'36''$  and whose radius is 142.18 feet and whose chord is 183.19 feet and bears South  $28^{\circ}00'42''$  East;

Thence Southeasterly along the arc of said curve a distance of 138.62 feet to a point of reverse curvature whose central angle is  $47^{\circ}17'32''$  and whose radius is 180.00 feet and



whose chord is 144.39 feet and bears South 32°17'44" East;  
Thence southeasterly along the arc of said curve a distance of 148.57 feet;  
Thence South 15°38'23" West a distance of 120.61 feet;  
Thence South 24°37'38" West a distance of 115.39 feet;  
Thence South 11°43'46" West a distance of 115.42 feet;  
Thence South 05°28'33" West a distance of 120.98 feet;  
Thence South 80°29'51" East a distance of 134.50 feet;  
Thence South 13°25'10" East a distance of 122.88 feet;  
Thence South 03°09'58" East a distance of 112.95 feet;  
Thence South 67°42'00" East a distance of 168.36 feet;  
Thence South 73°53'51" East a distance of 463.49 feet to a point on a curve to the left  
whose central angle is 33°50'56" and a radius of 489.98 feet;  
Thence southeasterly along said arc of said curve a distance of 289.47 feet;  
Thence South 61°31'25" East a distance of 156.92 feet to a point on a curve to the left  
whose central angle is 43°09'36" and whose radius is 88.21 feet and whose chord is 64.89  
feet, and bears South 83°06'13" East;  
Thence easterly along the arc of said curve a distance of 66.45 feet;  
Thence North 87°21'35" East a distance of 108.83 feet; to a point on a curve to the right  
whose chord is 99.07 feet and bears North 24°31'47" West, and whose central angle is  
39°04'47" and whose radius is 148.10 feet;  
Thence northwesterly along the arc of said curve a distance of 101.01 feet;  
Thence South 32°45'57" West a distance of 36.79 feet;  
Thence South 75°18'59" West a distance of 77.48 feet;  
Thence North 61°31'25" West a distance of 172.93 feet to a point on a curve to the right  
whose central angle is 38°00'08" and whose radius is 439.98 feet and whose chord is  
286.50 feet and bears North 42°31'22" West;  
Thence northwesterly along the arc of said curve a distance of 291.82  
feet;  
Thence North 30°45'45" East a distance of 106.05 feet;  
Thence North 28°09'46" East a distance of 148.36 feet;  
Thence North 27°35'45" East a distance of 138.83 feet;  
Thence North 07°17'55" East a distance of 149.58 feet;  
Thence North 06°52'05" East a distance of 134.23 feet;  
Thence North 61°18'58" West a distance of 110.07 feet;  
Thence North 72°52'23" West a distance of 216.45 feet;  
Thence North 80°12'55" West a distance of 181.76 feet;  
Thence North 76°28'11" West a distance of 212.59 feet;  
Thence North 83°22'24" West a distance of 167.81 feet to a point on a curve to the left  
whose chord Thence northwesterly along the arc of said curve a distance of 203.74 feet to a  
point of reverse curvature whose central angle is 55°51'37" and whose radius is 92.18 feet  
and whose chord is 86.35 feet and bears North 28°00'42" West;  
Thence Northerly along the arc of said curve a distance of 89.87 feet;  
Thence North 00°04'53" West a distance of 52.28 feet;  
Thence North 60°53'04" West a distance of 57.31 feet to the point of beginning.

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