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DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR  
**ROBIN RIDGE SECTION 1,**  
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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KNOW ALL MEN BY THESE PRESENTS:

### **RECITALS**

WHEREAS, Robin Ridge, LLC, an Oklahoma Limited Liability Company, hereafter referred to as the "Declarant", is the owner of certain land and improvements ("Subject Property") in Oklahoma County, Oklahoma, which property is more fully described on the attached "Exhibit A", incorporated herein and made a part hereof; and

WHEREAS, the Subject Property has been platted into a subdivision known as Robin Ridge, which plat was filed on May 17, 2005 and recorded at Plat Book 63, page 57, at the office of the County Clerk of Oklahoma County, Oklahoma; and

WHEREAS, Declarant desires to submit the land and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§851-85, as amended)

NOW, THEREFORE, Declarant does hereby publish and declare that the land and its improvements are hereby subjected to the conditions, covenants, and restrictions herein set forth to be established upon the recording hereof; and that the covenants, conditions, restrictions, use limitations, obligations, and provisions hereof shall be deemed to run with the land described on "Exhibit A" and shall be for the use and benefit to the Declarant, its successors and assigns, and to any person or entity acquiring or owning an interest in the land and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

### **ARTICLE I - DEDICATION**

1.1 Definitions. Unless the context shall expressly provide otherwise:

"Association" or "Homeowners Association" means ROBIN RIDGE HOA, INC., an Oklahoma non-profit corporation, its successors and assigns, the Certificate of Incorporation and Bylaws of which shall govern the administration of this real estate development, the members of which shall be all of the owners of the Lots.

"Builder" means an individual or other entity that purchases an unimproved Lot for the purpose of constructing thereon a single-family residence for sale to an owner-occupant.

"Building" means one or more of the building improvements lying within the real estate described on Exhibit "A".

"Common Areas" means all portions of the real estate development other than the Lots and other than publicly dedicated right-of-ways which are shown on the recorded plat of the Robin Ridge Section 1 Addition as a Common Area or designated by the Declarant or Association as a Common Area, and specifically includes those strips of land lying along the section line roads.

"Declarant" shall mean and refer to Robin Ridge, LLC, an Oklahoma Limited Liability, its respective successors and assigns.

"Lot" means a portion of the subject land designated for separate ownership, and its dwelling improvements, the boundaries of which lot being the lot lines as shown on the recorded plat of the real estate described on Exhibit "A".

"Obligation(s)" shall mean all annual dues and special assessments attributable to an Owner or a Lot.

"Owner" means a person or persons, firm, corporation, partnership, trust, association or other legal entity, or any combination thereof, who owns one or more lots for the purpose of occupying the same as a residence.

"Person" means a natural person, corporation, partnership, association, trust, other entity, or any combination thereof.

## 1.2 Easements.

(A) Easements Deemed Appurtenant. The easements and rights herein created for an Owner shall be appurtenant to the Lot of that Owner, and all conveyances and instruments affecting title to a Lot shall be deemed to grant and reserve the easements and rights as provided herein, as though set forth in said document in full, even though no specific reference to such easements or restrictions appears.

(B) Blanket Easements for Utilities. There is hereby created a blanket easement in, on, through, upon, across, over and under all of the publicly dedicated easements and rights-of-way, as shown on the recorded plat, for ingress and egress, installation, replacement, repair and maintenance of all utilities including, but not limited to, water, sewers, gas, telephones and electricity. By virtue of this easement, it shall be expressly permissible for the electrical company, telephone company and/or any other company providing services to the Subject Property to erect and maintain the necessary poles and other necessary equipment on said easements.

(C) Owner's Nonexclusive Easement of Enjoyment; Limitations. Every Owner and his immediate family shall have a nonexclusive right and easement of enjoyment in and to the Common Areas, which shall be appurtenant to and shall pass with the title to the lot of such Owner, subject to the rights of the Association stated herein.

(D) Easement for Section line and Entryway Road Improvements. The Association or the Developer is specifically granted an easement, the right and the authority to construct a wall or other type of barrier, an entryway sign or other type of improvement along the lot lines of the section line roads and entryway road easements. Any wall so erected shall be the property of the Association, even if said wall resides on an Owner's property line.

1.3 Use and Occupancy; Rights to Rent; Mortgagee Right to Rent; Leases Subject to Declaration. After the initial sale or transfer of a Lot or Lots by Declarant, all such Lots shall thereafter be used and occupied only for single family residence purposes by the Owner, by the Owner's family, the Owner's guests, or the Owner's tenants; however, Lots shall not be rented by the Owners for any period less than thirty (30) days; and further, any lease shall be in writing and shall be subject to the covenants and restrictions contained in this Declaration.

1.4 Mortgaging a Lot; Priority; Mortgage Subject to Declaration. An Owner shall have the right from time to time to mortgage or encumber his Lot and the interest appurtenant thereto, but the lien created thereby shall be subject to the terms and provisions of this Declaration, and any mortgagee or other lienholder who acquires a Lot through judicial foreclosure, public sale or other means shall be subject to the terms and conditions of this Declaration except as specifically excepted herefrom.

