

Doc # 2009131398
Bk 11209
Pg 1251-1251
DATE 10/01/09 14:27:23
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Coudill

When filed, return to:

Chitwood Farms Association
3540 S. Boulevard - #200
Edmond, OK 73013

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Lake at Chitwood Farms

THE SAME BEING LOCATED IN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN.

This supplemental Declaration of Covenants, Conditions and Restrictions for the Lake at Chitwood Farms is made by Chitwood Farms, LLC, an Oklahoma limited liability company, pursuant to the Declaration of Covenants, Restrictions and Conditions for Chitwood Farms ("Declarations") which were recorded on May 19, 2005 in Book 9714 on Pages 825 thru 841 of the public records of Oklahoma County in the State of Oklahoma.

WITNESSETH:

WHEREAS, Chitwood Farms, LLC, an Oklahoma limited liability company ("Declarant"), is the owner of the real property contained within and made a part of the Lake at Chitwood Farms which is a platted addition recorded in Book 61 of Plats on Pages 60 and 61 of the public records of Oklahoma County in the State of Oklahoma;

WHEREAS, pursuant to Article II, Section 2 of the Declarations, Declarant has the authority to execute supplemental declarations and impress the Chitwood Farms declarations upon additional properties;

WHEREAS, Declarant desires to impress the Chitwood Farms declarations upon the platted addition known as the Lake at Chitwood Farms;

NOW THEREFORE, Declarant does hereby adopt the Chitwood Farms Declarations in their totality, except for any variances detailed hereafter, and impresses them against all real property contained within the Lake at Chitwood Farms with the intent that said Declarations and all parts thereof shall touch, concern and run with the real property contained within the Estates;

EXCEPT, Declarant hereby declares the minimum square footage requirement for all single family residences constructed in the Lake at Chitwood Farms shall be two thousand eight hundred (2,800) square feet.

WHEREFORE, the undersigned, as Declarant, hereby adopts the Chitwood Farms Declarations as amended herein and impresses them upon the Lake at Chitwood Farms.

IN WITNESS WHEREOF, Declarant has set its hand to this instrument this 25th day of September, 2009.

Chitwood Farms, LLC
An Oklahoma Limited Liability Company
Turner and Company, Inc, Manager

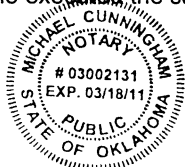
Derek S. Turner
Derek S. Turner
President

ACAPITOL ABSTRACT AND TITLE COMPANY
6601 N. BROADWAY EXT., BLDG. #5
OKLAHOMA CITY, OKLAHOMA 73118
9090171 E.T.

VERIFICATION

STATE OF OKLAHOMA §
 §
COUNTY OF OKLAHOMA §

Before me, the undersigned Notary Public in and for said County and State, on the above date, personally appeared **Derek S. Turner, President of Turner and Company, inc, Manager of Chitwood Farms, LLC**, to me known to be the identical person who subscribed the name of the maker hereof to the foregoing instrument, and who acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.



Michael Cunningham

0 + 2008150329
Bk 10950
Pg 1588-1595
DATE 11/06/08 14:38:08
Filing Fee \$27.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

When filed, return to:

Chitwood Farms Association
3540 S. Boulevard - #200
Edmond, OK 73013

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The Estates at Chitwood Farms

**THE SAME BEING LOCATED IN THE CITY OF EDMOND, OKLAHOMA COUNTY,
STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF OF SECTION 6,
TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN.**

This supplemental Declaration of Covenants, Conditions and Restrictions for the Estates at Chitwood Farms is made by Chitwood Farms, LLC, an Oklahoma limited liability company, pursuant to Article II, Section 2 of the Declaration of Covenants, Restrictions and Conditions for Chitwood Farms ("Chitwood Farms Declarations") which were recorded on May 19, 2005 in Book 9714 on Pages 825 thru 841 of the public records of Oklahoma County in the State of Oklahoma.

