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County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

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

This **SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WOODLAND PARK ADDITION IN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA** (“**Second Amendment**”) is being made effective as of March 7<sup>th</sup>, 2019 by WOODLAND PARK EDMOND LLC, a Delaware limited liability company (“**Declarant**”). Declarant hereby amends 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 (the “**Original Declaration**”), as amended by that certain First Amendment and Annexation to the Declaration of Covenants and Restrictions of the Woodland Park Addition filed April, 25, 2018, and recorded in Book 13718 at Page 351, *et. seq.*, in the office of the County Clerk of Oklahoma County, Oklahoma (the “**First Amendment**”). The Original Declaration and the First Amendment are hereinafter collectively referred to as the “**Declaration**”. The Declaration covers the real property and improvements having the complete legal descriptions as are set forth on **Exhibit A-1 and A-2**, which are attached to this Second 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 Section 11.03 of the Declaration, Declarant hereby amends certain provisions of the Declaration as follows:

1. Section 4.01a of the Declaration is hereby deleted in its entirety and the following completely amended and fully restated Section 4.01a is hereby fully substituted in its place and stead in the Declaration by virtue of this Second Amendment to read henceforth as follows:

Section 4.01 Permitted Uses and Restrictions.

a. Single Family Residential Use. All of the Lots shall be used, improved, and devoted exclusively to Residential Use and recreational facilities incidental thereto. No gainful occupation, profession, trade, or other non-residential use shall be conducted on such Lots. Provided however, an Owner may conduct business within a structure if such business or occupation is not open to the public, is wholly contained within the structure, there are no employees other than the Owner working on the premises and such business or occupation does not become a nuisance to the neighborhood. No structure other than one Residence together with a private garage and such other structures as are contemplated herein shall be erected, placed, or permitted to remain on any Lot. Board of Directors shall be the sole arbiter of whether an activity shall be deemed a nuisance.

Notwithstanding anything to the contrary in the above and foregoing Section 4.01a, with respect to the use of single family homes as daycare centers, Owners may operate a daycare center out of their Single Family home so long as the daycare center complies with the following requirements: (i) the daycare must be licensed with the Oklahoma Department of Human Services, (ii) a maximum of seven (7) kids shall be allowed in the daycare at one time, (iii) the daycare shall have no employees other than the Owner working on the premises, (iv) the daycare shall not be allowed to use the amenities or common areas of the neighborhood, and (v) parking vehicles and noise associated with the daycare shall not become a nuisance to the neighborhood.

2. Section 4.01y of the Declaration is hereby deleted in its entirety and the following completely amended and fully restated Section 4.01y is hereby fully substituted in its place and stead in the Declaration by virtue of this Second Amendment to read henceforth as follows:

y. Residential Lots; Copy of Leases. After the initial sale or transfer of a Lot or Lots by Declarant, all Lots, including all Residences thereon, 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, except as otherwise expressly provided in Section 4.01a, as fully amended and fully restated, above, in this Second Amendment, or as may hereafter be subsequently amended or modified. However, Lots, including all Residences thereon, shall not be rented by the Owners for any period less than thirty (30) days, to include, without limitation, short-term rentals of such Residences by the Owner's participation in businesses such as Airbnb, or VRBO, or other similar types of vacation or short-term rental of residences; and further, any lease shall be in writing and shall be subject to the covenants and restrictions contained in this Declaration. The Owner is responsible for delivering a copy of any lease on a Lot to the Association or the Declarant. Failure or refusal to deliver a copy of a lease to the Association or the Declarant after written notice to comply with this requirement shall be grounds for assessment of a Fine pursuant to Section 5.06, below, an action to recover damages or injunctive relief, or all of the foregoing, and for reimbursement of all attorney's fees incurred in connection therewith, which action shall be maintainable by the Board in the name of the Association on behalf of the Owners.