1.5 Compliance with Provisions of Declaration, Certificate of Incorporation and Bylaws. Each Owner shall comply strictly with the provisions of this Declaration, the Certificate of Incorporation, the Bylaws of the Association and the rules, regulations, decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended from time to time. Failure and refusal after written notice to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief or both, and for reimbursement of all attorney's fees incurred in connection therewith and interest on all of such amounts at the highest lawful rate, which action shall be maintainable by the Managing Agent or Board of Directors in the name of the Association on behalf of the owners or, in a proper case, by an aggrieved Owner.

1.6 Revocation or Amendment to Declaration. The Declarant, so long as the Declarant owns one or more Lots, may amend this Declaration at any time. Except as aforesaid this Declaration shall not be revoked unless all of the Owners unanimously consent and agree to such revocation by instrument(s) duly recorded. Except as provided herein, this Declaration shall not be amended unless the Owners representing an aggregate ownership interest of eighty percent (80%), or more, of the Lots agree to such amendment by instrument(s) duly recorded. However, these Declarations may not be amended to remove or restrict any of the rights granted or reserved herein to Declarant without the express written consent of Declarant.

## **ARTICLE II - HOMEOWNERS ASSOCIATION**

2.1 Mandatory Membership. An Owner of a Lot, upon becoming an Owner, shall mandatorily be a member of the Association and shall remain a member for the period of his ownership. The Association shall be governed by a Board of Directors as is provided in the Certificate of Incorporation and Bylaws of the Association. The Association may employ agents, servants and employees and any person or firm to act as Managing Agent at any agreed upon compensation.

2.2 Classes of Membership; Voting Rights. The Association shall have two (2) classes of voting membership as follows:

### (A) Voting Classes

Class A. Class A Members shall be all those Owners of single-family residential Lots with the exception of the Declarant. Each Class A member shall be entitled to one vote for each Lot owned. When more than one person holds an ownership interest in a Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B Member(s) shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, which first occurs:

- (1) At the completion of the calendar year when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (2) On January 1, 2020;
- (3) Earlier at the discretion of the Declarant.

2.3 Ownership of Common Areas. All Common Areas shall be owned in fee simple by the Association, except for portions of the plat shown as publicly dedicated right-of-ways. Title to said common areas shall be conveyed by Declarant to the Association at the time Class B Membership ceases as described in 2.2 above.

2.4 Association's Maintenance and Responsibility. The Association shall be responsible for the maintenance, operation and repair of all Common Areas shown on any plat where the Lot Owners are made mandatory members of the Association, any improvements constructed by Declarant on the Subject Property to be used by the Lot Owners, the pool and pool clubhouse, if any, any walls, entrances, or other structures constructed along section line roads or entry way streets and any other areas shown on the plat as common right-of-way such as entrances and center medians.

2.5 Interim Control of Association; Use of Dues. Until such a time as seventy-five (75%) percent of the Lots are occupied by Owners, or the Declarant elects to turn over control of the Association to the then existing Lot Owners, whichever comes first, the Association shall be managed by the Declarant or one or more persons, who do not have to be Lot Owners, under contract with the Association. Once seventy-five (75%) percent of the Lots have been occupied control of the Association shall pass to a duly elected Board of Directors pursuant to the applicable provisions of the Certificate of Incorporation and Bylaws.

During the period of Declarant's management of the Association dues shall be collected as hereinafter provided and shall be used by the Declarant only for the maintenance of the common areas and administrative expenses, but not for any improvements to the Common Areas which may be constructed by the Declarant.

(A) Homeowner dues shall be allowed to accumulate in the Association's bank account until a balance of \$10,000.00 has been reached. This balance shall be turned over to the Homeowners at the initial meeting of the Association.

(B) All dues collected in excess of \$10,000.00 shall be used by the Declarant to defray the maintenance expenses of the Association.

(C) If the pool is constructed and open for use prior to the \$10,000.00 balance being achieved the Declarant may use so much of the dues as necessary to operate the pool.

2.6 Assessment for Annual Dues and Special Assessments.

(A) Obligation to Pay Dues. Except as stated in this Section 2.5, all Owners shall be obligated to pay the annual dues imposed by the Bylaws and the Board of Directors of the Association to meet the expenses of the Association.

(B) Initial Dues and Due Dates. The Annual Dues are hereby initially set as \$250.00 per year, which sum may be adjusted up or down by the Declarant as provided in the Bylaws so long as Declarant manages the Association. The dues shall be collected annually with an initial due date of March 1st. Dues shall be assessed from the date of first conveyance by the Developer or a Builder (transfers to related parties of Developer not included) to an Owner for the balance of that calendar year and thereafter as provided in the Bylaws. Dues shall be paid in advance on the date or dates specified in the Bylaws or as set by the Board of Directors. Dues for the first year shall be prorated and collected by the closing agent or, if none, by the purchaser, at the time of transfer of title and promptly remitted to the Association or its agent. Dues may be adjusted up or down by the membership or the Board of Directors as provided in the Bylaws.

**The Dues will automatically increase the year the pool opens in order to provide additional operating revenue for maintenance of the pool. The exact amount necessary will be determined by the Declarant.**

(C) Special Assessments for Capital Improvements; Assent; Notice. In addition to the dues hereof, the Board of Directors may levy a special assessment ("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, including the necessary fixtures and personal property related thereto, provided that any such special assessment shall have the assent of 2/3rds of the Owners, voting in person or by proxy, at a meeting duly called for this purpose. Written notice of which shall be given to all members at least ten (10) days in advance, which shall set forth the purpose of the meeting. No special assessment may be levied upon the Declarant.

