



DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
HAMILTON ADDITION KNOWN AS
THE HAMILTON PROPERTY OWNERS ASSOCIATION (HPOA)

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DATED: _____

FEDERAL ID: 73-1083824

DECLARATION
The Hamilton Property Owners Association (HPOA) Covenants

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WHEN RECORDED MAIL TO:

Douglas Development Corporation
1117 S. Douglas Boulevard Suite B
Midwest City, OK 73130

**DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF HAMILTON ADDITION**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Douglas Development Corporation ("DDC") hereafter referred to as the "Declarant," is the owner of certain land and improvements in Oklahoma County, Oklahoma, which property is more fully described on the attached "Exhibit A," incorporated herein and made a part hereof for all purposes; and

WHEREAS, Declarant desires to submit the land and improvements constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§ 851-855, as amended).

NOW, THEREFORE, Declarant does hereby publish and declare that the land and its improvements are hereby subjected to the conditions, covenants, and restrictions herein set forth to be established upon the recording hereof, in accordance with and subject to the provisions of the statutes of the State of Oklahoma, and that the covenants, conditions, restrictions, use limitations, obligations, and provisions hereof shall be deemed to run with the land described on "Exhibit A" 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 person thereof, their grantees, successors, heirs, personal representatives, devisees and assigns.

1. Definitions. Unless the context shall expressly provide otherwise:

1.1 "Association" means the Hamilton Property Owners Association, Inc., an Oklahoma corporation, its successors and assigns, the 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 in Hamilton Addition.

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

1.3 "Common Elements" means all portions of the Real Estate Development other than the Lots and other than publicly dedicated real property, and includes, but is not limited to:

a) Entrance gates and all mechanisms, lights and equipment related thereto located at the entranceway on East Reno;

- b) Wall along the South portion of the Addition together with any sprinkler system, lighting or other equipment;
- c) Fences erected by the Declarant along the East, North and West sides of the Addition, as well as all of the privacy fences erected between and in front of each unit;
- d) All street and cul-de-sac lighting and sprinkler systems;
- e) Any common area designated in the plat;
- f) All traffic islands or cul-de-sac islands.

1.4 “Common Expenses” means and includes expenses for maintenance, replacement, repair, operation, improvements, management and administration, and expenses declared common expenses by the provisions of this Declaration and the Bylaws of the Association.

1.5 “Declarant” shall mean and refer to DDC and its successors and assigns.

1.6 “Lot” means a portion of the Real Estate Development designated for separate ownership, the boundaries of which are the lot lines as shown on the recorded plat of the real estate described on Exhibit “A.”

1.7 “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.

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

1.9 “Real Estate Development” means the real estate described at “Exhibit A,” as provided for at 60 O.S. § 851, as amended.

1.10 “Rules” shall mean the Rules and Regulations adopted by the Association as amended from time to time.

1.11 “Visible From Neighboring Property” shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of each neighboring property at an elevation of no greater than the elevation of the base of the object being viewed.

2. Property Rights.

2.1 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 Elements, which shall be appurtenant to and shall pass with the title to the Lot of such Owner, subject to the following rights.

2.1.1 Association Rights to Use and to Grant Easements. The nonexclusive right and easement of the Association to make such use of the Real Estate Development as may be necessary or appropriate for the performance of the duties and functions which it is

obligated or permitted to perform under this Declaration. The Association, in its sole discretion, may from time to time grant easements and rights of-way on, across, under and over the Common Elements 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.

2.1.2 Association Right to Make Rules. The right of the Association to make such reasonable rules regarding the use of the Common Elements and facilities located thereon by members and other persons entitled to such use.

2.1.3 Borrow Money. The right of the Association, in accordance with its Bylaws for the purpose of improving the Common Elements and, in aid thereof, to mortgage said Common Elements.

2.1.4 Protect Property The right of the Association to take such steps as are reasonably necessary to protect the above described properties against foreclosure, and,

2.1.5 Other Reserved Rights. The rights reserved in this Declaration to Declarant (for, among other things, Common Element improvements), Owners, other persons and the Association.

2.2 Delegation of Use: Nonresident Owner. Any Owner may delegate his right of enjoyment of the Common Elements to the members of his family, to his tenants, to a reasonable number of guests or to contract purchasers who may reside on the Lot. All such persons shall be subject to these covenants concerning such use. Any Owner not residing on his Lot may not have a right of enjoyment of any Common Elements except as provided otherwise by these covenants.

