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Book 6361 Pg 391
Pg 0391-0448

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State of Oklahoma



DECLARATION OF AMENDED COVENANTS AND RESTRICTIONS FOR FOUR LAKES
PHASE 3, GRADY COUNTY, OKLAHOMA

THIS DECLARATION, made and entered into this 11 day of August, 2024, by the participating undersigned property owners constituting at least 15% of the owners of the aforementioned Phase of Four Lakes, Grady County, Oklahoma.

WITNESSETH:

WHEREAS, the participating property owners of certain property herein called the "Existing Property," in Grady County, State of Oklahoma, which is more particularly described as Four Lakes Phase 3 to Grady County, Oklahoma, as shown by the recorded Plat thereof attached hereto as Exhibit "A" and incorporated herein by reference;

AND WHEREAS, the participating property owners constituting the aforementioned percentage of the Phase at issue herein desire to provide for the preservation of the values and amenities in such community and for the maintenance and improvement therein, and other facilities now existing or hereafter erected on the common areas described on the plat of the Existing Property and, to this end, desires to subject the Existing Property to the covenants, restrictions, easements, charges and liens hereinafter set forth, herein sometimes collectively referred to as the "covenants and restrictions," each and all of which are for the benefit of such property and each owner thereof;

AND WHEREAS, a prior owner of the subject property has previously incorporated the Four lakes Homeowners' Association, which corporation is hereby assigned the powers of administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created, as they relate to the aforementioned Phase.

NOW THEREFORE, the participating property owners constituting at least the minimum required percentage of the aforementioned Phase of Four Lakes declare that the Existing Property is and shall be held, transferred, sold, conveyed and occupied subject to these AMENDED COVENANTS AND RESTRICTIONS hereinafter set forth, which shall run with such real property and shall be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall inure to the benefit of each owner thereof and such owner's heirs, devisees, personal representatives, trustees, successors, and assigns such covenants and restrictions being hereby imposed upon such real property and every part thereof as a servitude in favor of each and every other party thereof as the dominant tenement.

ARTICLE I
DEFINITIONS

Section 1. The following words, when used in this Declaration of Amended Covenants and Restrictions (unless the context shall be prohibitive) shall have the following meanings:

1.1 "THE PROPERTIES" shall mean the existing property described in the preamble above.

1.2 "PRIVATE ACCESS EASEMENT AREAS" shall mean those areas designated as a Private Access Easement on the recorded subdivision plat of THE PROPERTIES.

1.3 "LOT" shall mean those tracts of land so designated on any recorded subdivision plat of THE PROPERTIES.

1.4 "STREET" shall mean any street, cul-de-sac, alley, land, driveway, avenue, boulevard, court, circle, place, manor, terrace or other road intended for automobile traffic, as shown on any recorded subdivision plat of THE PROPERTIES.

1.5 "DETACHED STRUCTURE" shall mean any covered or enclosed structure on a Lot not attached to the main residence which it serves as restricted under Section 4.3 hereof.

1.6 "OUTBUILDINGS" or "METAL SHOPS" shall mean any covered or enclosed structure on a Lot not attached to the main residence which it serves as restricted under Section 4.2 hereof.

1.7 "PERSON" shall mean an individual, corporation, partnership, association, trust or other legal entity, or any combination thereof.

1.8 "OWNER" shall mean the record owner, whether one or more persons, of the fee simple title to any Lot, including contract sellers, but shall not include a mortgagee unless such mortgagee has acquired title pursuant to foreclosure, nor shall such term include any other person who has an interest merely as security for the performance of an obligation.

1.9 "ASSOCIATION" shall mean and refer to FOUR LAKES HOMEOWNER'S ASSOCIATION.

1.10 "BOARD" shall mean the Board of Directors of the Association.

1.11 "ARTICLES" shall mean The Articles of Incorporation of the Association filed in the office of the Secretary of State of the State of Oklahoma, as such Articles may from time to time be amended.

1.12 "BY-LAWS" shall mean the By-Laws of the Association which are or shall be adopted by the Board as such By-Laws may from time to time be amended.

1.13 "RULES" shall mean the rules of the Association adopted by the Board, as they may be in effect from time to time pursuant to the provisions hereof.

1.14 "ARCHITECTURAL COMMITTEE" shall have the meaning specified in Section 4.1.

1.15 "VISIBLE FROM NEIGHBORING PROPERTY" shall mean, as to any given object, that such object is visible to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

1.16 "BUILDING LIMIT LINE" shall mean the line so designated on the plat. No building or structure will be allowed to be constructed between this line and the property line.

1.17 "DWELLING UNIT", "RESIDENCE" AND/OR "HOME" shall mean any portion of a building situated upon the lot designed and intended for use and occupancy as a residence by a single family.

1.18 "OPEN SPACE" shall mean that area designated as Private Open Space on the recorded subdivision plat of THE PROPERTIES.

1.19 "LOT PURCHASER" shall mean the individual or group of individuals (including contract purchasers and sellers) who have purchased any lot(s) from and after the date of filing of the subject subdivision plat.

1.20 "DRAINAGE EASEMENT" shall include those easements designated as such on the Plat or as otherwise herein described.

1.21 "COMMON AREA" shall mean those areas of land, designated on the recorded subdivision plat of the property as roadway, street, utility easement, or otherwise intended to be owned by the association devoted to the common use and enjoyment for the members of the association and all real and personal property, which may include by illustration, easements, rights of way adjoining public roads, platted detention retention areas (including the slopes and grades thereof), and perimeter and interior permanent screening or fencing installed by the Declarant, which the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners.

I-2024-011649 **Book 6361 Pg 393**
09/19/2024 12:09pm **Pg 0391-0448**
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

1.22 "ADJOINING LOTS" shall mean any two or more lots in which a single Owner has title that share one or more property lines creating a contiguous tract of property and which no more than one of such adjoining Lots is improved with a residence. No improved Lot shall be treated as adjoining any other improved Lot.

ARTICLE II MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 2.1 - MEMBERSHIP – Every Owner of a Lot other than Lots which are exempt from assessment as specified in Section 3.9, entitled "Exempt Properties," shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2.2 - VOTING RIGHTS – All Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any 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 one Lot. Any Owner having title to two or more adjoining Lots shall be treated as owning a single Lot for both voting rights and assessment purposes. Should an Owner having title to two or more adjoining Lots sell such adjoining Lot(s), the voting rights shall pass to the purchaser of such sold Lot and assessments shall begin for such sold Lot beginning on the date of the conveyance to the Purchaser.