3. Section 8.09a of the Declaration is hereby deleted in its entirety and the following completely amended and fully restated Section 8.09a is hereby fully substituted in its place and stead in the Declaration by virtue of this Second Amendment to read henceforth as follows:

Section 8.09 Architectural and Design Standards.

a. Construction Requirements. Any Residence constructed upon a Lot in the Woodland Park Addition shall have a minimum square footage as required by the Rules of the Design Review Committee and may not exceed two stories in height unless a variance is granted by the Design Review Committee. In computing the square footage of a Residence, the square footage shall be computed exclusive of open porches, basements, walkout basements, garages and outbuildings. Except as otherwise specifically provided in the First Amended and Fully Restated Architectural and Design Rules, attached to this Second Amendment as Exhibit B, or as may hereafter be further amended or modified,

the principal first floor material, other than glass, of the exterior of all the buildings on any Lot in the Woodland Park Addition shall be not less than eighty percent (80%) brick, stone, stucco or reasonable equivalent, unless a variance is granted by the Design Review Committee in advance of construction. A determination of the Design Review Committee as to the nature of the permissible other materials and percentages thereof on the exterior of the first floor shall be final and binding on all persons. Vinyl or metal siding is prohibited. Garages must be at least two cars in capacity, unless otherwise approved by the Design Review Committee. Every outbuilding erected on any of said Lots shall, unless the Design Review Committee otherwise consents in writing, correspond in style and architecture to the Residence to which it is appurtenant.

4. Pursuant to the provisions of Article VIII of the Declaration, the Architectural and Design Rules are hereby completely amended and fully restated in their entirety by the Declarant and are set forth on **Exhibit B**, which is attached to this Second Amendment and by this reference made an integral part hereof, as the First Amended and Fully Restated Architectural and Design Rules Adopted by the Design Review Committee of The Woodland Park Addition.

The Declaration, as amended by the provisions of this Second 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 SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WOODLAND PARK ADDITION IN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA, effective this 7<sup>th</sup> day of March, 2019.

**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 7<sup>th</sup> day of March, 2019, 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: 3/4/2022  
Notary's Printed Name: Suzanne J. Hilterbran

**EXHIBIT A-1**  
**TO THE SECOND AMENDMENT 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 SECOND AMENDMENT 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.

**EXHIBIT B**  
**TO THE SECOND AMENDMENT TO THE**  
**DECLARATION OF COVENANTS AND RESTRICTIONS OF**  
**THE WOODLAND PARK ADDITION TO THE CITY OF EDMOND,**  
**OKLAHOMA COUNTY, STATE OF OKLAHOMA**

**THE FIRST AMENDED AND FULLY RESTATED ARCHITECTURAL AND DESIGN**  
**RULES ADOPTED BY THE DESIGN REVIEW COMMITTEE OF**  
**THE WOODLAND PARK ADDITION**

(These Rules may be further amended from time-to-time and any such amended rules shall have the same force and effect as if fully set forth herein.)

The following uses and restrictions are hereby adopted by the Design Review Committee as the First Amended and Fully Restated Architectural and Design Rules as a guide for the review and approval of any Improvement upon any Lot or Common Areas. These rules are intended as a guide to the Design Review Committee in order to maintain the harmony, character and charm of The Woodland Park Addition (“**Woodland Park Addition**”) and to enhance the value of each Lot and the neighborhood as a whole. The rules may be amended at any time as provided in the Declaration of Covenants and Restrictions of the Woodland Park Addition. The Woodland Park Addition shall specifically include Woodland Park Phase I Addition and Woodland Park Phase II Addition, and any other property subsequently annexed to the Addition pursuant to Article X of the Declaration of Covenants and Restrictions for the Woodland Park Addition, and any and all amendments thereto (the “**Declaration**”). All terms capitalized and otherwise not specifically defined in these Rules shall have the meaning given to such terms in the Declaration, as hereafter amended from time-to-time.

**I. Limitation of Liability for Approval of Plans.** Review and approval of any application is made primarily on the basis of aesthetic considerations and the Declarant, Association, Board and/or Design Review Committee shall NOT bear any responsibility for ensuring the structural integrity or soundness of approved new construction or construction modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Declarant, Association, Board nor the Design Review Committee, or any member thereof, shall be held liable for any injury, damages or loss arising out of the manner, quality and/or suitability of approved new construction or construction modification occurring on any Lot.

