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

**FIRST AMENDMENT AND ANNEXATION TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS OF THE
WOODLAND PARK ADDITION IN THE CITY OF EDMOND,
OKLAHOMA COUNTY, STATE OF OKLAHOMA**

This **FIRST AMENDMENT AND ANNEXATION TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WOODLAND PARK ADDITION IN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA** (“**First Amendment**”) is being made effective as of April 25, 2018 by WOODLAND PARK EDMOND LLC, a Delaware limited liability company (“**Declarant**”). Declarant hereby amends and annexes additional property to that certain Declaration of Covenants and Restrictions of the Woodland Park Addition in the City of Edmond, Oklahoma County, State of Oklahoma dated as of January 31, 2018, and filed on January 31, 2018, in Book RE13649, Page 1741, *et. seq.*, in the office of the County Clerk of Oklahoma County, State of Oklahoma (“**Declaration**”). The Declaration covers the real property and improvements having the complete legal descriptions as are set forth on **Exhibit A-1**, which is attached to this First Amendment and by this reference made an integral part hereof. All capitalized terms used herein that are not otherwise defined herein shall have the same meanings given to them in the Declaration. Pursuant to the provisions of Article X and Section 11.03 of the Declaration, Declarant hereby amends certain provisions of the Declaration and annexes by means of this First Amendment the additional real property and improvements having the complete legal description set forth on **Exhibit A-2**, which is attached hereto, as referenced below, and thereby making such additional real property and improvements fully subject to the term, covenants and restrictions imposed by the Declaration.

Accordingly, Declarant declares that the real property described on **Exhibit A-2**, which is attached to this First Amendment and by this reference thereto made an integral part hereof for all purposes, together with all of the common areas described in the Final Plat of The Woodland Park Phase II Addition, having the complete legal description set forth on the said **Exhibit A-2** (the “**Woodland Park Phase II Plat**”) together with all improvements thereon, is hereby annexed as additional property to the Declaration and made fully subject to all of the covenants, restrictions and provisions thereof.

Section 1.13 of the Declaration is hereby deleted in its entirety and the following completely amended and restated Section 1.13 is fully substituted in its place and stead in the Declaration by virtue of this First Amendment:

Section 1.13 “*Lot*” shall mean any one of the parcels of real property designated as a Lot in the recorded Woodland Park Addition Plats within the Woodland Park Addition, and shall not

include the Common Areas. The ownership of each Lot shall include with it and have appurtenant a non-exclusive easement for the use and enjoyment of the Common Areas. A Lot shall be deemed "Improved" when a Single Family Residence or other substantial improvement has been completely constructed thereon. All other Lots shall be deemed "Unimproved" Lots. Pursuant to Article X of this Declaration, subsequently annexed Lots shall be treated in all respects as Lots under this Declaration. For purposes of the Architectural and Design Rules (attached as Exhibit B to the Declaration) and the restrictions applicable to each Lot and for any other purpose, Lots may be further designated into subcategories such as "Oakmont Lots", "Pinehurst Lots" and "Orchard Lots".

(a) The following listed Lots under this Subsection 1.13(a) are designated as the "*Oakmont Lots*":

Woodland Park Phase I: Block One (1) Lots One (1) through Twenty-Three (23), inclusive; and

Woodland Park Phase I: Block Two (2) Lots One (1) through Nine (9), inclusive; and

Woodland Park Phase I: Block Three (3) Lots One (1) through Eight (8), inclusive; and

Woodland Park Phase I: Block Four (4) Lots One (1) through Sixteen (16), inclusive; and

Woodland Park Phase I: Block Five (5) Lots One (1) through Fourteen (14), inclusive.

(b) The following listed Lots under this Subsection 1.13(b) are designated as the "*Pinehurst Lots*":

Woodland Park Phase II: Block Six (6) Lots One (1) through Fifty-One (51), inclusive; and

Woodland Park Phase II: Block Seven (7) Lots One (1) through Ten (10), inclusive; and

Woodland Park Phase II: Block Eight (8) Lots One (1) through Ten (10), inclusive.

(c) The following listed Lots under this subsection 1.13(c) are designated as the "*The Orchard Lots*".