ARTICLE III ASSESSMENTS

Section 3.1 - COVENANT FOR ASSESSMENTS – Each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed is deemed to covenant and agree to pay to the Association, (1) annual maintenance assessments, and (2) special assessments for capital improvements. Both said assessments shall be established and collected as hereinafter provided. Such assessment shall be charges upon and shall be continuing liens upon the property against which each such assessment is made, paramount and superior to any homestead or other exemption provided by law, and shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due all as is more particularly described in herein.

Section 3.2 - PURPOSES OF ASSESSMENTS – The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in THE PROPERTIES and for the improvements and maintenance of the following: streets, drainage, open spaces, private access easement areas, including but not limited to all lighting installed for the benefit of the ASSOCIATION on THE PROPERTIES and to pay expenses incurred by the ASSOCIATION in accordance with its By-Laws.

Section 3.3 - BASIS AND MAXIMUM OF ANNUAL MAINTENANCE ASSESSMENTS - Beginning January 1, 2023, for each MEMBER the annual maintenance assessment shall be \$500.00 for a single Lot/Adjoining Lots and \$500.00 per non-adjoining Lot. From and after

January 1, 2024, the annual maintenance assessment may be increased by the Board each year not more than 10% above the annual maintenance assessment for the previous year without a vote of the membership. A Vote of the membership shall be required to increase the annual maintenance assessment by more than Ten (10) Percent and such vote to increase the annual maintenance assessment by more than Ten (10) Percent shall require the consent of (2/3) of the Members who are voting in person or by proxy at a meeting duly called for this purpose. The Board may fix the actual maintenance assessment for any such future year at a lesser amount.

Section 3.4 - SPECIAL ASSESSMENTS – In addition to the annual maintenance assessments authorized above, the ASSOCIATION may levy in any assessment year, a special assessment for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair, or replacement or capital improvement upon the OPEN SPACE and PRIVATE ACCESS EASEMENT AREAS, and lighting installed for the benefit of the ASSOCIATION on THE PROPERTIES, including fixtures and personal property related thereto. All special assessments shall be established as a percentage of the actual annual maintenance assessment established for the same year, to be levied in addition thereto, and such percentage shall be the same for all assessed Lots, subject to Section 1.22 and 3.3, provided that special assessments shall never exceed Fifty (50) Percent of the actual annual maintenance assessments for the same year and must receive the assent of either (a) as to proposed special assessments which do not exceed Twenty-five (25) Percent of the actual annual maintenance assessment, Two-thirds (2/3) of the votes of Members who are voting in person or by proxy at a meeting duly called for that purpose, or (b) Nine-tenths (9/10) of such votes as to proposed special assessments in excess of such Twenty-five (25) Percent.

Section 3.5 - NOTICE AND QUORUM OF ANY ACTION AUTHORIZED AS A SPECIAL ASSESSMENT – Written notice of any meeting called for the purpose of taking any action authorized as a Special Assessment shall be sent to all Members, not less than Ten (10) days and not more Sixty (60) days in advance of the meeting. At such meeting called, the presence of Members or of proxies entitled to cast Sixty (60) Percent of all votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be the Members present at the subsequent meeting.

Section 3.6 - DATE OF COMMENCEMENT OF ASSESSMENTS – The annual assessments provided for herein shall be due as to each Lot or Adjoining Lots on February 1, 2023. Thereafter, annual assessments shall be due per calendar year no later than February 1st of that calendar year. The Board shall fix the amount of the annual assessment against each Lot or Adjoining Lot at least Thirty (30) days in advance of the due date of each annual assessment (by January 1) and shall at that time prepare a roster of The Properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall be sent to every purchaser of a Lot subject thereto. The Association shall, upon demand at any time, furnish to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association, setting forth whether said assessment

I-2024-011649 Book 6361 Pg 395
09/19/2024 12:09pm Pg 0391-0448
Fee: \$132.00 Doc: \$0.00
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State of Oklahoma

has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. A reasonable charge may be made by the Board for the issuance of such certificate.

Section 3.7 - EFFECT OF NONPAYMENT OF ASSESSMENTS AND REMEDIES OF THE ASSOCIATION – Any assessment not paid within Thirty (30) days after the due date shall bear interest from the due date at Eighteen (18) Percent per annum and the association may bring an action at law against the Owner personally obligated to pay the same or foreclosure of the lien against the property, and there shall be added to the amount of the delinquent assessment the costs of preparing the petition or complaint in such legal action. Any judgment thereafter obtained shall include interest on the assessment as above provided and a reasonable attorney’s fee to be fixed by the court, together with the costs of the action. No Owner may waive or otherwise except liability for the assessments provided for herein by non-use of the Open Space and Private Access Easement Areas or by the abandonment of his Lot.

Section 3.8 - SUBORDINATION OF THE LIEN TO MORTGAGEE – The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon any Lot being assessed. Sale or transfer of any Lot shall not affect the assessment lien, provided that the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, but further provided that no sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 3.9 - EXEMPT PROPERTIES – All common areas, all properties dedicated to and accepted by a local public authority and devoted to public use, and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Oklahoma shall be exempt from the assessments created herein, provided, however, that no land or improvements devoted to dwelling use shall be exempt from such assessments.

Section 3.10 - DUTIES OF THE BOARD – With respect to assessments, the Board shall cause this Association to prepare and maintain a roster of Lots, the Owners thereof, the assessments applicable thereto, if any, and the status of the payment thereof, which shall be kept in the office of the Association and which shall be open to inspection by any Member. Further, the Board shall, upon demand, furnish to any Owner liable for an assessment a certificate in writing signed by an officer of the Association, stating whether said assessment has been paid, or, if being paid in installments, whether payments are current. Such certificate shall be conclusive evidence of payment of any assessment or installment thereof which is therein stated to have been paid.

ARTICLE IV ARCHITECTURAL CONTROL

Section 4.1 - REVIEW OF PLANS – No residence, home, building, fence, well, walk, driveway, garage, outbuilding, storm shelter, or other structure or improvements, including landscaping retaining walls or other structures to be used for control of erosion, and exterior

I-2024-011649 **Book 6361 Pg 396**
09/19/2024 12:09pm **Pg 0391-0448**
Fee: \$132.00 Doc: \$0.00
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State of Oklahoma

lighting fixtures, shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specification showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee which shall, as used herein, mean a committee composed of three (3) or more representatives appointed by the Board. All approvals shall be in writing and may be qualified upon the satisfaction of specified conditions. Provided, however, that in the event the Architectural Committee fails to approve or disapprove such design and location within Thirty (30) days after said plans and specifications have been submitted to such Architectural Committee, the submitted plans shall be deemed disapproved. A single lot is limited to no more than one outbuilding and no more than one detached structure as restricted in this Article as may follow.