**II. Minimum Rules and Restrictions Applicable to All Lots.** The following rules and regulations shall apply to all of the Lots in the Woodland Park Addition:

a. **Submission of Plans for Approval.** No construction or erection of any nature whatsoever shall be commenced or maintained upon any Lot or the Common Areas (except as is installed or approved by the Declarant in connection with the initial construction of structures or buildings on the property); nor shall any exterior addition to, or change or alteration thereon, be made unless and until plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to the Design Review Committee



and approved in writing by the Design Review Committee as to the harmony of external design and location in relation to surrounding structures and topography. A detailed description or samples of exterior building materials (i.e., brick, stone, roofing, paint, siding and trim) shall be presented to the Design Review Committee along with the plans and specifications. Applicants seeking approval of the Design Review Committee shall submit a duplicate application on the form attached hereto accompanied by all required documentation in duplicate.

b. Landscaping and Lawns. Landscaping is an essential element of design at the Woodland Park Addition. Except as otherwise approved in writing by the Design Review Committee, the Owner of each Lot shall be required to install a below ground irrigation system covering the entire yard; provided, however, that some portions of the Orchard Lots may not require irrigation, subject to the approval of the Design Review Committee. The Owner of each Lot shall be required to expend the minimum sum of ½ of 1% of the total cost of the Home and Lot for trees and shrubs or perennial plants to be placed on each Lot owned. There shall be a minimum of one (1) 3” caliper shade tree, one (1) 1½” caliper ornamental tree and ten (10) 3-gallon shrubs on each Lot owned. For all corner Lots, an additional 3” caliper shade tree will be required in each side yard for a total of three (3) trees. Unless an extension is approved by the Design Review Committee, the expenditure must be made and the trees and shrubs planted either: (i) within thirty (30) days after the date a certificate of occupancy is issued for the Lot; or (ii) if the Lot Owner is a licensed builder (“Builder”), then prior to transfer of possession of the Lot from the Builder/Owner to a subsequent buyer, whichever is applicable. If both (i) and (ii) are applicable, then whichever date first occurs. No amount paid for grass, dirt, irrigation systems, etc. shall qualify for this minimum expenditure. No removal of landscaping (other than replacement of dead trees or shrubs with equivalent trees or shrubs) shall take place without the approval of the Design Review Committee. Builders may submit typical landscaping plans to the Design Review Committee for pre-approval for a series of homes in a particular subdivision. Once pre-approved in writing, it shall be necessary for a Builder to submit individual plans only in the event of substantial deviation from pre-approved landscaping plans. Front, back and side yards shall be sodded with grass within thirty (30) days after the date a certificate of occupancy is issued for a Lot. On Lots adjacent to main thoroughfares within the Woodland Park Addition, the Design Review Committee may, in its discretion, require additional landscaping and features than would otherwise be required.

c. Exterior. Design Review Committee approval is not required for exterior lighting if the lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as small in size as is reasonably practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glaring sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlight, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires reviewer approval. The Design Review Committee may take into consideration the visibility and style of the fixture and its location on the home.

d. Architectural Styles. The Design Review Committee shall have the ultimate authority and discretion in approving the architectural styles of structures in the Woodland Park

Addition and may, in this regard, make the final determination whether the style of home proposed is in harmony with the atmosphere of the development and in conformity with the intent of the Design Review Committee.

e. Roof Construction. In addition to the approval of the Plans and Specifications for construction of buildings and structures on any Lot, all roofs and roof materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of roofing material. Acceptable roofing materials shall include, but not be limited to, 25 year roofing material of composite shingle, which is weathered wood or black in color, or other roofing materials approved by the Design Review Committee.

f. Fences and Retaining Walls. No fence or retaining wall shall be constructed or installed until the location, design, style, material and quality of same shall have been approved by the Design Review Committee. The Design Review Committee may prevent fencing from being erected or maintained upon any Lot to the extent said fencing may interfere with or is inconsistent with the appearance of nearby Common Areas or other features of the Woodland Park Addition. Property perimeter fences shall not exceed six feet six inches in height, unless a variance is granted by the Design Review Committee. Fencing erected or maintained upon any Lot shall be dog-eared and made of pine or cedar, unless a variance is granted by the Design Review Committee or unless otherwise required by the Design Review Committee. Fences may be constructed in side or rear yards with the written approval of the Design Review Committee. Owners are prohibited from erecting and maintaining chain link fences in the Woodland Park Addition, except that Declarant shall have the right to erect and maintain chain link fencing upon the Common Areas in places deemed appropriate by Declarant. Except as otherwise provided in the preceding sentence, all fencing in the Woodland Park Addition that is adjacent to the Common Area greenbelt that contains a walking trail or a proposed greenbelt/walking trail area shall be wrought iron style fencing (i.e., aluminum fencing with a similar appearance to wrought iron), unless a variance is granted by the Design Review Committee; provided, however, that Lots adjacent to the greenbelt and walking trail along Woodland Boulevard will be wood fencing to be maintained by the Woodland Park Master Homeowners Association.