(D) Unsold Lots. Declarant shall not be responsible for payment of annual dues or assessments for any unsold Lots, nor may any assessment be imposed upon the first sale or transfer to a Lot from the Declarant or a Builder to an Owner.

(E) Assessment Lien; Priority; Notice of Lien; Recording; Enforcement; Receiver; Mortgagee may pay Assessment All unpaid assessments and annual dues chargeable to any Lot, including any fees, late charges, fines or interest, shall constitute a lien on such Lot prior to all other liens except the following: (1) assessments, liens and charges for taxes past due and unpaid on the Lot, (2) judgments entered in a Court of Record prior to the due date of the annual dues or assessment date, (3) mortgage instruments of encumbrance duly recorded

prior to the due date or date of such assessment, and (4) mechanic's and materialmen's liens arising from labor performed or material furnished upon a Lot prior to the due date or date of such assessment. To evidence such lien, the Board of Directors shall prepare a written notice of assessment lien setting forth the amount of such unpaid indebtedness, the name of the Owner of the Lot and a description of the Lot, such a notice shall be signed by one of the Board of Directors or by one of the officers of the Association, or a management agent of the Board of Directors, and shall be recorded in the office of the County Clerk of Oklahoma County, Oklahoma. Such lien for the annual dues or special assessment shall attach from the due date thereof and impart notice to third parties from the date of the recording thereof. Such lien may be enforced by the foreclosure of the defaulting Owner's Lot subsequent to the recording of a notice or claim thereof by the Association in like manner as a mechanics or materialmen's lien on real property. In any such proceedings the Owner shall be required to pay the costs, expenses and attorney's fees incurred for filing the lien and, in the event of foreclosure proceedings, the additional costs, expenses and attorney's fees incurred. The owner of the Lot being foreclosed shall be required to pay to the Association the yearly assessment for the Lot during the period of foreclosure, and the Association shall be entitled to the appointment of a receiver to collect the same. The Association shall have the power to purchase a Lot at foreclosure or other legal sale and to acquire and hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the same. Any mortgagee holding a lien on a Lot may pay, but shall not be required to pay, any unpaid annual dues or special assessments payable with respect to such Lot, and such payment shall not be deemed a waiver by the Association of default by the Lot Owner.

(F) Annual Dues and Assessments Collectible on Sale. Upon the sale or conveyance of a Lot, all unpaid annual dues or assessments, including interest and costs and reasonable attorney's fees incurred in collection, shall be first paid out of the sales price or by the purchaser in preference of any other assessments or charges of whatever nature, except the following:

Assessments, liens and charges for taxes past due and unpaid on the Lot;

Judgments entered in a Court of Record prior to the due date of annual dues or a special assessment;

Mortgage instruments of encumbrance duly recorded prior to the date of such assessments;

Mechanic's and materialmen's liens arising from labor performed or material furnished upon a Lot prior to the date of such assessment; and

In a voluntary conveyance of a Lot the grantee of the Lot shall be jointly and severally liable with the grantor for all unpaid dues and assessments by the Association, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the management agent or Board of Directors of the Association, as the case may be, setting forth the amount of the unpaid assessments against the grantor due the Association and such grantee shall not be liable for, nor shall the Lot conveyed be subject to a Lien for, any unpaid assessments made by the Association against the grantor in excess of the amount therein set forth.

(G) Mortgaging a Lot; Priority; Mortgage Subject to Declaration; Mortgagee in Title-Unpaid Assessments. An Owner shall have the right from time to time to mortgage or encumber his Lot and the interests appurtenant thereto, but the lien created thereby shall be subject to the terms and provisions of this Declaration, and any mortgagee or other lienholder who acquires a Lot through judicial foreclosure, public sale or other means shall be subject to the terms and conditions of this Declaration except as specifically excepted herefrom. Where the holder of a first mortgage of record or other purchaser obtains title to the Lot as a result of foreclosure of the first mortgage or deed in lieu of foreclosure, such acquirer of title shall not be liable for the annual dues or assessments chargeable to such Lot which became due prior to acquisition of title to such Lot by such acquirer.

(H) Non-Exemption from Payment; Board Responsibility to Collect; Interest, Costs, and Attorney Fees; Suit; Notice to Mortgagee. The amount of annual dues and assessments assessed against each Lot shall be the personal and individual debt of the Owner thereof. No Owner may exempt himself from this liability by waiver of the use of enjoyment of any of the Common Areas or by abandonment of his Lot. The Board of Directors shall have the responsibility to take prompt action to collect any unpaid dues or assessments which remain unpaid more than fifteen (15) days from the due date for payment thereof. In the event of a default by an Owner in the payment of dues or an assessment, such Owner shall be obligated to pay interest at the rate of eighteen percent (18%), or such higher rate (provided the same shall not be usurious) as the Board of Directors may from time to time determine, per annum on the amount of the dues or assessment from the due date thereof, together with all

expenses, including attorney's fees, incurred to collect such dues or assessments together with late charges as provided by the Bylaws of the Association. Suit to recover a money judgment for obligations may be instigated in Oklahoma County, Oklahoma, and may be maintainable without foreclosing or waiving the lien securing same additionally, in the event that the mortgage on a Lot should so provide, a default in the payment of an obligation shall be a default in such mortgage and if required by the mortgagee by written notice to the Association, the Board of Directors shall give notice of any default in payment of an assessment to the mortgagee.