Section 4.2 - OUTBUILDINGS/METAL SHOPS – All outbuildings on any Lot shall have a concrete foundation and be of new construction and architectural type similar to the residence already in place on such Lot and constructed of materials to match the general character of the residence. The Architectural Committee shall have complete and total discretion to determine what shall constitute similar appearance and materials matching the general character of the residence and the Board shall have enforcement authority for maintenance and upkeep of such outbuilding. The outbuilding may be a steel type building with steel roof which complies with the requirements set forth herein and such building must be of a color similar in appearance to the general character of the residence. The following provisions shall be applicable to all out buildings:

- a. The outbuilding shall be new construction and shall not be prefabricated or built off site;
- b. The outbuilding shall have a concrete floor;
- c. No outbuilding shall be less than 15'x15' with Eight (8) foot walls and no outbuilding shall exceed Sixty (60) Percent of the square feet of the residence on such Lot as attested to by such Lot Owner, and shall not have greater than Fourteen (14) foot walls;
- d. The outbuilding shall have a minimum Four (4) foot brick wainscoting on every wall of such building;
- e. No outbuilding shall have a roof pitch of less than 4/12;
- f. The outbuilding must be located behind the front line of any house built on any lot;
- g. The outbuilding must have a concrete or approved hard surface driveway;
- h. No outbuilding may be constructed on an unimproved/vacant Lot.

Section 4.3 - DETACHED STRUCTURES – All detached structures on any Lot may be of a temporary nature but may not have electrical utilities attached thereto or servicing such structure. All detached structures must be of new construction and architectural type similar to the residence already in place on such Lot and constructed of materials to match the general character of the residence. The Architectural Committee shall have complete and total discretion to determine what shall constitute similar appearance and materials matching the general character of the residence

I-2024-011649
09/19/2024 12:09pm

Book 6361 Pg 397
Pg 0391-0448

Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

and the Board shall have enforcement authority for maintenance and upkeep of such detached structure. The detached structure may be, but is not required to be, constructed of timber and Masonite siding subject to approval of the Architectural Committee and such structure must be of a color similar in appearance to the general character of the residence. The following provisions shall be applicable to all detached structures:

- a. The detached structure shall be new construction and shall not be prefabricated or built off site;
- b. The detached structure must have a gabled roof and such roof must be shingled to match the residence on the Lot;
- c. No detached structure shall be greater than 15'x15' with 8' walls;
- d. No detached structure shall have a roof pitch of less than 4/12;
- e. The detached structure must be located behind the back line of any house built on any lot;
- f. No detached structure is required to have a concrete or approved hard surface driveway with the understanding that no detached structure shall be used for any motor-driven vehicle required to be registered under the Oklahoma Vehicle License and Registration Act, all-terrain vehicles, utility vehicles, or motorcycles.
- g. No detached structure may be constructed on an unimproved/vacant Lot.

Section 4.4 - LANDSCAPING – Prior to construction of any residences, a landscape plan must be submitted to the Architectural Committee to show the general design plan for site landscaping. All homes must be landscaped and sod must be installed in all yards at the time construction of the dwelling is completed.

Each Owner shall exercise as much care as is possible to retain natural vegetation, trees, shrubs, and other similar growth. Prior to the removal of any such growth, the plans referred to above shall be submitted to the Architectural Committee for the committee's review and comments. Such plan shall include the location of all trees that are Six (6) inches or more in diameter measured Six (6) feet from the ground. The design of all structures shall attempt to save such trees, except to the extent that they may become dangerous or hazardous or impede proper drainage of the Lot. If any such tree is removed without approval of the Architectural Committee, the Owner will replace the tree with a similar tree specified by the Architectural Committee. This restriction shall not apply to Easter Red Cedars or similar juniper trees.

Section 4.5 - FEES – No fee shall ever be charged by the Architectural Committee or by the Association for the review specified in Section 4.1 or for any waiver or consent provided for herein.

Section 4.6 - PROCEEDING WITH WORK – Upon receipt of approval as provided for in Section 4.1, the Owner shall as soon as is practicable, satisfy all conditions of such approval, if any, and proceed with the approved work. Unless such work commences within Six (6) months

I-2024-011649 Book 6361 Pg 398
09/19/2024 12:09pm Pg 0391-0448
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

from the date of approval, such approval shall be deemed revoked and the Owner must again seek approval pursuant to all of the provisions of Section 4.1.

I-2024-011649 **Book 6361 Pg 399**
09/19/2024 12:09pm **Pg 0391-0448**
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

Section 4.7 LIABILITY OF COMMITTEE – Neither the Architectural Committee, nor any member, employee, or agent thereof shall be liable to anyone submitting plans for approval, or to any other party by reason of mistake in judgment, negligence, or non-feasance, arising out of or in connection with the approval, disapproval, variance or failure to approve any such plans or for any other action in connection with its or their duties hereunder.

ARTICLE V EXTERIOR MAINTENANCE, SECURITY, AND ACCESS

Section 5.1 - RESPONSIBILITY – Each Owner shall be responsible for the exterior and interior maintenance upon such Lot, and said Owner shall keep the roofs, gutters, down-spout, lawns and plantings on the Lot and to the adjacent street(s) in good repair and condition at all times.

Section 5.2 - BOARD'S RIGHT – SPECIAL ASSESSMENTS – In the event any Owner, in the opinion of the Board, fails to maintain the exterior of the home, Lot, or building on the Owner's Lot, the Board shall give the owner notice in writing of the deficiencies. The Owner shall have Thirty (30) days within which to cure the deficiencies. Should the Owner fail to cure the deficiencies in Thirty (30) days, the Board shall be authorized to have the work performed at the expense of the Owner. There shall be added to the actual cost of the work Ten (10) Percent interest to cover the administrative expense of the Board. In such event, at the conclusion of the performance of the work, the Board shall notify the Owner of the cost of performing the work, and if the Owner does not pay within Thirty (30) days, said cost shall be deemed an unpaid special assessment under Section 3.4 and 3.7 hereof and shall be a lien on the property and subject to all collection rights therein provided.

Section 5.3 - ACCESS AT REASONABLE HOURS – For the sole purpose of performing the exterior maintenance authorized by this article, the Association, through its duly authorized agents or employees, shall have the right after reasonable notice to the Owner, to enter upon any Lot at reasonable hours on any day, except Sunday or a legal holiday.

Section 5.4 - FENCING – Any fence erected on any Lot shall be of materials which blend and harmonize with the residences in the development and are approved by the Architectural Committee. Such fence shall not exceed 6 feet in height. Stockade fencing will only be permitted after review and for privacy areas only. Plans for any such fence shall be submitted to the Architectural Committee for approval prior to construction.

