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 Cleveland County, OK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROCK CREEK ESTATES ADDITION, A RESIDENTIAL ADDITION TO THE CITY OF MOORE, OKLAHOMA

The same being described as Rock Creek Estates Addition, the same being an Addition to the City of Moore, Cleveland County, State of Oklahoma, the description of which is attached hereto as Exhibit "A" and additional sections as maybe annexed from time to time.

KNOW ALL MEN BY THESE PRESENTS:

RECITALS

WHEREAS, R & R LAND DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, hereafter referred to as the "Declarant", is the owner of certain land and improvements ("Subject Property") in Cleveland County, Oklahoma, which property is more fully described on the attached "Exhibit A", incorporated herein and made a part hereof; and

WHEREAS, the Subject Property has been platted into a subdivision known as Rock Creek Estates, which plat was filed on February 23, 2007 and recorded at Plat Book 21, Page 98 at the office of the County Clerk of Cleveland County, Oklahoma; and

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

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

ARTICLE I. DEDICATION

1.1 Definitions. Unless the context shall expressly provide otherwise:

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

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

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

"Common Areas" means all portions of the real estate development other than the Lots and other than publicly dedicated right-of-ways which are shown on the recorded plats of the Subject Property as a Common Area or designated by the Declarant or Association as a Common Area.

"Declarant" or "Developer" shall mean and refer to R & R LAND DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, its respective successors and assigns.

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

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

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

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

1.2 Easements.

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

(B) **Blanket Easements for Utilities.** There is hereby created a blanket easement in, on, through, upon, across, over and under all of the publicly dedicated easements and rights-of-way, as shown on the recorded plat, for ingress and egress, installation, replacement, repair and maintenance of all utilities including, but not limited to, water, sewers, gas, telephones

and electricity. By virtue of this easement, it shall be expressly permissible for the electrical company, telephone company and/or any other company providing services to the Subject Property to erect and maintain the necessary poles and other necessary equipment on said easements.

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

(D) Easement for Section line and Entryway Road Improvements. The Association or the Developer is specifically granted an easement, the right and the authority to construct a wall or other type of barrier, an entryway sign or other type of improvement along the lot lines of any section line roads and entryway road easements on the Subject Property.

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

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

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

1.6 Revocation or Amendment to Declaration. This Declaration shall not be revoked unless either the Declarant or all of the Owners unanimously consent and agree to such revocation by instrument(s) duly recorded. Except as provided herein, this Declaration shall not be amended unless the Declarant, in its sole discretion, amends this instrument or the Owners representing an aggregate ownership interest of eighty percent (80%), or more, of the Lots, together with the Declarant agree to such amendment by Instrument(s) duly recorded. However, these Declarations may not be amended to remove or restrict any of the rights

granted or reserved herein to Declarant without the express written consent of Declarant.

ARTICLE II-HOMEOWNERS ASSOCIATION

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

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

(A) Voting Classes

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

Class B. Class B Member(s) shall be the Declarant, its successors and assigns. The Class B member shall be entitled to two hundred fifty (250) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, which first occurs:

(1) At the completion of the calendar year when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or

(2) Earlier at the discretion of the Declarant.

2.3 Ownership of Common Areas: Conveyance: Insurance Coverage. All Common Areas, except for portions of the plat shown as publicly dedicated right-of-ways, shall be owned in fee simple by the Association. Declarant, without the necessity for approval from the Association, shall convey title to any and all common areas within thirty (30) days of the Initial meeting of the homeowners association and election of a homeowner controlled Board of Directors. It shall be the responsibility of the Homeowners Association to make sure that proper insurance coverage for those common areas together with any improvements thereto, and any other property owned by the Association, has property, casualty and liability insurance coverage in accordance with this Declaration and the Association Bylaws.

2.4 Association's Maintenance and Responsibility. The Association shall be responsible for the maintenance, operation and repair of all Common Areas shown on any plat where the Lot Owners are made mandatory members of the Association, any improvements constructed by Declarant on the Subject Property to be used by the Lot

Owners, any walls, entrances, or other structures constructed along section line roads or entry way streets, any private gate (including mechanical/electrical equipment) and gated entrance, the private roadway inside the gate and any other areas shown on the plat as common right-of-way such as entrances and center medians.