2.7 Rules and Regulations; Fines; Enforcement. The Board of Directors is empowered to adopt Rules and Regulations together with the authority to impose fines, all of which shall be binding on all Owners as if fully set forth herein.

(A) Adoption of Rules. Written notice of any proposed adoption, modification or change of a Rule or a fine shall be given to the members. Said written notice shall provide at least five days notice of the meeting wherein the Board proposes to adopt the Rule or fine and afford any Owner the opportunity to be heard in that regard. At the conclusion of the meeting the Board may adopt the Rule or fine as published or make modifications prior to final decision.

(B) Due Process. In order to afford due process to each Owner before any punitive action may be finally imposed by the Board of Directors, each Owner shall have the right of a hearing before the Board of Directors, en banc for the purpose of avoiding or mitigating any penalty, fine or punitive action. The Owner shall be afforded not less than 10 days written notice of the hearing. At the hearing both the Association and the owner may produce evidence and present witnesses. The Board of Directors shall promptly resolve the dispute and announce its decision, which in such instances shall be final as to all matters.

(C) Notice. New Owners shall be afforded copies of the Rules upon notice to the Association of the change of title.

2.8 Eminent Domain. If part of a Common Area is acquired by eminent domain, the award must be paid to the Association. The Association shall represent the Lot Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the Common Areas, or part thereof. Each Lot Owner appoints the Association as attorney-in-fact for such purposes.

2.9 Association Rights to Use and To Grant Easements. The Association, in its sole discretion, may from time to time grant easements and rights of way on, across, under and over the Common Areas to any municipal corporation or public utility company, or other entity providing water, sewer, gas, electricity, telephone, cable television, or other similar service to the real estate development.

2.10 Prohibition of Employment or Other Pecuniary Gain. No part of the assessments or net earnings of the Association shall inure to the benefit of any Lot Owner or individual, except to the extent that Lot Owners receive the benefits from the maintenance, repair, operations, additions, alterations and improvement responsibility of the Association. No Lot Owner or any business in which a Lot Owner has an interest may receive a credit or compensation, directly or indirectly, for services rendered as an officer, director or employee of the Association.

2.11 Committees. The Association shall establish an Architectural Committee and such other Committees as provided in the Certificate of Incorporation and Bylaws. The Architectural Committee shall exercise all of the rights and powers reserved herein to the Declarant once those rights have been transferred pursuant to the provisions of paragraph 5.6. If, for any reason, the Architectural Committee is not established or operating those rights and responsibilities shall be exercised by the Board of Directors.

2.12 Registration of Mailing Address of Lot Owners; Association Address. Each Owner shall register his mailing address with the Association, and notices or demands intended to be served upon an Owner shall be sent by mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. All notices, demands or other notices intended to be served upon the Secretary or managing agent of the Board of Directors of the Association at PO Box 2138, Edmond, OK 73083, or served upon the service agent of the Association.

### ARTICLE III - PROPERTY RESTRICTIONS

3.1 Single Family Residences. All Lots herein shall be occupied as single family residences only. No residence may be owned or occupied for any commercial purpose.

3.2 Improvements and Alterations; Plans and Specifications; Approval. Except for construction by the Declarant, no building, fence, wall or other improvements or structure, including mail boxes, shall be commenced, erected, placed, moved or maintained upon the subject land, nor shall any exterior addition to or change in any improvement located on the subject land, be made until the complete plans and specifications showing the precise and exact nature, kind, shape, height, set-back, materials, color and location of the same shall have been submitted in duplicate to and approved in writing (by the Declarant as more fully described below) as to harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the improvements. Declarant may waive this requirement, at its option, by written authorization upon the terms and conditions set forth in said writing.

3.3 Minimum Square Footage. Unless otherwise stated herein, no residence shall contain less than One Thousand Six Hundred (1,600) square feet of living area. The first floor of any two story residence must contain a minimum of One Thousand Two Hundred (1,200) square feet of living area.

3.4 Exterior Requirements. The exterior of any residence shall be at least eighty percent (80%) brick, stone or stucco, and twenty percent (20%) may be of frame or other material which will blend together with the brick, stone or stucco. It is the intention of this restriction to allow panels of materials other than brick, stone or stucco to be used, but in no event shall a continuing wall consisting of eighty percent (80%) of the exterior of the residence be built of any material other than brick, stone or stucco. This restriction is intended to encourage the use on the principal exterior of residences of masonry construction, but may be modified to allow the use of other materials to blend with the environment to eliminate repetition of design. In no event shall out buildings be of a material other than the residence. Chimney materials must be brick, stone or stucco to the top of the first floor plate except where the chimney is on the interior or contained within a covered porch or patio, in which case it may be of other appropriate material.

3.5 Storage and Other Detached Structures. Detached storage buildings are permitted so long as the structure conforms to the exterior requirements contained in Section 3.4 above and the roofing requirements contained in Section 3.7 below. It being the intent of this provision that the storage building conform exactly to the original home. Any storage building that does not conform to these requirements must be completely hidden from the street and any adjoining property owners.