Any fences, whether constructed by a Lot owner or a Builder, shall be well repaired and maintained. In the event a fence or wall is damaged, deteriorated or destroyed, the Lot owner shall repair or recondition the fence or wall at the Lot owner's expense, except for any retaining wall or fence located on a Lot and expressly designated in the Declaration to be an improvement to be maintained, repaired or replaced by Woodland Park Master Homeowners Association. For any such retaining wall or fence, the Association shall repair or recondition the fence or wall at the Association's expense.

g. Construction Period. Upon commencement of excavation for construction on any Lot or Lots, the work must be continuous, weather permitting, until the Residence and other Improvements are completed. Completion of Construction shall occur no later than ten (10) months from the date of Commencement of Construction, unless extensions of time are granted by the Design Review Committee. If no such extension of time is given by the Design Review Committee, or if the Design Review Committee determines in its discretion that Completion of Construction cannot reasonably be expected to occur within the time remaining therefor, the

Declarant or its designee may, but shall not be obligated to, complete such construction at the expense of the Owner.

h. Roof Pitch. Roof pitch minimum shall be 8/12 pitch at the front and side of each Residence and the roof pitch minimum for the rear of the Residence shall be 6/12 pitch, unless a variance is granted by the Design Review Committee. This does not apply to rear patios, which do not have a required pitch minimum.

i. Structure. The foundation of structures shall either be (a) a footing and stem wall foundation; or (b) a post-tension foundation.

j. Certain Satellite Dishes Permitted. Standard satellite dishes satisfying all of the following requirements may be installed upon a Lot without first obtaining Design Review Committee approval: (i) the satellite dish shall be equal to or less than 36 inches in diameter; (ii) the satellite dish shall be attached to the roof of the residence; and (iii) the satellite dish shall not be visible to a person six feet tall, standing at the center of the front property line of the Lot upon which the satellite dish is situated. Satellite dishes failing to meet all of aforementioned requirements shall not be erected, used or maintained outdoors on any Lot without the prior written consent of the Design Review Committee.

k. Pool Cabanas and Detached Buildings. No metal buildings, tents, trailers or temporary structures shall be permitted to be erected or maintained within the Project. Provided, however, pool cabanas, studios, guest cottages, gazebos, greenhouses and other outbuildings may be constructed and maintained after the plans, specifications, design, size and location of same have been approved in writing by the Design Review Committee. Such structures must correspond in style and architecture to the principal residence and must exist in harmony in relation to neighboring living dwellings and property. No commercial business will be allowed in any Detached Building. Detached Buildings shall be no larger than ten feet (10') in depth by ten feet (10') in width and eight feet (8') in height, unless a variance is issued by the Design Review Committee.

l. Treehouses and Playground Equipment. Treehouses or platforms in trees are prohibited. No play towers or other similar structures or equipment shall be located in front of the front building limit line or within fifteen (15) feet of any Lot boundary.

m. Garages. Garages shall be attached to the Residence, unless a variance is issued. Garages shall be compatible with and complementary to the main residence in architectural style, material, color and location. Each Residence shall have a minimum garage capacity of two cars and a maximum garage capacity of three cars, unless a variance is granted prior to construction of the Residence by the Design Review Committee. Model Homes may have sales offices in the garage, so long as they are converted back to a traditional garage before the Model Home is sold.

n. Basketball Goals and Sports Equipment. Basketball hoops/goals attached to the home or garage are prohibited. Permanent or temporary basketball goals that are not attached to the home or garage are permitted as long as they are well maintained by the Lot Owner. No Design Review Committee approval is required for the installation of play and sports equipment in fenced-in rear and side yards that is no taller than seven (7) feet. Owners shall exercise

consideration towards neighbors; any such equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbance of neighbors.

o. Signs. In addition to those requirements and rights set forth in the Declaration, placement of any sign on a Lot shall be governed by the following rules, as follows:

1. Builder or Trade Signs. One builder sign and permit board shall be allowed with Design Review Committee approval; however, no subcontractor or trade signs shall be permitted. Without prior Design Review Committee's approval, a single Realtor or For Sale by Owner sign may be placed on a property while the property is "for sale" and a single Open House sign may be placed on a property during an Open House but must be removed promptly after the event. At no time will a Realtor or Builder sign be placed at any location in the Woodland Park Addition except on the Owner's Lot without the approval of the Design Review Committee. Builder and Realtor signs are subject to review as to location, color, size and detailing. A builder sign shall be erected on the Lot prior to the commencement of any work, including clearing or grading. Builder and Realtor signs shall be securely erected and no signs or permits shall be placed in trees. The builder, Realtor and For Sale by Owner signs shall be removed within 5 days of the closing of a Lot unless a longer period is granted in advance by the Design Review Committee.

2. Security Signs. One security sign may be permitted without the Design Review Committee's prior approval in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. The Design Review Committee may impose size, shape and color restrictions on security signs.

3. For Rent or For Lease Signs Prohibited. For Rent and/or For Lease signs, or any signs of similar nature or import, shall not be placed on any Lot or property in the Woodland Park Addition for any reason, at any time. The placement of those type of signs anywhere in the Woodland Park Addition is absolutely prohibited, without the express prior written approval of the Design Review Committee.

Installation or relocation of all signs other than set forth above or other than provided for in the Declaration requires Design Committee approval. Additionally, the Design Review Committee shall have the right to demand and require any Owner to remove any sign from any Lot, regardless of whether said sign complies with the technical requirements of the Declaration or these Rules. Should the Owner fail to immediately comply with a demand for removal of a sign, the Design Committee shall have any and all rights of enforcement granted in the Declaration including without limitation the right of self-help to remove any sign after reasonable demand is made.

p. Erosion Control. During construction of any improvements on any Lot, erosion control must be maintained by the Owner/Builder to control runoff onto the street, common areas or adjoining property.

q. Mailboxes. Each mailbox must conform to the Design Review Committee's specifications as to style, location, size, etc, which are available upon request. Additional

structures or features are prohibited without approval of the Design Review Committee. Newspaper tubes are prohibited.

r. Chimneys. Chimneys will be built in strict compliance with all of the applicable City of Edmond rules and regulations which pertain thereto. With regard to outdoor fireplaces which have vent pipes four feet (not including the cap and collar) or taller, they must have a decorative chase. Those outdoor fireplaces with vent pipes under four feet (not including the cap and collar) must either have a decorative chase or be painted black.

s. Yard Ornaments. No sculpture or lawn ornaments of any kind will be permitted in yards visible from the street without the written consent of the Design Review Committee.

t. Carports and Clotheslines. No clotheslines shall be installed, placed, erected or maintained on any Lot. No carports shall be installed, placed, erected or maintained on any Lot, without the Design Review Committee's prior approval. Any carports submitted for Design Review Committee approval are encouraged to be entirely located behind the frontline of the Residence.

u. Dog Related Structure: No animal structure shall provide shelter for more than three (3) dogs over six (6) months of age. One dog-related structure is permitted without Design Review Committee approval so long as the structure is not Visible From Neighboring Property (as that term is defined in the Declaration). If a dog-related structure is Visible From Neighboring Property, then Design Review Committee approval is required and screening, fencing or landscaping may be required by the Committee prior to any approval.

v. Birdbaths, Birdhouses and Birdfeeders: Design Review Committee approval is not required for one rear yard installation of any birdhouse or birdfeeder no more than 12 by 24 inches in size. Design Review Committee approval is not required for one rear yard installation of a birdbath that is no more than 30 inches in height, including any pedestal. The installation of birdbaths, birdhouses and birdfeeders in front or side yards and/or the installation of multiple birdbaths, birdhouses or birdfeeders requires approval by the Design Review Committee.

w. Flagpoles: Design Review Committee approval is not required for the installation of a single flagpole so long as it does not exceed 20 feet above finished grade. If located in the front yard, a flagpole must be at least 15 feet from the front property line. Flagpoles at Model Homes may exceed 20' and be lighted with permission from Design Review Committee.