2.5 Interim Control of Association. Until such a time as eighty-five (85%) percent of the Lots are occupied by Owners, or the Declarant elects to turn over control of the Association to the then existing Lot Owners as described in Section 2.2 above, whichever comes first, the Association shall be managed by one or more persons, who do not have to be Lot Owners, under contract with the Association. Once eighty-five (85%) percent of the Lots have been occupied, control of the Association shall pass to a duly elected Board of Directors pursuant to the applicable provisions of the Certificate of Incorporation and Bylaws.

2.6 Assesment for Annual Dues and Special Assessments: Two Levels of Dues.

(A) Obligation to Pay Dues. Except as stated in this Section 2.6, all Owners shall be obligated to pay the annual dues imposed by the Bylaws and the Board of Directors of the Association to meet the expenses of the Association.

(B) Initial Dues and Due Dates. Annual Dues and the Due Date(s) shall be initially set in accordance with the Bylaws of the Corporation and shall be ~~\$100.00~~ per year until December 31, 2006. From and after January 1, 2007, the maximum annual assessment may be increased each year not more than twenty percent (20%) above the maximum assessment for the previous year, without a vote of two thirds (2/3) of the Membership of the Association, including the Developer. Dues shall be assessed from the date of first conveyance by the Developer or a Builder (transfers to related parties of Developer not included) to an Owner for the balance of that calendar year and thereafter annually. Dues shall be paid in advance on the date or dates specified in the Bylaws or as set by the Board of Directors. Annual dues for the first year shall be prorated and collected by the closing agent or, if none, by the purchaser, at the time of transfer of title and promptly remitted to the Association or its agent. Annual Dues may be adjusted up or down by the membership or the Board of Directors as provided in the Certificate of Incorporation and Bylaws. \$100.00
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(C) Special Assessments for Capital Improvements: Assent: Notice. In addition to the annual dues hereof, the Board of Directors may levy a special assessment ("Assessment") applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement, including the necessary fixtures and personal property related thereto, provided that any such special assessment shall have the assent of 2/3rds of the Owners, voting in person or by proxy, at a meeting duly called for this purpose. Written notice of which shall be given to all members at least ten (10) days in advance, which shall set forth the purpose of the meeting. No special assessment may be levied upon the Declarant.

(D) Unsold Lots. Declarant shall not be responsible for payment of annual dues or assessments for any unsold Lots.

(E) Assessment Lien: Priority: Notice of Lien: Recording: Enforcement: Receiver:

Mortgagee may pay Assessment. All unpaid assessments and annual dues chargeable to any Lot, including any fees, late charges, fines or interest, shall constitute a lien on such Lot prior to all other liens except the following: (1) assessments, liens and charges for taxes past due and unpaid on the Lot, (2) judgments entered in a Court of Record prior to the due date of the annual dues or assessment date, (3) mortgage instruments of encumbrance duly recorded prior to the due date or date of such assessment, and (4) mechanic's and materialmen's liens arising from labor performed or material furnished upon a Lot prior to the due date or date of such assessment. To evidence such lien, the Board of Directors shall prepare a written notice of assessment lien setting forth the amount of such unpaid indebtedness, the name of the Owner of the Lot and a description of the Lot, such a notice shall be signed by one of the Board of Directors or by one of the officers of the Association, or a management agent of the Board of Directors, and shall be recorded in the office of the County Clerk of Cleveland County, Oklahoma. Such lien for the annual dues or special assessment shall attach from the due date thereof and impart notice to third parties from the date of the recording thereof. Such lien may be enforced by the foreclosure of the defaulting Owner's Lot subsequent to the recording of a notice or claim thereof by the Association in like manner as a mechanics or materialmens lien on real property. In any such proceedings the Owner shall be required to pay the costs, expenses and attorney's fees incurred for filing the lien and, in the event of foreclosure proceedings, the additional costs, expenses and attorney's fees incurred. The owner of the Lot being foreclosed shall be required to pay to the Association the yearly assessment for the Lot during the period of foreclosure, and the Association shall be entitled to the appointment of a receiver to collect the same. The Association shall have the power to purchase a Lot at foreclosure or other legal sale and to acquire and hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the same. Any mortgagee holding a lien on a Lot may pay, but shall not be required to pay, any unpaid annual dues or special assessments payable with respect to such Lot, and such payment shall not be deemed a waiver by the Association of default by the Lot Owner.