WITNESSETH:

WHEREAS, Chitwood Farms, LLC, an Oklahoma limited liability company ("Declarant"), is the owner of the real property described on the attached **Exhibits A, B, C, D and E** ("the Estates") which shall be unplatted tracts of land known as the Estates at Chitwood Farms;

WHEREAS, Declarant desires to annex the Estates into Chitwood Farms, a platted addition, said plat recorded on **May 19, 2005 in Book 63 on Page 56 in the Book of Plats** in the public records of Oklahoma County in the State of Oklahoma;

AND WHEREAS, pursuant to Article II, Section 2 of the Chitwood Farms Declarations, Declarant has the authority to execute supplemental declarations and to impress the Chitwood Farms Declarations upon said additional properties;

NOW THEREFORE, Declarant does hereby adopt the Chitwood Farms Declarations in their totality, except for any variances detailed hereafter, and impresses them against all real property contained within the Estates with the intent that said Declarations and all parts thereof shall touch, concern and run with the real property contained within the Estates;

EXCEPT, Declarant hereby declares that Common Area A described on the attached Exhibit E shall be owned equally by each landowner in the Estates. Equal undivided interests in Common Area A shall be conveyed to each landowner upon the closing of the purchase of a tract of land in the Estates. All maintenance expenses related to Common Area A not the responsibility of the Chitwood Farms Association shall be shared equally by all landowners in the Estates. Common Area A shall include the street which shall provide ingress and egress to the landowners in the Estates;

EXCEPT, Declarant hereby declares the private entrance gate and landscaping located on Common Area A for the benefit of each tract owner shall be maintained by the Chitwood Farms Association;

EXCEPT, Declarant hereby declares that one (1) or two (2) horses may be kept by each landowner in the Estates and one foal shall be permitted (in addition to the one or two allowed horses) for a period of one year from birth. No other livestock shall be permitted except for domestic animals which are governed by the Covenants and the Design Guidelines for Chitwood Farms. The commercial breeding of horses or domestic animals shall not be permitted. Horses shall be permitted only on privately owned lots and not in the Common Area A;

EXCEPT, Declarant hereby declares the same fencing requirements contained in the Design Guidelines for Chitwood Farms shall apply to the Estates. However, due to the size of the land parcels in the Estates and the fact horses shall be allowed to reside on tracts in the Estates, electrical fencing shall be allowed to be attached to the interior of the approved fencing for the purpose of containing horses;

EXCEPT, Declarant hereby declares any accessory buildings (such as barns for horses) shall comply with the following building standards:

Owners shall secure Architectural Review approval prior to construction of any Accessory Building. Accessory Building design approval shall be made in the same manner as the Residential Dwelling, including the submission of a site plan, landscape plan and detailed information regarding proposed color of structure and roof. All Accessory Buildings shall be reviewed in relation to neighboring living dwellings, to the streetscape and to the following requirements:

1. An Accessory Building must be in harmony with the Residential Dwelling and of a color and style that is generally recognized as complementary to the Residential Dwelling. All Accessory Buildings shall be landscaped in a manner compatible to the landscaping required of the living dwelling.

2. Accessory Buildings shall be limited to three in number with an aggregate total not to exceed 3,000 square feet per tract. No single Accessory Building shall contain in excess of 1,800 square feet unless a variance is granted by Architectural Review. It is recommended that buildings of 36 feet by 36 feet or 36 feet by 48 feet be considered. Larger Accessory Buildings shall be considered for design approval on a case-by-case basis as the structure relates to adjoining lots and common areas.

3. All utilities serving Accessory Buildings shall be installed underground. All Accessory Building driveways shall connect to the driveway of the Residential Dwelling and shall be made of concrete or asphalt and additional driveways to Accessory Buildings shall be considered on a case-by-case basis.

4. Accessory Buildings shall not be constructed prior to the construction of the Residential Dwelling. Accessory Buildings must be completed within 6 months of obtaining the Accessory Building permit. No commercial business shall be allowed in an Accessory Building.

5. Accessory Buildings shall be a minimum of 50 feet from the side boundary of the lot and 50 feet from the back lot line. All Accessory Buildings shall be located behind the back line of the living dwelling and if the Accessory Building is located within a neighbor's view, reviewer approval may require the building be screened by natural vegetation.

6. The exterior wood of Accessory Buildings shall match the color and siding material of the Residential Dwelling and the roof material shall be the same as the living dwelling. Masonry details are encouraged and shall be the same material and color as the Residential Dwelling. Wood Accessory Buildings shall be of an architectural style compatible to the living dwelling and shall have a roof pitch of 4/12 or higher and shall have a minimum one foot overhang finished with soffit material.

7. Metal building(s) shall be allowed with the following requirements and reservations. Exterior material shall be of a weather-tested finish similar to Kymar 500 by Morton Buildings. Overhead doors shall be of the same color as the building. No sliding doors shall be permitted except for stable doors similar to the "Diamond M" doors by Morton Buildings. The pitch of the roof shall be 4/12 or higher. Masonry details are encouraged and shall be of the same material and color as the Residential Dwelling. Exterior metal walls shall be ivory, brown, beige, or charcoal. No multi-colored exteriors shall be permitted, except white or beige windows may be used and white may be used as an accent for soffits. Roofs shall be charcoal, brown or beige or of the same material of the Residential Dwelling. All metal buildings larger than 12 feet by 12 feet shall include a porch of 6 feet or wider and shall run the length of at least one side of the building.