x. Pools. Design Review Committee approval is required for the construction or installation of all pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. Large above-ground pools are prohibited without the express prior written consent of the Design Review Committee. Pools shall be located in the rear or side yard and shall be installed in such a way that they are not Visible From Neighboring Property. Pools shall be fenced for safety purposes and Owners may be required to install safety features (gate locks or pool covers) when they are not in use. Any building associated with a pool is considered to be a Detached Building.

y. Hot Tubs and Saunas. Design Review Committee approval is required for the installation of any outdoor hot tub, Jacuzzi, sauna or spa. Any hot tub, Jacuzzi, sauna or spa

shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, sauna or spa shall be located in the rear or side yard, shall be installed in such a way that it is not Visible From Neighboring Property and shall not create an unreasonable level of noise for adjacent property owners. Owners may be required to install safety features such as locks or covers for these items when such are not in use.

z. Minimum Residence Square Footage. Any Residence constructed upon said Lots in the Woodland Park Addition shall have a minimum square footage of 1500 square feet, unless a variance is granted by the Design Review Committee.

aa. Setback. Each Residence shall be set back a minimum of 5 feet from each side yard property line and 15 feet from any rear property line, unless a variance is granted by the Design Review Committee.

bb. Guttering. Each Residence is required to be guttered in the front of the Residence.

cc. Statues. Design Review Committee approval is not required for the rear yard installation of any statue, which, including a pedestal, stands not more than 4 feet tall. Other accessory features, such as fountains, ponds, reflecting pools or yard ornaments require Design Review Committee approval.

dd. First Floor Exterior Walls Shall be 80% Brick, Stone, Stucco, or Equivalent. The principal first floor material, other than glass, of the exterior shall be not less than eighty percent (80%) brick, stone, stucco, or reasonable equivalent unless a variance is granted by the Design Review Committee in advance of construction. "Craftsman" or "Farmhouse" type homes can, but are not required to, comply with the foregoing 80% brick, stone, stucco, or reasonable equivalent requirement. However, that type of home will be required to have a brick wainscot on all four sides of the home, subject to the approval thereof by the Design Review Committee in advance of its construction.

### **III. Additional Rules and Restrictions Applicable to the Pinehurst Lots.**

For those Lots now or hereinafter designated as the "Pinehurst Lots", the following additional rules and restrictions shall apply, notwithstanding any provisions herein to the contrary:

a. Roof Pitch. Roof pitch minimum shall be 9/12 pitch at the front and side of each Residence and the roof pitch minimum for the rear of the Residence shall be 7/12 pitch, unless a variance is granted by the Design Review Committee. This does not apply to rear patios, which do not have a required pitch minimum.

b. Minimum Residence Square Footage. Any Residence constructed on a Pinehurst Lot will have a minimum square footage of 2000 square feet, unless a variance is granted by the Design Review Committee.

c. Garage Size. Any Residence constructed on a Pinehurst Lot shall have an attached garage with a minimum capacity of two (2) cars up to a maximum capacity of four (4)

cars, unless a variance is granted prior to construction of the Residence by the Design Review Committee.

To the extent there is a conflict in the Minimum Rules and Restrictions Applicable to All Lots and the Additional Rules and Restrictions applicable to a particular subcategory of lots, the Additional Rules and Restrictions shall apply.

#### **IV. Additional Rules and Restrictions Applicable to The Orchard Lots.**

For those Lots now or hereinafter designated as “The Orchard Lots”, the following additional rules and restrictions shall apply, notwithstanding any provisions herein to the contrary:

a. Roof Pitch. Roof pitch minimum shall be 9/12 pitch at the front and side of each Residence and the roof pitch minimum for the rear of the Residence shall be 7/12 pitch, unless a variance is granted by the Design Review Committee. This does not apply to rear patios, which do not have a required pitch minimum.

b. Minimum Residence Square Footage. Any Residence constructed on an Orchard Lot will have a minimum square footage of 2800 square feet for a one-story Residence and a minimum square footage of 3000 square feet for a two-story Residence, unless a variance is granted by the Design Review Committee.

c. Garage. Any Residence constructed on an Orchard Lot will have an attached garage with a minimum capacity of three (3) cars up to a maximum capacity of five (5) cars, unless a variance is granted prior to construction of the Residence by the Design Review Committee. Side entry garages will be required for all Residences constructed on an Orchard Lot, unless a variance is granted prior to construction of the Residence by the Design Review Committee; provided, however, a Residence may have a front entry garage so long as it also has the side entry garage(s). Decorative garage doors are required, unless a variance is granted by the Design Review Committee.

d. Fences. Fencing erected or maintained on any Orchard Lot shall be six feet (6') in height and made of cedar with a Wood Defender stain (Bright Cedar color) to match the fencing used at the entrance of the Addition and have a “2 x 8” cap; provided, however, all fencing in the Woodland Park Addition that is adjacent to the Common Area greenbelt that contains a walking trail or a proposed greenbelt/walking trail area shall be wrought iron style fencing (i.e., aluminum fencing with a similar appearance to wrought iron), unless a variance is granted by the Design Review Committee.