3.6 Driveways; Sidewalks; Mailboxes. All Lots shall have a four foot concrete sidewalk across the front of the Lot (and the side of the Lot on any corner Lot), which sidewalk shall lie within six feet of the curb and adjoin to any existing sidewalk on adjacent Lots. All driveways must be of concrete construction. Mail boxes shall be of brick construction.

3.7 Roofs. Roofs shall be thirty (30) year composition roofing, weatheredwood in color, or as approved in writing by the Declarant.

3.8 Fences. All fences shall be of wood, brick, rock or wrought iron construction and may not exceed 72 inches in height. All fences must be maintained in good condition with no visible holes or loose or missing pickets

3.9 Approvals; Copy of Plans and Specifications Deposited; Lapse of Time Paramount to Approval. Upon approval by the Declarant of any plans and specifications submitted pursuant to these provisions, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of Declarant, and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. In the event the Declarant fails to approve or disapprove any plans and specifications which may be submitted to it within sixty (60) days after submission, then approval will not be required, and this paragraph shall be deemed to have been fully complied with.

3.10 Construction; Limitations, Deviations from Plans and Specifications. Construction or alterations in accordance with plans and specifications approved by the Declarant shall be commenced within six (6) months following the date upon which the same are approved by the Declarant (whether by affirmative action or by forbearance from action), and shall be substantially completed within twelve (12) months following the date of commencement, or within such longer period as the Declarant shall specify. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Declarant shall be conclusively deemed to have lapsed, and compliance with the provisions of this paragraph shall again be required. There shall be no deviations from plans and specifications approved by the Declarant without the prior consent in writing of the Declarant. Approval for use on any Lot of any particular plans and specifications or design shall not be construed as a waiver of the right of the Declarant to disapprove such plans and specifications, or any Areas or features thereof, in the event such plans and specifications are subsequently submitted for use upon any other Lot or Lots.

3.11 Certificate of Compliance. Upon the completion of the construction or alteration of any building, fence, wall or other improvements or structure in accordance with plans and specifications approved by the Declarant, the Declarant shall, at the request of the Owner thereof, issue a certificate of compliance which shall be prima facie evidence that the building, fence, wall, or other improvements or structure referenced in such certificate has been approved by the Declarant and constructed or installed in full compliance with the provisions of this Article.

3.12 Enforcement; Right to Correct Violations. In the event any building, fence, wall or other improvements or structure shall be commenced, erected, placed, moved or maintained upon any Lot, otherwise than in accordance with the provisions and requirements of these provisions, then the same shall be considered to have been undertaken in violation of these provisions and without the approval of the Declarant required herein. Upon written notice from the Declarant, such building, fence, wall or other structure or improvements shall be promptly removed. In the event the same is not removed, or the violation is not otherwise terminated, within fifteen (15) days after notice of such violation is delivered to the Owner of the Lot upon which such violation exists, then Declarant shall have the right, through its agents and employees, to enter upon such Lot and to take such steps as may be necessary to remove or otherwise terminate such violation, and the costs thereof shall be assessed against Owner and the Lot upon which such violation occurred. A statement for the amount thereof shall be rendered to the Owner of said lot, at which time the assessment shall become due and payable and a continuing lien upon said Lot and an obligation of the Owners, and may be enforced as a judgment lien. The Declarant shall have the further right, through its agents, employees or committees, to enter upon and inspect any Lot at any reasonable daylight hour for the purpose of ascertaining whether any violation of the provisions of this paragraph or any of the other provisions or requirements of this Declaration, exists on such Lot.

#### **ARTICLE IV - PROHIBITED USES**

4.1 Offensive or Noxious Use; Nuisance Activity. The Owner of any Lot shall not use or allow the use of such Lot for any purpose which will be noxious, offensive or detrimental to the use of the other Lots or which will create or emit any objectionable, offensive or noxious odors, dust, gases, fumes or other such material or which will in any manner violate any applicable zoning ordinance or other regulations enacted by any duly constituted governmental authority. No noxious or offensive activity shall be carried on, nor shall anything be done therein which may be or may become an annoyance or nuisance.

4.2 Mineral Drilling. No drilling or puncturing of the surface for oil, gas or other minerals or hydrocarbons within the subject lands shall be permitted.

4.3 Livestock. The keeping of any poultry, cattle, horses or other livestock of any kind or character is prohibited within the Project.

4.4 Refuse Storage; Growth; Lawns. The storage of trash, ashes, or other refuse, except in normal receptacles, is prohibited. Weeds, underbrush or other unsightly growths shall not be permitted to grow or remain in the Project. No trash, ashes or other refuse may be thrown in any other Owner's Lot. Lawns and shrubbery shall be kept mowed and trimmed.

4.5 Signs and Billboards; Declarant's Right. No signs or billboards, except "for sale" or "for rent" signs, shall be permitted on any Lot without the prior written consent of the Declarant; provided, this prohibition shall not apply to the Declarant in the initial sale of such Lot.

4.6 Vehicle Parking and Storage. No trucks, campers, recreational vehicles, motor homes or large commercial vehicles, nor any vehicle in the process of being repaired or otherwise presently inoperable, shall be stored or parked within the subject lands. No overnight parking of any vehicle on the street or Lot, other than a concrete driveway, is permitted.