EXCEPT, Declarant hereby declares the annual homeowner's association membership dues assessed to the tract owners in the Estates shall be \$1,000 per tract per year and shall increase or decrease in the future by identical amounts to any increases or decrease in the dues assessed to all other members of the Chitwood Farms Association;

EXCEPT, Declarant hereby declares that all road and street right-of-ways located outside the approved fencing installed upon the Estates exterior property lines shall be maintained by the Chitwood Farms Association. The approved fencing in the Estates shall be maintained by the landowners in the Estates. The Conservation Easement shall be maintained by its owner.

EXCEPT, Declarant hereby declares the unplatted tracts described on the attached Exhibits "A", "B", "C" and "D" cannot be subdivided into tracts containing less the two and one half (2.50) acres without written consent from each property owner in the Estates. Consent must be unanimous, no exceptions.

WHEREFORE, the undersigned, as Declarant, hereby adopts the Chitwood Farms Declarations as amended herein and impresses them upon Estates at Chitwood Farms.

IN WITNESS WHEREOF, DECLARANT has set its hand to this instrument this 5th day of November, 2008.

Chitwood Farms, LLC
An Oklahoma Limited Liability Company
Turner and Company, Inc, Manager

Derek S. Turner
Derek S. Turner
President

VERIFICATION

STATE OF OKLAHOMA §
 §
COUNTY OF OKLAHOMA §

Before me, the undersigned Notary Public in and for said County and State, on the above date, personally appeared **Derek S. Turner, President of Turner and Company, inc, Manager of Chitwood Farms, LLC**, to me known to be the identical person who subscribed the name of the maker hereof to the foregoing instrument, and who acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Michael C. [Signature]



^ CAPITOL ABSTRACT & TITLE COMPANY
201 N. BRYANT, STE B
EDMOND, OK 73034
CR0811303

August 26, 2008

Tract No. 1
The Estates
At Chitwood Farms

LEGAL DESCRIPTION

Being a part of Government Lot 7 in Section 6, T13N, R01W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING At a point on the South Line of said Section 6, a distance of 247.50 ft. East of the SW Corner of said Section 6;

THENCE N37°21'24"W a distance of 415.82 ft. to a point on the West Line of said Section 6;

THENCE N25°43'47"E a distance of 287.65 ft.;

THENCE S89°52'12"E a distance of 372.32 ft.;

THENCE S00°07'48"W a distance of 30.00 ft.;

THENCE S89°52'12"W a distance of 10.00 ft.;

THENCE S00°07'48"W a distance of 244.52 ft. to a point of curve;

THENCE Along said curve to the right having a radius of 272.25 ft. for an arc length of 91.59 ft. (the chord of said curve bears S09°46'03"W a distance of 91.16 ft.);

THENCE S19°24'18"W a distance of 153.15 ft. to a point of curve;

THENCE Along said curve to the left having a radius of 118.90 ft. for an arc length of 40.00 ft. (the chord of said curve bears S09°46'03"W a distance of 39.81 ft.);

THENCE S00°07'48"W a distance of 41.16 ft.;

THENCE N89°52'12"W a distance of 181.07 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 5.24 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

August 26, 2008

Tract No. 2
Estates at
Chitwood Farms

LEGAL DESCRIPTION

Being a part of Government Lot 7 in Section 6, T13N, R01W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING At the SW Corner of Said Section 6;
THENCE N00°50'07"W along the West line of said Section 6 a distance of 330.00 ft.;
THENCE N25°43'47"E a distance of 287.65 ft. to the POINT OR PLACE OF BEGINNING;
THENCE N25°43'47"E a distance of 81.30 ft.;
THENCE N27°24'01"W a distance of 368.95 ft. to a point on the West Line of said Section 6;
THENCE N00°50'07"W along the West line of said Section 6 a distance of 180.00 ft.;
THENCE N89°09'53"E a distance of 50.00 ft.;
THENCE S87°09'53"E a distance of 446.24 ft.;
THENCE S04°57'58"E a distance of 532.79 ft.;
THENCE N89°52'12"W a distance of 32.32 ft.;
THENCE S00°07'48"W a distance of 30.00 ft.;
THENCE N89°52'12"W a distance of 372.32 ft. to the POINT OR PLACE OF BEGINNING.