To the extent there is a conflict in the Minimum Rules and Restrictions Applicable to All Lots and the Additional Rules and Restrictions applicable to a particular subcategory of lots, the Additional Rules and Restrictions shall apply.

**PLEASE CONTACT THE DECLARANT FOR A COPY OF  
THE CURRENT ARCHITECTURAL AND DESIGN RULES**

**IN WITNESS WHEREOF**, the undersigned, being all of the Members of the Design Review Committee hereby consent and adopt the above and foregoing First Amended and Fully Restated Architectural and Design Rules together with Exhibit 1 and Exhibit 2 attached thereto, effective as of the 1<sup>st</sup> day of March, 2019.



\_\_\_\_\_  
Matthew Austin, Member



\_\_\_\_\_  
Jarod Tarver, Member



\_\_\_\_\_  
Trevor Brown, Member



**EXHIBIT 1 TO ARCHITECTURAL AND DESIGN RULES  
OWNER APPLICATION FOR DESIGN COMMITTEE REVIEW**

Date: \_\_\_\_\_  
 Owner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Type of Improvement: \_\_\_\_\_  
 Lot Number: \_\_\_\_\_

If an agent is submitting on behalf of the owner, also complete the following:

Agent's Name: \_\_\_\_\_  
 Business Name: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

In accordance with the Declaration of Covenants, Conditions and Restrictions for the Woodland Park Addition, as amended, and the Architectural and Design Rules, as amended, application is hereby made for review and approval of the following described improvements: (Provide brief description.)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

In support of this application the following required items are to be submitted in duplicate:

1. Plans and Specifications: The plans will show the following (where applicable): site plan, floor plan, elevations, roof plan, landscaping plan and such other items as may be needed to reflect the character and dimensions of the improvements.
2. Roof Letter (See Rule (e) of the Architectural and Design Rules)
3. Landscape Plan, if not reflected on Plans and Specifications (See attached page)
4. Any written statements or other submissions that may be required.

It is hereby understood and agreed that approval of this application by a reviewer does not constitute approval as to compliance with applicable Oklahoma law or City of Edmond ordinances.

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Submit applications to: Woodland Park Addition  
 Design Review Committee  
 c/o Woodland Park Edmond LLC  
 14301 Caliber Drive, Suite 300  
 Oklahoma City, OK 73134

If the application is incomplete, the reviewer will notify the applicant as to the needed documents and the application will not be further considered until receipt of all materials. Any time period required for reviewer approval or rejection shall not begin to run until all materials requested by the Committee are submitted in duplicate.

Date Received: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Action taken: \_\_\_\_\_

Date Received: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Action taken: \_\_\_\_\_

Date Received: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Action taken: \_\_\_\_\_

**EXHIBIT 2 TO ARCHITECTURAL AND DESIGN RULES  
LANDSCAPE PLAN SUBMITTAL CHECKLIST**

1. Format to be 24 inch x 36 inch sheet size.
2. Site plan with property boundary, footprints of permanent structures and locations and identifications of every hardwood tree with a diameter of eight inches or more at a height of 3 feet above grade.
3. Contour lines as needed to illustrate grade conditions.
4. Project location and owner's name.
5. North arrow, drawing scale, sheet number and date.
6. Boundaries of protected areas and method of protection.
7. Planting plan showing locations of proposed and existing plants. Plants should be drawn at a mature size.
8. Plant list with names of plants, sizes and quantities.
9. Hard surface plan and layout dimensions noting materials to be used.
10. Irrigation plan.
11. Construction details for all structural elements, i.e., retaining walls over 2 feet to 6 feet pools, decks, etc.
12. Submit 2 copies of the package.

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Filing Fee: \$47.00

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AMEN