All said fencing described in this section shall be installed by a professional contractor and shall not extend past the front of the house. The Owner of any Lot along the exterior boundaries of The Properties upon which fences of any kind exist shall be required to maintain, repair and replace said fencing at their own cost when necessary.

No fences may be constructed on the front portion of any lot between the front lot line and the front building set back line. Further, no corner lots may be fenced beyond the front or side building setback line.

Section 5.5 POOLS – No swimming pool shall be constructed, placed or installed prior to submission of proposed plans for such improvement to the Architectural Committee and written approval by such Architectural Committee. No above-ground pool shall be installed unless a stockade and/or security fence obstructs the view of such above-ground pool from all other Lots. Small, temporary children’s style pools are permitted provided such pools are contained in the backyard of the Lot, are not visible from any Lot in the vicinity, and are emptied when not in use.

Section 5.6 - SECURITY GATES – It is declared that The Properties make up a restricted/no access gated community. Electric gates have been installed across Four Lakes Drive and across Pelican Way of Four Lakes Addition. Access to The Properties shall be by these entrances only. Access to the Properties shall be provided to the police and fire departments and any other necessary public safety entities.

Section 5.7 - PRIVATE EXTERIOR GATES AND ACCESS PROHIBITED – Each Owner and their guests must utilize only those streets, roadways and entrances to the properties as are shown on the recorded subdivision plats. No gates, streets, roads or openings granting access to the exterior of the subdivision or to any adjoining or adjacent properties will be tolerated other than those already in existence as of the recording date of this Amendment.

ARTICLE VI GENERAL RESTRICTIONS

Section 6.1 - LAND CLASSIFICATION – All Lots within The Properties are hereby classified as Single-Family Lots, i.e., each Lot shall be used exclusively for single family residential purposes and for the exclusive use and benefit of the Owner thereof. No gainful occupation, profession, business, trade or other non-residential activity shall be conducted on any Lot or in any residence or Detached Structure located thereon. Nothing herein shall be deemed to prevent the leasing of any Lot from time to time by the Owner thereof subject to the terms and provisions hereof.

Section 6.2 - SIGNS AND BILLBOARDS – No signs or billboards will be permitted upon the Open Space or upon any Lot, with the exception that signs which do not exceed five (5) square feet advertising the sale or rental of a Lot or Lots may be placed upon a Lot which is for sale or lease.

Section 6.3 - LOT UPKEEP – Each Owner of a Lot shall keep the Lot in presentable condition or the Association may, at its discretion, mow such area, trim trees, repair fences, remove trash, or waste/refuse and, if necessary, levy an assessment upon such Lot for the cost involved,

which shall constitute a lien upon such Lot to the same extent as provided elsewhere herein with respect to other assessments and shall bear interest at a rate provided in Section 3.7 hereof. There shall be added to the actual cost of the work Ten (10) Percent to cover the administration expense of the Association.

Section 6.4 DRAINAGE AND EROSION – Drainage, as originally established in the development plan for The Properties, shall be maintained by the owner. Each Owner of a Lot shall take all steps necessary to prevent the erosion of said Lot including, but not limited to, the planting and maintaining of grass or ground cover or the construction of retaining walls, and the installation and maintenance of tin horns or concrete pipe, which in all cases must be in accordance with the engineering plans submitted and must be approved in advance by Architectural Committee. Each Owner shall be responsible for the installation and maintenance of all necessary erosion control devices and shall at all times keep erosion control devices in good working order. Any failure of erosion control devices and subsequent cleanup shall be the responsibility of the owner. In the event landscaping is delayed to meet optimal planting seasons, the Owner shall be responsible for establishing and maintaining turf to minimize erosion. Receipt of an Architectural Committee acknowledgment of compliance will depend upon compliance with erosion control provisions. Any default by an Owner or contract of erosion control pursuant to this section shall be remedied within Twenty-four (24) hours of notice of such default.

Each owner of a lot which adjoins or is adjacent to a lake shall take actions and perform all maintenance work necessary to control erosion, including, but not limited to, the planting and maintaining of grass, shrubbery or ground cover and the construction and installation of landscape timbers and retaining walls. All retaining and landscape timbers must be approved in writing by the Architectural committee prior to construction.

Section 6.5 - ANIMALS – No animals, fish, or reptiles, other than a reasonable number of generally recognized house or yard pets shall be maintained on any Lot and then only if kept solely as household pets and not kept, bred or raised for commercial purposes. No pet or pets shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance. Upon the request of any Owner, the Board shall determine in its sole discretion whether a particular animal, fish or reptile shall be considered to be a house or yard pet, or a nuisance, or whether the number of pets on any Lot is unreasonable. However, chickens, ducks, geese, guineas, horses, mules, donkeys, cattle, emus, ostriches, pigs, goats and sheep shall not be considered a house or yard pet hereunder and shall not be allowed on The Properties.

Every animal, including but not limited to dogs and cats, shall remain on a leash when not on the Owner's Lot and no animal shall be allowed to roam at large.

Section 6.6 - NUISANCES – No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or may become a nuisance or annoyance to the Properties.

I-2024-011649

Book 6361 Pg 403

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

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State of Oklahoma

Section 6.7 - NO VEHICLES WITHIN 75 FOOT LINE – No Automobile, truck, trailer, mobile home, boat or other vehicle of any nature shall ever be temporarily or permanently parked

I-2024-011649

Book 6361 Pg 404

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

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State of Oklahoma

or located or otherwise maintained, repaired or serviced for a period of more than Twenty-four (24) hours, closer than Seventy-five (75) feet to any front property line. This provision shall not prohibit parking personal vehicles on the driveway for the purposes of ingress and egress of the owner or owners, guests or invitees to the dwelling located on any Lot.

Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than in enclosed garages or behind the back building line of the residence on a hard surface is prohibited. Construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot.

Section 6.8 - CLOTHES DRYING FACILITIES AND AIR CONDITIONERS – No outside clothes drying facility or window-type air conditioner shall be visible from neighboring properties.

Section 6.9 - TREEHOUSES, PLATFORMS AND ANTENNAE – No treehouses, platforms in trees or other similar structures or equipment shall be Visible From Neighboring Property. No radio or television antennae, transmitters or satellite dishes shall be erected in the front yard of any Lot. This Section shall not be applicable to and an exception is specifically granted for play sets, swings and structures for children including slides or similar equipment.

Section 6.10 - MAILBOXES – All mailboxes must be constructed of either brick, stone or ornamental iron, lighted, hardwired for a photo electrical cell and must be approved in advance by the Architectural Committee. Said mailboxes must be constructed simultaneously with the construction of the residence. All Lot Owners must obtain an official address from the United States Postal Service.