Above described tract contains 5.88 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

R13NR1WSEC06

August 26, 2008

Tract No. 3
Estates at
Chitwood Farms

LEGAL DESCRIPTION

Being a part of Government Lot 7 in Section 6, T13N, R01W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING At the SW corner of said Section 6;
THENCE N00°50'07"W along the West line of said Section 6 a distance of 1170.00 ft.;
THENCE N89°09'53"E a distance of 50.00 ft.;
THENCE S87°13'16"E a distance of 446.24 ft. to the POINT OR PLACE OF BEGINNING;
THENCE S87°13'16"E a distance of 409.10 ft.;
THENCE S05°53'20"E a distance of 544.78 ft.;
THENCE N89°52'12"W a distance of 380.78 ft.;
THENCE N00°07'48"E a distance of 30.00 ft.;
THENCE N89°52'12"W a distance of 37.68 ft.;
THENCE N04°57'58"W a distance of 532.79 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 5.18 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

T13NR01WSEC06

August 26, 2008

Tract No. 4
Estates at
Chitwood Farms

LEGAL DESCRIPTION

Being a part of Government Lot 7 in Section 6, T13N, R01W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING At a point on the South line of said Section 6 a distance of 508.57 ft. East of the SW Section corner;
 THENCE N00°07'48"E a distance of 118.46 ft. to a point of curve;
 THENCE Along said curve to the right having a radius of 118.90 ft. for an arc length of 40.00 ft. (the chord of said curve bears N09°46'03"E a distance of 39.81 ft.);
 THENCE N19°24'18"E for a distance of 53.78 ft. to a point of curve;
 THENCE Along said curve to the left having a radius of 322.25 ft. for an arc length of 108.41 ft. (the chord of said curve bears N09°46'03"E a distance of 107.90 ft.);
 THENCE N00°07'48"E a distance of 244.52 ft.;
 THENCE S89°52'12"E a distance of 10.00 ft.;
 THENCE N00°07'48"E a distance of 30.00 ft.;
 THENCE S89°52'12"E a distance of 380.78 ft.;
 THENCE S05°53'20"E a distance of 455.22 ft.;
 THENCE S00°47'18"W a distance of 86.66 ft.;
 THENCE S00°07'48"W a distance of 50.00 ft. to a point on the South line of said Section 6;
 THENCE N89°52'12"W a distance of 480.00 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 5.78 acres more or less and is subject to easements, rights-of-way, and restriction of record.

T13NR01WSEC06

August 26, 2008

Common Area A
Estates at
Chitwood Farms

LEGAL DESCRIPTION

Being a part of Government Lot 7 in Section 6, T13N, R01W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING At a point on the South line of said Section 6 a distance of 428.57 ft. East of the SW Section corner;

THENCE N00°07'48"E a distance of 41.61 ft. to a point of curve;

THENCE Along said curve to the right having a radius of 118.90 ft. for an arc length of 40.00 ft. (the chord of said curve bears N09°46'03"E a distance of 39.81 ft.);

THENCE N19°24'18"E a distance of 153.15 ft. to a point of curve;

THENCE Along said curve to the left having a radius of 272.25 ft. for an arc length of 91.59 ft. (the chord of said curve bears N09°46'03"E a distance of 91.16 ft.);

THENCE N00°07'48"E a distance of 244.52 ft.;

THENCE N89°52'12"W a distance of 10.00 ft.;

THENCE N00°07'48"E a distance of 60.00 ft.;

THENCE S89°52'12"E a distance of 70.00 ft.;

THENCE S00°07'48"W a distance of 60.00 ft.;

THENCE N89°52'12"W a distance of 10.00 ft.;

THENCE S00°07'48"W a distance of 244.52 ft. to a point of curve;

THENCE Along said curve to the right having a radius of 322.25 ft. for an arc length of 108.41 ft. (the chord of said curve bears S09°46'03"W a distance of 107.90 ft.);

THENCE S19°24'18"W a distance of 53.78 ft. to a point of curve;

THENCE Along said curve to the left having a radius of 118.90 ft. for an arc length of 40.00 ft. (the chord of said curve bears S09°46'03"W a distance of 39.81 ft.);

THENCE S00°07'48"W a distance of 118.46 ft. to a point on the South line of said Section 6;

THENCE N89°52'12"W along the South line of Section 6 a distance of 80.00 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 0.82 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

T13NR03WSEC06