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

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

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

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

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

In a voluntary conveyance of a Lot the grantee of the Lot shall be jointly and severally liable with the grantor for all unpaid dues and assessments by the Association, without

prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the management agent or Board of Directors of the Association, as the case may be, setting forth the amount of the unpaid assessments against the grantor due the Association and such grantee shall not be liable for, nor shall the Lot conveyed be subject to a Lien for, any unpaid assessments made by the Association against the grantor in excess of the amount therein set forth.

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

(H) Non Exemption from Payment: Board Responsibility to Collect: Interest: Costs and Attorney Fees; Suit: Notice to Mortgagee. The amount of annual dues and assessments assessed against each Lot shall be the personal and individual debt of the Owner thereof. No Owner may exempt himself from this liability by waiver of the use of enjoyment of any of the Common Areas or by abandonment of his Lot. The Board of Directors shall have the responsibility to take action to collect any unpaid dues or assessments which remain unpaid more than fifteen (15) days from the due date for payment thereof. In the event of a default by an Owner in the payment of dues or an assessment, such Owner shall be obligated to pay interest at the rate of eighteen percent (18%), or such higher rate (provided the same shall not be usurious) as the Board of Directors may from time to time determine, per annum on the amount of the dues or assessment from the due date thereof, together with all expenses, including attorney's fees, incurred to collect such dues or assessments together with late charges as provided by the Bylaws of the Association. Suit to recover a money judgment for obligations may be instigated in Cleveland County, Oklahoma, and may be maintainable without foreclosing or waiving the lien securing same additionally, in the event that the mortgage on a lot should so provide, a default in the payment of an obligation shall be a default in such mortgage and if required by the mortgagee by written notice to the Association, the Board of Directors shall give notice of any default in payment of an assessment to the mortgagee.

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

2.8 Association Rights to Use and To Grant Easements. The Association, in its sole discretion, may from time to time grant easements and rights of way on, across, under and over the Common Areas to any municipal corporation or public utility company, or other

entity providing water, sewer, gas, electricity, telephone, cable television, or other similar service to the real estate development.

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

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

2.11 Registration of Mailing Address of Lot Owners; Association Address. Each Owner shall register his mailing address with the Association, and notices or demands intended to be served upon an Owner shall be sent by mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. All notices, demands or other notices intended to be served upon the Secretary or managing agent of the Board of Directors of the Association at 3006 S. Sunnyslane, Moore, OK 73160, or served upon the service agent of the Association.

ARTICLE III. PROPERTY RESTRICTIONS

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

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

3.3 Minimum Square Footage. Unless otherwise stated herein, no residence shall contain less than One Thousand Seven Hundred (1,700) square feet of living area. The first floor of any two story residence must contain a minimum of One Thousand Four Hundred (1,400) square feet of living area.

3.4 Exterior Requirements. The exterior of any residence shall be at least Eighty-five percent (85%) brick, stone or stucco, and Fifteen percent (15%) may be of frame or other material which will blend together with the brick, stone or stucco. It is the intention of this restriction to allow panels of materials other than brick, stone or stucco to be used, but in no event shall a continuing wall consisting of Twenty-five percent (25%) of the exterior of the residence be built of any material other than brick, stone or stucco. This restriction is intended to encourage the use on the principal exterior of residences of masonry construction, but may be modified to allow the use of other materials to blend with the environment to eliminate repetition of design. In no event shall out buildings be of a material other than the residence. Chimney materials must be brick, stone or stucco to the top of the first floor plate except where the chimney is on the interior or contained within a covered porch or patio, in which case it may be of other appropriate material.

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

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

3.7 Roofs. Roofs may be of wood shingles or shakes; slate, clay or concrete tile; built-up with stone covering; or "approved" laminated type composition shingles with weather wood color. "Approved" laminated type composition shingles shall be limited to those which carry a UL class "A" fire rating, UL wind resistance rating against winds up to 60 MPH, and manufacturer's limited warranty for not less than twenty five years.

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

3.9 No Garage Conversions. Garages may not be structurally altered as an extra room addition or for the purpose of any residential or commercial use. The sole exception shall be that a garage may be converted for the purpose of a sale showroom, however, such showroom must be restored to a conventional garage prior to residential occupancy.