Section 6.11 - GARBAGE CANS – All garbage cans are to be fully screened from view from streets and shall not be Visible From Neighboring Property except during collection times and then only for the shortest time necessary to effectuate said collection.

Section 6.12 - SIZE AND LOCATION OF DWELLINGS – No Dwelling, detached buildings or out buildings shall be located nearer than Fifteen (15) feet to a side lot line. All dwellings will face the front of the Lot. In the case of corner Lots, the dwellings may face the street on the side of the Lot. No dwelling in Four Lakes Addition shall be greater than two and one-half (2 ½) stories in height and all dwellings in Four Lakes Addition shall have a minimum living area, not including garages and porches, of the following for the applicable Four Lakes Phase, to wit:

1. Four Lakes Phase I – 1800 square feet;
2. Four Lakes Phase II – 1800 square feet;
3. Four Lakes Phase III – 2200 square feet;
4. Four Lakes Phase IIIA – 1800 square feet;
5. Four Lakes Phase IV – 2400 square feet.

Section 6.13 - GARAGES, CARPORTS AND APPROACH – All structures must be so

situated that parking space for at least two (2) automobiles will be available on a paved surface and a minimum of a two (2) car garage will be constructed with each dwelling unit. No carports will be allowed. No garage shall be used or converted into a residence. Gravel drives and parking areas are not permitted. Driveways and parking areas must be concrete or other hard surface approved by the Architectural Committee.

Section 6.14 - EASEMENTS – Easements for installation and maintenance of utilities, pipelines and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible and except for the Open Space and Private Access Easement Areas, if any, which are to be maintained by the Association.

Section 6.15 - STORAGE OF FLUIDS – No tank for the Storage of oil, contaminants or other fluids may be maintained above or under the ground on any Lot. The sole exception to such restriction shall be the storage of propane for use by the residence on such lot in a tank that may be above or below ground as long as such tank is installed and maintained in compliance with all applicable laws. Any tank placed above ground shall be maintained and painted for aesthetic and functional purposes and shall not be allowed to fall into disrepair.

Section 6.16 - VACANT LOTS – No trash, ashes, grass clippings or other refuse may be thrown or dumped on any vacant Lot.

Section 6.17 - DRILLING PROHIBITED – No drilling or exploration for oil, gas or other minerals or for water shall be permitted without the prior written consent of the Board.

Section 6.18 - TEMPORARY RESIDENCES – No trailer, mobile home, tent, shack, stable, barn or other outbuilding shall be used as a temporary or permanent residence. No structure may be removed from another area and relocated or reconstructed on a Lot. All dwellings shall be constructed of new materials. Move-in houses, which includes factory-built homes, modular homes, trailer houses, or prefabricated houses shall not be permitted. The intent of this covenant is to restrict the use of the property to private dwellings of new construction and detached structures regulated by Section 4.2 and 4.3.

Section 6.19 - MATERIALS AND CONSTRUCTION – Work shall commence on a residence within two (2) years after a purchase of any Lot within the subdivision unless said time is extended by the Architectural Committee. No building materials will be placed on any Lot until construction is to begin on such Lot and construction of any structure will be completed within two

(2) years from the date construction is commenced. All outside walls of dwellings will be at least Seventy (70) Percent brick or masonry. For purposes of this section, masonry does not include EIFS or stucco and is intended to be defined as rock, brick or some combination of the two. The exterior walls of all dwellings must be constructed with Six (6) inches dropped brick or masonry ledges, and excavated footings in areas where exterior concrete will adjoin brick or masonry.

Roofing materials will consist only of shingles with a minimum thirty (30) year life span or warranty, or other material specifically approved by the Architectural Committee. No metal roofs are allowed, subject to the provisions hereof. All roofs must have a minimum Nine on Twelve (9/12) pitch. All vent pipes will be of minimum height and will be of such material or color to harmonize with the roof. All chimneys must be constructed of brick or stone. Prior to construction, all owners must install a temporary white gravel driveway and a tinhorn or concrete pipe as determined by an engineer and approved by Architectural Committee as is otherwise set out herein.

Section 6.20 - CLOSED SEWAGE SYSTEMS – All septic tank absorption fields, aerobic systems and lateral lines must conform to minimum State regulations and shall be constructed in accordance with the recommendations of the Department of Environmental Quality. Prior to installing a sewage disposal system, the owner must obtain and pass inspection from the Health Department. No sewage disposal system may be constructed on one Lot which would interfere with the property drainage either on the Lot of the Owner or any other Lot. Lagoon systems are not permitted. In all instances, no lateral lines shall be constructed within Fifty (50) feet of any Lot line or property line unless otherwise approved in writing by the Architectural Committee.

Section 6.21 - UNDERGROUND SHELTERS – All underground shelters, storm shelters and cellars shall be located at the rear of the house.

Section 6.22 - WATER WELL APPROVAL – Any private water well or private water system created on any Lot in The Properties shall first be approved by the Department of Environmental Quality for Grady County, State of Oklahoma, and all such private water systems or wells shall be operated, maintained or repaired and replaced to comply with the requirements of the State Health Department of the State of Oklahoma.

Section 6.23 - JUNKYARD/AUTOMOBILE REPAIR OPERATIONS PROHIBITED – No owner may maintain a junk yard, automobile repair operation or any accumulation of building materials on any Lot within The Properties of Four Lakes.

Section 6.24 - NOXIOUS TRADES POHIBITED – No noxious or offensive trade or activity shall ever be conducted on any of The Properties nor shall anything ever be done thereon, which may be or become an annoyance or nuisance to the neighborhood.

Section 6.25 - FIREARMS – No Person shall discharge any type of firearm or set off any aerial fireworks anywhere within The Properties for any reason. Fireworks will be permissible

only on the Fourth of July as long as a prudent safety practice is observed and fireworks usage is under the supervision of a guardian or parent of legal age.

Section 6.26 - USE OF WATER AREAS AND BOATS – Lot owners with lake access may use the entire lake via non-motorized boats, but the shoreline is the private property of the lot owners adjoining the same. The Lot Owner of a Lot that borders a pond or lake within the addition may build a dock but must receive prior written approval from the Architectural Committee as to size, design and materials. Further, such Lot Owner accepts the responsibility and liability for any and all damage such dock might cause to the pond or lake as well as any responsibility or liability for damage or injury incurred by the use of such dock.