Woodland Park Phase II: Block Nine (9) Lot One (1); and

Woodland Park Phase II: Block Ten (10) Lots One (1) through Five (5), inclusive; and

Woodland Park Phase II: Block Eleven (11) Lots One (1) through Four (4), inclusive; and

Woodland Park Phase II: Block Twelve (12) Lots One (1) through Five (5), inclusive; and

Woodland Park Phase II: Block Thirteen (13) Lot One (1).

The Declaration, as amended and annexed by the provisions of this First Amendment, is hereby completely ratified and confirmed by the Declarant in all respects.

IN WITNESS WHEREOF, the undersigned, being the Declarant above designated, has hereunto set its hand to this FIRST AMENDMENT AND ANNEXATION TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WOODLAND PARK ADDITION IN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA, effective this 25th day of April, 2018.

DECLARANT:

WOODLAND PARK EDMOND LLC,
a Delaware limited liability company

By: [Signature]
Matthew Austin, its President

STATE OF OKLAHOMA)
)
) ss:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 25 day of April, 2018, personally appeared Matthew Austin, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the President of WOODLAND PARK EDMOND LLC, a Delaware limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed and as of said company, for the uses and purposes therein set forth.

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



[Signature]
Notary Public, State of Oklahoma
My Commission Expires: 3/4/22
Notary's Printed Name: Suzanne J. Hiltner

EXHIBIT A-1
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS OF
THE WOODLAND PARK ADDITION TO THE CITY OF EDMOND,
OKLAHOMA COUNTY, STATE OF OKLAHOMA

LEGAL DESCRIPTION OF THE WOODLAND PARK PHASE I ADDITION

A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Fourteen (14), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE South 89°33'10" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 342.96 feet to the POINT OF BEGINNING;

THENCE North 00°36'06" West, departing said South line, a distance of 469.36 feet;

THENCE North 89°33'10" West, a distance of 341.37 feet to a point on the West line of said Southeast Quarter (SE/4);

THENCE North 89°50'16" West, a distance of 658.45 feet;

THENCE North 37°39'01" East, a distance of 1,068.06 feet to a point on the East line of said Southwest Quarter (SW/4);

THENCE South 89°38'39" East, a distance of 320.32 feet;

THENCE South 00°26'50" West, a distance of 253.05 feet;

THENCE South 89°44'26" East, a distance of 120.00 feet;

THENCE North 00°26'50" East, a distance of 25.48 feet;

THENCE South 89°33'10" East, a distance of 170.00 feet;

THENCE South 00°26'50" West, a distance of 100.21 feet;

THENCE South 02°57'43" East, a distance of 77.90 feet;

THENCE South 09°46'50" East, a distance of 178.40 feet;

THENCE South 02°57'43" East, a distance of 100.50 feet;

THENCE South 00°26'50" West, a distance of 86.18 feet;

THENCE South 89°33'10" East, a distance of 95.00 feet;

THENCE North 45°26'50" East, a distance of 35.36 feet;

THENCE South 89°33'10" East, a distance of 50.00 feet;

THENCE South 44°33'10" East, a distance of 35.36 feet;

THENCE South 89°33'10" East, a distance of 31.61 feet;

THENCE on a curve to the left having a radius of 975.00 feet, a chord bearing of North 87°45'43" East, a chord length of 91.36 feet and an arc length of 91.40 feet;

THENCE North 85°04'35" East, a distance of 96.03 feet;

THENCE North 40°34'42" East, a distance of 35.66 feet;

Thence on a non-tangent curve to the left having a radius of 475.00 feet, a chord bearing of North 06°54'28" West, a chord length of 24.54 feet and an arc length of 24.54 feet;

THENCE North 08°23'17" West, a distance of 6.81 feet;

THENCE North 81°36'43" East, a distance of 157.15 feet;

THENCE South 00°36'06" East, a distance of 645.85 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE North 89°33'10" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 889.38 feet to the POINT OF BEGINNING.

Containing 1,218,197 square feet or 27.9660 acres, more or less.

The foregoing property is otherwise known and described as all of the real property included in the Final Plat of the Woodland Park Addition, Phase I, filed on January 30, 2018, in Book 76 of Plats, at Page 39, *et seq.*, in the Office of the County Clerk, Oklahoma County, State of Oklahoma.