4.7 View From Street or Lot. All clotheslines, garbage cans, equipment, coolers, or storage piles shall be located as not to be visible from any other Lot within the Project. Garbage cans may be visible on the day of pick-up only and shall be hidden from sight at all other times.

4.8 Tanks. No elevated tanks of any kind shall be erected, placed or permitted on any Lot.

4.9 Radio or Television Device. No radio or television transmitting or receiving device shall be allowed on any Lot or structure with an exposed antenna that exceeds five (5) feet in height and/or 24 inches in diameter.

4.10 Wind Powered Generators. No wind powered generators shall be allowed on the subject lands.

4.11 Temporary Structure. No trailer, tent or shack shall be erected, placed or permitted, nor shall any structure of a temporary character be used at anytime as a residence without the prior written consent of the Declarant.

4.12 Household Pets; Care and Restraint; Limit on Number. No animal shall be kept except household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animal shall be kept. No more than two (2) household pets may be kept without written permission of the Association. No pets may be permitted to run loose within the Project.

4.13 Basketball goals. Basketball goals are permitted but may not be attached to any structure. All basketball goals must be free standing on a structure designed for that purpose and must be kept in good repair. Any goal that becomes damaged or unusable must be removed.

4.14 No Garage Conversions. The garage of a residence may not be converted for any other use or purpose except parking of the Owners vehicles. This prohibition does not apply to any conversion by the Declarant for use as a sales office, however, such conversion by the Declarant would be temporary and any garage so converted shall be returned to its original purpose.

## **ARTICLE V - DECLARANT'S RESERVATIONS**

In addition to the reservations stated throughout this Declaration and notwithstanding anything herein to the contrary Declarant hereby reserves the rights contained in this Article.

5.1 Special Amendment. Declarant hereby reserves and is granted the right and power to record a Special Amendment to this Declaration at any time and from time to time which amends this Declaration (i) 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 Administration, 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 (ii) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Lots. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant 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 Declarant to make, execute, and record special amendments. No special amendment made by Declarant shall affect or impair the lien of any first mortgage upon a Lot or any warranties made by an Owner or first mortgagee in order to induce any of the above agencies or entities to make, purchase, insure, or guarantee the first mortgage on such Owner's Lot.

5.2 Declarant Business Office; Models. Declarant and any Builder active in the Addition may maintain a business and sales office, models, and other sales facilities necessary or required until all of the Lots are sold.

5.3 Amendment as to Unsold Lots; Waiver. Declarant hereby reserves the right to revoke or amend these Declarations, by written instrument filed of record in the County Clerk's office, to remove or amend the restrictions set forth herein on any Lot owned by Declarant except, however, any amendment involving ownership or maintenance of any common area must receive the express written approval of the City of Oklahoma City. The Declarant shall have the power to grant to any Owner a waiver, variance, or exception of and from any of the provisions of this Declaration.

5.4 Signs. Declarant, and any Builder active in the Addition, reserves the right to erect such signs as it deems necessary for the sale and marketing of the property and Lots described herein.

5.5 Additional Property. Declarant reserves the right to dedicate any adjacent property now owned or subsequently acquired by Declarant or its successors or assigns to the Homeowner's Association established herein, at Declarant's option. If Declarant chooses to dedicate future property to the Association said dedication shall be controlled by Declaration of Covenants, Conditions and Restrictions filed for that subdivision, and not these Declarations. Any Common Areas designated on the plats of said adjacent properties shall be deeded to the Homeowner's Association and accepted by them as if fully described herein.

5.6 Transfer of reserved rights. After Declarant has sold all Lots owned by him any and all rights reserved herein shall be transferred to and become vested in the Homeowners Association, with the exception of those rights granted or reserved to the Builders in the Addition so long as said Builders still own Lots or homes for sale in the Addition.

## **ARTICLE VI - MISCELLANEOUS**

6.1 Severance. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any such provisions, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

6.2 Failure to Enforce Not Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches which may occur.

6.3 Captions. The captions herein are inserted only as a matter of convenience, and for reference, and in no way define, limit or describe the scope of this Declaration or exhibits nor the intent of any provisions hereof.

6.4 Gender. Whenever the context so requires, the use of the masculine gender in this Declaration shall be deemed to refer to the feminine or neuter gender and the use of the singular shall be deemed to refer to the plural, and vice versa.

6.5 Covenants to Run With the Land. The covenants, conditions and restrictions of this Declaration shall run with and bind the project and shall inure to the benefit of and be enforceable by the Declarant or any Owner, their respective legal representatives, heirs, successors and assigns.

6.6 Declarant Easement. Declarant has an easement as may be reasonably necessary for the purpose of discharging Declarant's obligations or exercising Declarant's rights reserved herein.

6.7 Enforcement at Law or In Equity: Notice to Mortgagee of Uncured Default. Any Owner or Declarant, so long as Declarant has a record interest in the covered property, shall have the right to enforce by proceedings at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration or any amendment thereto, including the right to prevent the violation of any such restrictions, conditions, covenants, or reservations and the right to recover damages or other dues for such violation. Failure to enforce any covenant, condition, or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

6.8 Attorneys Fees. In the event action is instituted to enforce any of the provisions contained in this Declaration, including collections of annual dues, the party prevailing in such action shall be entitled to recover from the other party thereto, as part of the judgment, reasonable attorneys fees and costs of such suit.