No boat in excess of Fourteen (14) feet in length may be used or operated on any pond or lake within The Properties. The use or operation of gasoline or fuel powered motors is strictly prohibited upon any pond or lake within The Properties. All boats shall be powered by oars, paddles or electric motors only. All boats shall be operated according to all applicable Oklahoma laws, rules and regulations.

ARTICLE VII GENERAL PROVISIONS

Section 7.1 - ENFORCMENT – The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereinafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 7.2 - TERM AND AMENDMENTS – The covenants and restrictions of this Declaration shall run with and bind the land, for a term of Twenty (20) years from the date this Declaration is filed of record, after which time they shall be automatically extended for successive periods of ten (10) years.

This Declaration may be amended during the first Twenty (20) year period by an instrument signed by the then Owners of Ninety (90) Percent of the Lots, and thereafter by an instrument signed by the then Owners of Seventy-five (75) Percent of the Lots. To become effective, any such amendment must be recorded.

Section 7.3 - REARRANGING, SUBDIVISION OR REPLATTING – No rearranging, subdividing or replating of The Properties shall occur, except with the written consent of the Association.

Section 7.4 - MERGERS – Upon a merger or consolidation of the Association with another association as provided in its Articles of Incorporation, the properties, rights, and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the surviving or consolidated association and such

I-2024-011649

Book 6361 Pg 409

09/19/2024 12:09pm

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Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

surviving or consolidated association may administer the covenants and restrictions established by this Declaration within The Properties together with the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall affect any revocation, modification or addition to the covenants established by this Declaration in regard to The Properties.

Section 7.5 - SEVERABILITY – Invalidation of any of these covenants or restrictions by judgment or court order shall in no wise affect the remaining provisions which shall remain in full force and effect.

Notwithstanding any provision contained herein, all owners of any lot within the addition must comply with all Blanchard, Oklahoma, ordinances relating to this addition.

This agreement shall be binding on the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands on this 19th day of August ~~2023~~ ²⁰²⁴ and on such date(s) set out below in conjunction with each and every one of the participating owners' signatures hereto.

Four Lakes Homeowners' Association Board of Directors

Randy McCormick
RANDY MCCORMICK
PRESIDENT

Greg Ivey
GREGORY IVEY
SECRETARY

STATE OF OKLAHOMA)
) ss.
COUNTY OF GRADY)

Before me, the undersigned ²⁰²⁴ Notary Public, in and for said County and State, on this 19th day of August, ~~2023~~ ²⁰²⁴, personally appeared Randy McCormick, President, and Greg Ivey, Secretary, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

Frankie Brantley
Notary Public



I-2024-011649

Book 6361 Pg 410

09/19/2024 12:09pm

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Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

APPROVED BY: Block 10

Owner(s) of Lot 24, Four Lakes, Phase 3

ADDRESS: 2949 Four Lakes Dr. Blackhawk 73010

Brent Scruggs
(PRINT) Brent Scruggs

(PRINT) _____

STATE OF OKLAHOMA)

ss.

COUNTY OF GRADY)

Before me, the undersigned Notary Public, in and for said County and State, on this 21 day of OCTOBER, 2022, personally appeared BRENT SCRUGGS, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

[Signature]
Notary Public



I-2024-011649

Book 6361 Pg 413

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Block 10

Owner(s) of Lot 38, Four Lakes, Phase 3

ADDRESS: 2766 Four Lakes Dr.
Blanchard, OK 73010

Betty Schornick
(PRINT) Betty Schornick

David Schornick
(PRINT) David Schornick

STATE OF OKLAHOMA)

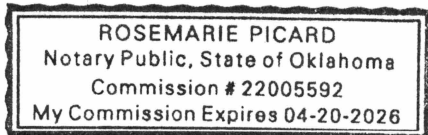
) SS.

COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Betty Schornick, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard
Notary Public

I-2024-011649

Book 6361 Pg 414

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

APPROVED BY: Block 10
Owner(s) of Lot 11, Four Lakes, Phase 3
ADDRESS: 2731 Four Lakes Dr

(PRINT) Brandon Blackburn

(PRINT) _____

STATE OF OKLAHOMA)

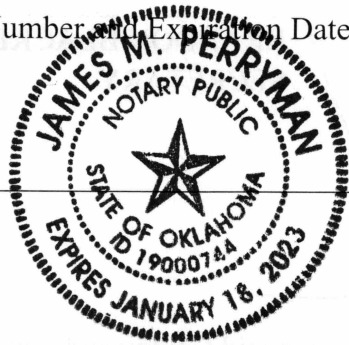
COUNTY OF GRADY)

ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 21 day of October, 2022, personally appeared BRANDON BLACKBURN, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Notary Public

I-2024-011649

Book 6361 Pg 415

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Book 10

Owner(s) of Lot 36, Four Lakes, Phase 3

ADDRESS: 2676 Four Lakes Drive
Blanchard OK 73010

TJN

(PRINT) Thomas Norman

Stephanie Norman

(PRINT) Stephanie Norman

STATE OF OKLAHOMA)

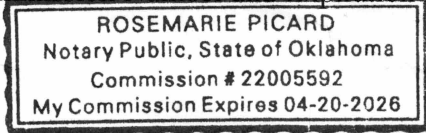
) ss.

COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of April, 2024, personally appeared Stephanie Norman, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard
Notary Public

I-2024-011649

Book 6361 Pg 416

09/19/2024 12:09pm

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Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Block 10

Owner(s) of Lot 10, Four Lakes, Phase 3

ADDRESS: 2665 4 Lakes Dr.

[Signature]
(PRINT) Justin Doty

(PRINT) _____

STATE OF OKLAHOMA)

ss.

COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of April, 2024, personally appeared Justin Doty, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

ROSEMARIE PICARD
Notary Public, State of Oklahoma
Commission # 22005592
My Commission Expires 04-20-2026

[Signature]
Notary Public

I-2024-011649

Book 6361 Pg 417

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Book 10

Owner(s) of Lot 23, Four Lakes, Phase 3

ADDRESS: 2630 Four Lakes Dr
Blanchard OK

Greg Ivey

(PRINT) Greg Ivey

(PRINT) _____

STATE OF OKLAHOMA)

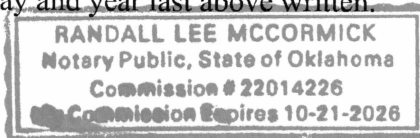
ss.

COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 14th day of August, 2024, personally appeared Greg Ivey, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Randall Lee McCormick

Notary Public

I-2024-011649

Book 6361 Pg 419

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 31, Four Lakes, Phase 3

ADDRESS: 2582 Four Lakes Dr
Barrett, OK 73010

Tony Hernandez
(PRINT) Tony Hernandez (PRINT) _____

STATE OF OKLAHOMA)

) ss.