EXHIBIT A-2
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS OF
THE WOODLAND PARK ADDITION TO THE CITY OF EDMOND,
OKLAHOMA COUNTY, STATE OF OKLAHOMA

LEGAL DESCRIPTION OF THE WOODLAND PARK PHASE II ADDITION

A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Thirteen (13), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;

THENCE South 89°17'34" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 637.16 feet;

THENCE North 00°42'26" West, departing said South line, a distance of 90.00 feet;

THENCE North 39°38'34" East, a distance of 290.88 feet;

THENCE North 05°17'43" West, a distance of 304.02 feet;

THENCE North 17°59'48" East, a distance of 119.26 feet;

THENCE North 72°00'12" West, a distance of 275.00 feet;

THENCE North 17°59'48" East, a distance of 41.80 feet;

THENCE South 89°23'54" West, a distance of 967.25 feet;

THENCE on a non-tangent curve to the left having a radius of 275.00 feet, a chord bearing of South 19°39'14" West, a chord length of 83.32 feet and an arc length of 83.64 feet;

THENCE North 79°03'34" West, a distance of 287.03 feet;

THENCE North 00°36'06" West, a distance of 159.09 feet;

THENCE South 65°01'17" West, a distance of 265.84 feet;

THENCE on a curve to the right having a radius of 425.00 feet, a chord bearing of South 77°12'35" West, a chord length of 179.46 feet and an arc length of 180.82 feet;

THENCE South 89°23'54" West, a distance of 157.45 feet;

THENCE South 44°23'54" West, a distance of 35.36 feet;

THENCE South 89°23'54" West, a distance of 90.00 feet to a point on the West line of said Southwest Quarter (SW/4);

THENCE North 00°36'06" West, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,467.72 feet;

THENCE North 89°23'54" East, departing said West line, a distance of 270.00 feet;

THENCE South 00°36'06" East, a distance of 9.98 feet;

THENCE North 89°20'24" East, a distance of 290.98 feet;

THENCE South 55°51'05" East, a distance of 277.37 feet;
THENCE North 41°13'03" East, a distance of 60.51 feet;
THENCE North 50°56'03" East, a distance of 169.57 feet;
THENCE South 33°15'46" East, a distance of 182.52 feet;
THENCE on a non-tangent curve to the left having a radius of 800.00 feet, a chord bearing of South 55°34'40" West, a chord length of 32.37 feet and an arc length of 32.38 feet;
THENCE South 35°34'54" East, a distance of 230.00 feet;
THENCE on a non-tangent curve to the left having a radius of 570.00 feet, a chord bearing of South 24°32'45" West, a chord length of 567.80 feet and an arc length of 594.37 feet;
THENCE South 79°10'16" East, a distance of 225.18 feet;
THENCE North 78°53'20" East, a distance of 50.00 feet;
THENCE on a non-tangent curve to the right having a radius of 227.03 feet, a chord bearing of South 03°18'02" East, a chord length of 61.71 feet and an arc length of 61.90 feet;
THENCE North 89°23'54" East, a distance of 708.33 feet;
THENCE North 71°12'11" East, a distance of 50.00 feet;
THENCE South 18°47'49" East, a distance of 37.05 feet;
THENCE North 71°12'11" East, a distance of 587.13 feet;
THENCE South 07°03'57" East, a distance of 321.60 feet;
THENCE South 34°20'17" East, a distance of 181.22 feet;
THENCE South 76°48'40" East, a distance of 316.69 feet;
THENCE South 14°58'14" West, a distance of 257.11 feet;
THENCE South 08°53'40" West, a distance of 267.17 feet;
THENCE South 02°56'49" West, a distance of 340.10 feet;
THENCE South 00°41'56" East, a distance of 66.27 feet to a point on the South line of said Southeast Quarter (SE/4);
THENCE South 89°18'04" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 181.62 feet to the POINT OF BEGINNING.
Containing 2,840,079 square feet or 65.1992 acres, more or less.

The foregoing property is otherwise known and described as all of the real property included in the Final Plat of the Woodland Park Addition, Phase II, filed on April 25, 2018, and recorded in Book 76 of Plats, at Page 70, *et seq.*, in the Office of the County Clerk, Oklahoma County, State of Oklahoma.

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Filing Fee: \$25.00

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AMEN