6.9 City of Oklahoma City a Beneficiary. In order that the public interest may be protected, the City of Oklahoma City shall be a beneficiary of any of the covenants herein pertaining to location of uses and access. Oklahoma City may enforce compliance therewith.

IN WITNESS WHEREOF, the undersigned, being the owner of all the lots and blocks in the Robin Ridge Section 1 Addition have executed these presents the \_\_\_\_\_ day of February, 2006.

DECLARANT: Signed by John D. Alexander as Manager of Robin Ridge, LLC, an Oklahoma Limited Liability Company,

**EXHIBIT "A" - LEGAL DESCRIPTION  
ROBIN RIDGE SECTION 1**

All of the Lots in Robin Ridge Section 1 Addition as described on the Plat of Robin Ridge Section 1 recorded on May 17, 2005 at Book 63, page 57, records of the Oklahoma County Clerks office, which plat contains the following metes and bounds legal description, to-wit:

**(metes and bounds legal description purposely omitted)**

**AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR ROBIN RIDGE SECTION 1  
AN ADDITION TO THE CITY OF OKLAHOMA CITY,  
OKLAHOMA COUNTY, OKLAHOMA**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Robin Ridge, LLC, an Oklahoma Limited Liability Company, was the Original Declarant of the property described hereinbelow, to-wit:

All of the Lots and Blocks in the Robin Ridge Section 1 Addition ("Robin Ridge"), to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof filed on May 17, 2005 at plat Book 63, page 57, records of the County Clerks office for Oklahoma County; and

(All of the above lots and blocks being hereafter referred to as the "Subject Property")

WHEREAS, the Original Declarant submitted the Subject Property and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§851-85, as amended) by filing the Declarations of Covenants, Conditions and Restrictions on February 17, 2006, at Book 10018, page 1279, records of the County Clerks office for Oklahoma County, Oklahoma (the "Original Declarations").

NOW, THEREFORE, the Original Declarant does hereby amend and modify Original Declarations as follows: to-wit:

There is hereby added the following sentence to Section 3.8 Fences, to-wit:

3.8 Fences. All fences shall be of wood, brick, rock or wrought iron construction and may not exceed 72 inches in height. All fences must be maintained in good condition with no visible holes or loose or missing pickets. Fences along the north side of Common Areas "A" and "B" and the south side of the lots described hereinbelow will be installed by Declarant and no fence of any kind whatsoever may be installed along those Lots where Declarant has exercised its right to install a special fence, all as further stated in Section 3.13 Fences Abutting Common Areas "A" and B". (additional language shown as underline)

There is hereby added a new Section 3.13 Fences Abutting Common Areas "A" and B", to-wit:

3.13 The Owners of the following Lots may not erect a fence along the south side of said Lots which borders Common Areas "A" and "B". The fence along the border between the described Lots and Common Areas will be installed by Declarant and will be a six (6) foot metal iron fence:

Lots One (1) through Nine (9), Block One (1), inclusive; and  
Lots One (1) through Nine (9), Block Two (2), inclusive.

After installation by Declarant the fence shall be owned and maintained by the Homeowners Association. The Owners of Lot Nine (9) in both Blocks One (1) and Two (2) may erect a fence along the East and West sides of said Lots, respectively.

Owners of the above described Lots who wish to erect a small pet enclosure fence may only do so with prior written permission from the Declarant or, after the control of the Board of Directors has been turned over to the homeowners, from the Board of Directors or Architectural Committee if one exists. Any pet enclosure must be comprised of material and located in an area so as to not detract from the aesthetics of the neighborhood.

IN WITNESS WHEREOF, the undersigned, being the Original Declarant of the Subject Property has executed these presents the day and year shown above.

Signed by John Alexander, Manager of Robin Ridge, LLC, Declarant

**DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS  
FOR ROBIN RIDGE SECTION 2 ADDITION  
TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

This Declaration is made this 25th day of July, 2007, by ROBIN RIDGE, LLC, an Oklahoma Limited Liability Company ("Robin Ridge" or "Declarant"), as Owner of the land and improvements ("Subject Property") described as follows, to-wit:

All of the Lots and Blocks in ROBIN RIDGE SECTION 2, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, as described on the Plat filed of record on July 25, 2007, at Book 10553, page 1113-1115, records of the Oklahoma County Clerks office, Oklahoma County, Oklahoma.

**RECITALS**

WHEREAS, Robin Ridge, LLC, hereafter referred to as the "Declarant", is the Declarant and owner of the all of the Lots and Block in and to the Subject Property shown on the above described plat; and

WHEREAS, the Subject Property has been platted into Lots for separate ownership, subject to these Declarations, which plat has been filed for record on the 25<sup>th</sup> day of July 2007, in the County Clerk's office of Oklahoma County, Oklahoma, at Book 10553 page 1113-1115 and

WHEREAS, Declarant and Owner desire to submit the Subject Property and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§ 851 et seq, as amended); and

WHEREAS, Declarant was also the owner of an adjacent tract of land previously platted into separate Lots as the Robin Ridge Section 1 Addition, said plat being filed of record on May 17, 2005 in Plat Book 63 , page 57, County Clerks office for Oklahoma County, Oklahoma, and the Declaration of Covenants, Conditions and Restrictions for the Kimberly Crossing Addition (the "ORIGINAL DECLARATIONS") being filed on February 17, 2006 , at Book, 10018, page 1279 , records of the County Clerks office of Oklahoma County, Oklahoma,