COUNTY OF Oklahoma

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Tony Hernandez, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard
Notary Public

I-2024-011649

Book 6361 Pg 420

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

APPROVED BY: Book 10
Owner(s) of Lot 8, Four Lakes, Phase 3
ADDRESS: 2583 Four Lakes Dr.

Leland Henderson
(PRINT) Leland Henderson

(PRINT) _____

STATE OF OKLAHOMA)
) ss.
COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 12th day of October, 2022, personally appeared Leland Henderson, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

[Signature]
Notary Public

18005331
05-29-26



I-2024-011649

Book 6361 Pg 421

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

APPROVED BY: Block 10

Owner(s) of Lot 32, Four Lakes, Phase III

ADDRESS: 2500 Four Lakes Drive

Alice M. Moore
(PRINT) Alice M. Moore

James R. Moore
(PRINT) James R. Moore

STATE OF OKLAHOMA)

COUNTY OF Payne) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 4th day of October, 2022, personally appeared James and Alice Moore, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

Larry Baker
Notary Public

18000361 01/12/2026



I-2024-011649

Book 6361 Pg 422

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

APPROVED BY:

Owner(s) of Lot Block 10, Four Lakes, Phase 3
ADDRESS: 2477 Four Lakes Dr.

Talia De La Mora
(PRINT) Talia De La Mora

(PRINT) _____

STATE OF OKLAHOMA)

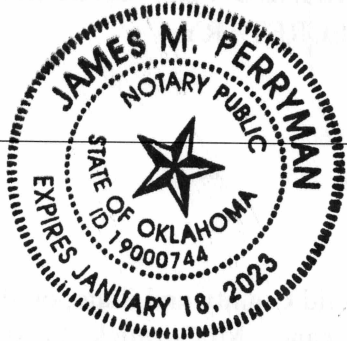
COUNTY OF Grady)

ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 22 day of October, 2022, personally appeared TALIA DE LA MORA, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

I-2024-011649

Book 6361 Pg 423

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 31 ^{Block 10}, Four Lakes, Phase 3
ADDRESS: 2448 4 Lakes Dr

LeAnna D Eubanks
(PRINT) LeAnna D Eubanks

(PRINT) _____

STATE OF OKLAHOMA)

)
ss.

COUNTY OF Oklahoma

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared LeAnna Eubanks, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard
Notary Public

I-2024-011649

Book 6361 Pg 424

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

APPROVED BY:

Owner(s) of Lot 30, ^{Block 10} Four Lakes, Phase 3

ADDRESS: 2414 Four Lakes Dr. Blanchard, OK 73010

Amanda Choate
(PRINT) A. Choate

Eddie Choate
(PRINT) Eddie Choate

STATE OF OKLAHOMA)

COUNTY OF Grady) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 1 day of October, 2022, personally appeared Amanda/Eddie Choate to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date



Kara Oldenburg
Notary Public

I-2024-011649

Book 6361 Pg 426

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 4 ^{Blanchard}, Four Lakes, Phase 3

ADDRESS: 2337 Four Lakes Dr
Blanchard, OK 73010

Ronald Roeder
(PRINT) Ronald J Roeder

Yvonne Roeder
(PRINT) Roeder, Yvonne M.

STATE OF OKLAHOMA)

) ss.

COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 14th day of February, 2024, personally appeared Ronald and Yvonne Roeder to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

RANDALL LEE MCCORMICK
Notary Public, State of Oklahoma
Commission # 22014226
My Commission Expires 10-21-2026

Randal L. McCormick
Notary Public

I-2024-011649

Book 6361 Pg 427

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 28, ^{Block 10} Four Lakes, Phase 3

ADDRESS: 2336 FourLakes Dr.

Carrie Rogers
(PRINT) Carrie Rogers

BRANDON ROGERS
(PRINT) BRANDON ROGERS

STATE OF OKLAHOMA)

COUNTY OF Grady) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 27th day of February, 2024, personally appeared Brandon & Carrie Rogers, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

RANDALL LEE MCCORMICK
Notary Public, State of Oklahoma
Commission # 22014226
My Commission Expires 10-21-2026

Notary Public

#22014226 10/21/2026

I-2024-011649

Book 6361 Pg 429

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 3, ^{Block 10} Four Lakes, Phase 3

ADDRESS: 2265 FOUR LAKES DRIVE

Patrick F. Mays

(PRINT) PATRICK F. MAYS

(PRINT) _____

STATE OF OKLAHOMA)

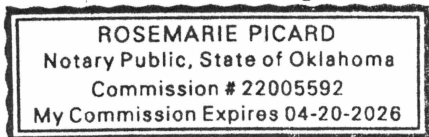
) ss.

COUNTY OF Oklahoma)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Patrick Mays, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard

Notary Public

I-2024-011649

Book 6361 Pg 430

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Block 10

Owner(s) of Lot 2, Four Lakes, Phase 3

ADDRESS: 2217 Four Lakes Drive

Debbie Smith

(PRINT) Dustin Smith

(PRINT) _____

STATE OF OKLAHOMA)

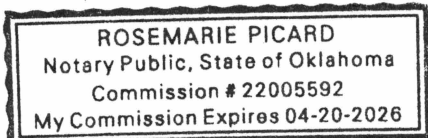
) ss.

COUNTY OF Oklahoma)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Debbie Smith, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard

Notary Public

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Book 6361 Pg 431

09/19/2024 12:09pm

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Fee: \$132.00 Doc: \$0.00

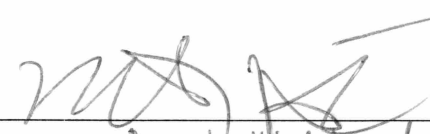
Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 25, Four Lakes, Phase 3

ADDRESS: 2164 Four Lakes Dr.



(PRINT) Mark Highland

(PRINT) _____

STATE OF OKLAHOMA)

) ss.

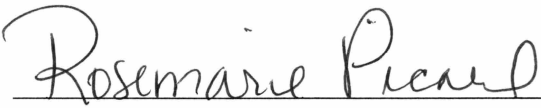
COUNTY OF Oklahoma)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Mark Highland, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:





Notary Public

I-2024-011649 Book 6361 Pg 433
09/19/2024 12:09pm Pg 0391-0448
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Brock ID

Owner(s) of Lot 112, Four Lakes, Phase 3

ADDRESS: 3340 Pintail Circle Blanchard, OK 73010

Berry Guess
(PRINT) Berry Guess

(PRINT) _____

STATE OF OKLAHOMA)

) ss.