3.10 Approvals; Copy of Plans and Specifications Deposited; Lapse of Time Paramount to Approval. Upon approval by the Declarant of any plans and specifications submitted pursuant to these provisions, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of Declarant, and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. In the event the Declarant fails to approve or disapprove any plans and

specifications which may be submitted to it within ninety (90) days after submission, then approval will not be required, and this paragraph shall be deemed to have been fully complied with.

3.11 Construction: Limitations, Deviations from Plans and Specifications.

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

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

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

ARTICLE IV. PROHIBITED USES

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

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

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

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

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

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

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

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

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

4.10 Wind Powered Generators. No wind powered generators shall be allowed on the Subject Property.

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

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

4.13 Basketball Goals. Basketball goals are permitted but may not be attached to any structure. Any goal that becomes damaged or unusable must be removed.

ARTICLE V - DECLARANT'S RESERVATIONS

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

5.1 Amendment. 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 recorded, 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 either (1) signed by not less than ninety percent (90%) of the Lot Owners, or (2) an instrument signed by the Declarant, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

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

5.3 Amendment as to Unsold Lots: Waiver. Notwithstanding the terms of Paragraph 5.1 to the contrary, Declarant hereby reserves the right to revoke or amend these Declarations, by written instrument filed of record in the County Clerk's office, to remove or amend the restrictions set forth herein on any Lot owned by Declarant. The Declarant shall have the power to grant to any Owner a waiver, variance, or exception of and from any of the provisions of this Declaration.

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

5.5 Additional Property. Declarant reserves the right to dedicate any adjacent

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

5.6 Transfer of Reserved Rights. Except as provided in Section 5.5 above, after Declarant has sold all Lots owned by him any and all rights reserved herein shall be transferred to and become vested in the Homeowners Association, with the exception of those rights granted or reserved to the Builders in the Subject Property so long as said Builders still own Lots or homes for sale in the Addition.

ARTICLE VI-MISCELLANEOUS

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

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

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

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

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

IN WITNESS WHEREOF the undersigned Declarant has executed and/or approved this Declaration the date and year first written above.

R & R LAND DEVELOPMENT, L.L.C.

Rocky Clark
By: Rocky Clark, Manager

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKlahoma)

Before me, the undersigned, a Notary Public in and for said county and state on this 29th day of August, 2007, personally appeared Rocky Clark as Manager of R & R Land Development, L.L.C., known to me to be the identical person who executed his name to the foregoing Declaration who is the duly authorized agent for the Declarant and acknowledged to me that he executed the same as his free and voluntary act and deed and for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

Donna K. Moor
Notary Public

My Commission Expires: 11/1/12
My Commission No. 02000651

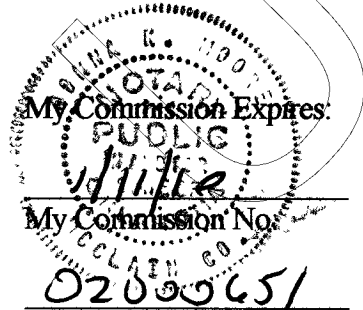


EXHIBIT "A"

Rock Creek Estates Addition, the same being an Addition to the City of Moore, Cleveland County, State of Oklahoma, A tract of land being a part of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Ten North (T-10-N), Range Two West (R-2-W) of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section Nineteen; Thence S 00'29'08" E along the West boundary lines of Rock Creek Sections 1,2 and 3 for a distance of 2635.69 feet to the POINT OF BEGINNING at the Northeast corner of the said Southwest Quarter;

Thence continuing S 00'29'08" E along the East line of the said Southwest Quarter for a distance of 991.37 feet; Thence S 89'44'15" W for a distance of 1320.00 feet; Thence N 52'54'51" W for a distance of 623.97 feet; Thence N 57'18'42" E for a distance of 229.58 feet; Thence N 16'42'19" E for a distance of 126.86 feet; Thence N 56'02'26" W for a distance of 140.17 feet; Thence N 00'17'30" W for a distance of 161.71 feet; Thence N 34'33'03" W for a distance of 84.94 feet; Thence N 15'02'57" E for a distance of 58.58 feet to a point on the North line of said Southwest Quarter; Thence N 89'42'32" E along said North line for a distance of 1730.18 feet to the POINT OF BEGINNING, containing 37.267 Acres more or less,

as shown on the recorded plat thereof, and additional sections as maybe annexed from time to time.