NOW, THEREFORE, except as specifically stated hereinbelow, Declarant does hereby adopt the terms, conditions and provisions set out and contained in the ORIGINAL DECLARATIONS as if the terms of those ORIGINAL DECLARATIONS is fully set forth herein and does hereby declare that the Subject Property described hereinabove and the plat of ROBIN RIDGE SECTION 2 ADDITION is subject to those ORIGINAL DECLARATIONS which restrictions, use limitations, obligations, and provisions thereof shall be deemed to run with the land described hereinabove and shall be for the use and benefit to the Declarant, its successors and assigns and to any person or entity acquiring or owning an interest in the Subject Property and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

The adoption of the Declarations described hereinabove shall specifically include and apply to membership in The Robin Ridge HOA, inc., the mandatory homeowners association created to govern the benefits and duties of ownership of a Lot in the Subject Property.

**ADDITIONAL PROVISIONS**

The following provisions are hereby added as additional provisions to the ORIGINAL DECLARATIONS, to-wit:

**None, said instrument is adopted as filed.**

The above, if any, are the only additional provisions to the ORIGINAL DECLARATIONS for ROBIN RIDGE SECTION 2 Addition.

IN WITNESS THEREOF, the undersigned being the owners of all the Lots in ROBIN RIDGE SECTION 2 ADDITION has executed these presents the 13<sup>th</sup> of June, 2007.

DECLARANT: ROBIN RIDGE, LLC, an Oklahoma Limited Liability Company

By: John D. Alexander  
John D Alexander, Manager

**DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS  
FOR ROBIN RIDGE SECTION 3 ADDITION  
TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

This Declaration is made this 16th day of August, 2011, by ROBIN RIDGE, LLC, an Oklahoma Limited Liability Company ("Robin Ridge" or "Declarant"), as Owner of the land and improvements ("Subject Property") described as follows, to-wit:

All of the Lots and Blocks in ROBIN RIDGE SECTION 3, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, as described on the Plat filed of record on June 17, 2011 at Book 69, page 14, records of the Oklahoma County Clerks office, Oklahoma County, Oklahoma.

**RECITALS**

WHEREAS, Robin Ridge, LLC, hereafter referred to as the "Declarant", is the Declarant and owner of the all of the Lots and Block in and to the Subject Property shown on the above described plat; and

WHEREAS, the Subject Property has been platted into Lots for separate ownership, subject to these Declarations, which plat has been filed for record on the 17th day of June, 2011, in the County Clerk's office of Oklahoma County, Oklahoma, at Plat Book 69, page 14; and

WHEREAS, Declarant and Owner desire to submit the Subject Property and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§ 851 et seq, as amended); and

WHEREAS, Declarant was also the owner of an adjacent tract of land previously platted into separate Lots as the Robin Ridge Section 1 Addition, said plat being filed of record on May 17, 2005, in Plat Book 63, page 57, County Clerks office for Oklahoma County, Oklahoma, and the Declaration of Covenants, Conditions and Restrictions for the Robin Ridge Sec 1 Addition (the "ORIGINAL DECLARATIONS") being filed on February 17, 2006, at Book 10018, page 1279, records of the County Clerks office of Oklahoma County, Oklahoma.

NOW, THEREFORE, except as specifically stated hereinbelow, Declarant does hereby adopt the terms, conditions and provisions set out and contained in the ORIGINAL DECLARATIONS as if the terms of those ORIGINAL DECLARATIONS is fully set forth herein and does hereby declare that the Subject Property described hereinabove and the plat of ROBIN RIDGE SECTION 3 ADDITION is subject to those ORIGINAL DECLARATIONS which restrictions, use limitations, obligations, and provisions thereof shall be deemed to run with the land described hereinabove and shall be for the use and benefit to the Declarant, its successors and assigns and to any person or entity acquiring or owning an interest in the Subject Property and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

The adoption of the Declarations described hereinabove shall specifically include and apply to membership in The Robin Ridge HOA, Inc., the mandatory homeowners association created to govern the benefits and duties of ownership of a Lot in the Subject Property.

AMENDED OR ADDITIONAL PROVISIONS

The following are the amendments and/or additional provisions to the ORIGINAL DECLARATIONS for Robin Ridge Section 3 Addition, to-wit:

Section 3.6 of the ORIGINAL DECLARATIONS is hereby amended to read as follows:

3.6 Driveways; Sidewalks; Mailboxes. All Lots shall have a four foot concrete sidewalk across the front of the Lot (and the side of the Lot on any corner Lot), which sidewalk shall lie within six feet of the curb and adjoin to any existing sidewalk on adjacent Lots. All driveways must be of concrete construction. Mail boxes shall be of brick or cast iron construction.

**No other changes.**

The above, if any, are the only changes or additional provisions to the ORIGINAL DECLARATIONS for Robin Ridge Section 3 Addition.

IN WITNESS WHEREOF, the undersigned, being the owner of all of the Lots in Robin Ridge Section 3 Addition has executed these presents the 16th day of August, 2011.

Signed by Taber LeBlanc at Manager of ROBIN RIDGE LLC, an Oklahoma Limited Liability Company,  
Declarant