COUNTY OF OKlahoma

Before me, the undersigned Notary Public, in and for said County and State, on this 25 day of July, 2024, personally appeared Berry Guess, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

Rosemarie Picard
Notary Public

22005592 4/20/2024



I-2024-011649

Book 6361 Pg 435

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Block 10

Owner(s) of Lot 19, Four Lakes, Phase 3

ADDRESS: 3204 Pintail Circle

Grant Lee

(PRINT) Grant Lee

(PRINT) _____

STATE OF OKLAHOMA)

) ss.

COUNTY OF Oklahoma

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Grant Lee, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

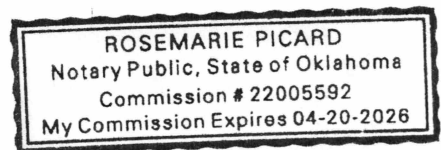
WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

Rosemarie Picard
Notary Public

22005592

4/20/2024



I-2024-011649

Book 6361 Pg 436

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Block 10

Owner(s) of Lot 14, Four Lakes, Phase 3

ADDRESS: 14 PINTAIL CR.
2732 W. LAKE WAY

[Signature]
(PRINT) JAMES PERRYMAN, TRUSTEE

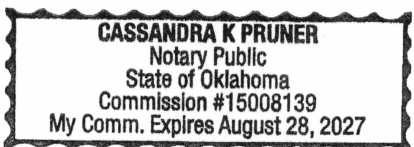
(PRINT) _____

STATE OF OKLAHOMA)
) ss.
COUNTY OF Grady)

Before me, the undersigned Notary Public, in and for said County and State, on this 31 day of July, 2024, personally appeared JAMES PERRYMAN, TRUSTEE, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

APPROVED BY: BOLL D
Owner(s) of Lot 21, Four Lakes, Phase 3
ADDRESS: 3066 Pintail Circle

Blanchard, OK 73010
(PRINT) April L Burns

[Signature]
(PRINT) _____

STATE OF OKLAHOMA)
) ss.
COUNTY OF GRADY)

Before me, the undersigned Notary Public, in and for said County and State, on this 22 day of OCTOBER, 2022, personally appeared APRIL BURNS, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

I-2024-011649

Book 6361 Pg 439

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

APPROVED BY: Book 10
Owner(s) of Lot 13, Four Lakes, Phase 3
ADDRESS: 3025 Pintail Circle

(PRINT) Steven Gus McComas

(PRINT) _____

STATE OF OKLAHOMA)

COUNTY OF GRADY)

ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 22 day of October, 2022, personally appeared Steven McComas, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Notary Public



I-2024-011649 Book 6361 Pg 442
09/19/2024 12:09pm Pg 0391-0448
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

APPROVED BY: Block 9
Owner(s) of Lot 12, Four Lakes, Phase 3
ADDRESS: 2355 Sand Piper Dr

[Signature]
(PRINT) Mike Linford

(PRINT) _____

STATE OF OKLAHOMA)
COUNTY OF GRADY) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 22 day of October, 2022, personally appeared Mike Linford, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

I-2024-011649

Book 6361 Pg 443

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 10, Four Lakes, Phase 3

ADDRESS: 2267 SANDPIPER DR

MM
(PRINT) MARK MYERS

(PRINT) _____

STATE OF OKLAHOMA)

) ss.

COUNTY OF GRADY)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Mark Myers, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Rosemarie Picard
Notary Public

I-2024-011649

Book 6361 Pg 444

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00


Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammdement

APPROVED BY: PS10029

Owner(s) of Lot 13, Four Lakes, Phase 3

ADDRESS: 2401 SANDPIPER DR.


(PRINT) LOUIS WESLEY TOLLIVER, JR.

(PRINT) _____

STATE OF OKLAHOMA)

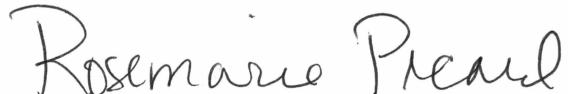
) ss.

COUNTY OF Oklahoma)

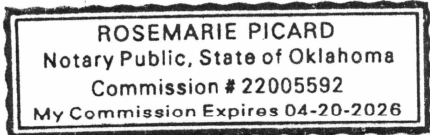
Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Louis Tolliver, JR, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



Notary Public



I-2024-011649

Book 6361 Pg 445

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY:

Owner(s) of Lot 3 Block A, Four Lakes, Phase 3

ADDRESS: 2274 Sandpiper



(PRINT) JAMES FRENCA



(PRINT) BETH FRENCA

STATE OF OKLAHOMA)

ss.

COUNTY OF OKlahoma

Before me, the undersigned Notary Public, in and for said County and State, on this 25 day of July, 2024, personally appeared James Frenca, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:

Rosemarie Picard
Notary Public

4/20/2024 22005592



I-2024-011649 Book 6361 Pg 447
09/19/2024 12:09pm Pg 0391-0448
Fee: \$132.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma

Four Lakes C&R Ammendment

APPROVED BY: Jill Locke
Owner(s) of Lot 8, Four Lakes, Phase 3
ADDRESS: 2231 Sandpiper Dr

[Signature]
(PRINT) Timothy Pehrson

[Signature]
(PRINT) Emily Pehrson

STATE OF OKLAHOMA)
) ss.
COUNTY OF Oklahoma)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of August, 2024, personally appeared Timothy + Emily Pehrson, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

I-2024-011649

Book 6361 Pg 448

09/19/2024 12:09pm

Pg 0391-0448

Fee: \$132.00 Doc: \$0.00

Jill Locke - Grady County Clerk

State of Oklahoma

APPROVED BY: Book 9
Owner(s) of Lot 7, Four Lakes, Phase 3
ADDRESS: 2191 SANDPIPER

Mike Red Bird
(PRINT) MIKE RED BIRD

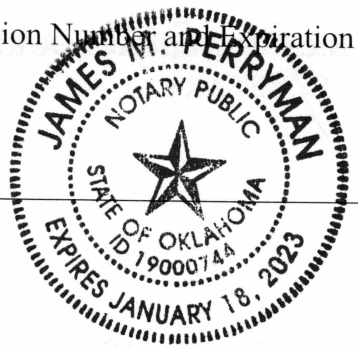
Karla Red Bird
(PRINT) Karla Red Bird

STATE OF OKLAHOMA)
COUNTY OF GRADY) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 22 day of OCTOBER, 2022, personally appeared MIKE & KARLA REDBIRD, to me known to be the identical person(s) who subscribed the foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS MY HAND, and official seal, this day and year last above written.

Commission Number and Expiration Date:



[Signature]
Notary Public

5
44 139
00
1-21-2023