3. Easements

3.1 Lot Access Easement. Each Owner shall have a nonexclusive easement in, on and through the Common Elements for access to said Owner's Lot.

3.2 Blanket Easements for Utilities or Police, Fire, Etc., For Maintenance and Repair to Common Elements. There is hereby created a blanket easement in, on, through, upon, across, over and under all of the Common Elements for ingress and egress, installation, replacement, repair and maintenance of all Common Element improvements and all utilities, including, but not limited to, water, sewer, gas, telephones and electricity. By virtue of this easement, it shall be expressly permissible for the electrical and/or telephone company providing service to erect and maintain the necessary poles, underground lines, and other necessary equipment on said Common Elements and to affix and maintain electrical and/or telephone wires, circuits, and conduits on, above, across and under the roof and exterior walls of the buildings, if any, upon the Common Elements. An easement is further granted to all police, fire protection and ambulance personnel, and all similar persons to enter upon the Common Elements in the performance of their duties. Further, an easement is hereby granted to the Declarant and to the Association to enter in, onto, above, across or under the Common Elements and any Lot to perform the duties of improvement, maintenance and repair to the Common Elements. Notwithstanding anything contrary contained in this paragraph, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on said Common Elements except as

approved by Declarant or the Association. Should any utility furnishing a service covered by the general easement herein provided request a specific easement, Declarant or the association may grant such an easement to the Common Elements by a separate recorded instrument without conflicting with the terms hereof and without consent of the Owners being required. The easements provided for in this paragraph shall in no way affect any other recorded easement to said Common Elements.

3.3 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.

4. Use and Occupancy. After the initial sale or transfer of a Lot or Lots by Declarant, all such Lots shall thereafter be used and occupied only for one (1) single family residence, such occupancy to be by the Owner, by the Owner's family, the Owner's tenants or the Owner's guests. No additional structure shall be constructed or placed on any Lot for use as a living quarters or storage nor shall any approved building such as a cabana or out building be used for converted to living quarters, whether temporary or permanent.

4.1 Declarant Business Office; Model Lots. Declarant and its employees, representatives, and agents may maintain a business and sales office, model homes, and other sales facilities necessary or required until all of the Lots are sold.

4.2 Offensive or Noxious Use. 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.

4.3 Mineral Drilling. Except for Declarant, and then only with the permission of the City of Midwest City, no drilling or puncturing of the surface for oil, gas or other minerals or hydrocarbons within the Real Estate Development shall be permitted.

4.4 Household Pets; Care and Restraint; Limit on Number; Indemnification by Owners. No animal shall be kept within the Real Estate Development except household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint 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 three (3) household pets may be kept without written permission of the Association. No pets may be permitted to run loose within the Real Estate Development, and any Owner who causes any animal to be brought or kept within the Real Estate Development shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the premises, whether or not the Association has given its permission therefor.

4.5 Refuse Storage; Growth. The storage of trash, ashes, or other refuse, excepting normal receptacles, is prohibited. Further, no trash, garbage cans or receptacles of any kind shall be left in sight, except on days so designated by the City of Midwest City for collection thereof. Weeds, underbrush or other unsightly growth shall not be permitted to grow or remain on

Common Elements. No trash, ashes or other refuse may be discarded in any other Owner's Lot or in or on Common Elements.

4.6 Signs and Billboards; Declarant's Right. No signs or billboards exceeding six (6) square feet in area shall be permitted on any Lot or Common Element without the prior written consent of the Association; however, this prohibition shall not apply to the Declarant. No signs shall be permitted on any building and no commercial sign shall be visible from neighboring property.

4.7 Vehicle Parking and Storage. No campers, trailers, 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 a) on any Lot/driveway b) on Common Elements, or c) on the publicly dedicated streets within the Real Estate Development. No vehicle shall park on publicly dedicated streets for more than twenty-four (24) hours, and parking shall be allowed only in designated parking areas. The operation and parking of all vehicles on the Real Estate Development are subject to the Bylaws, and the rules and regulations of the Association and the ACC.

4.8 View From Common Elements or Lot. All garbage containers, equipment, landscaping materials or supplies or storage piles shall be located so as not to be Visible From Neighboring Property.

4.9 Exterior Amenities. No elevated tanks of any kind shall be erected, placed or permitted on any Lot or Common Elements. With respect to the portion of any Lot in front of the front building setback line or in front of the side street setback line, all structures or items of any nature such as window coverings, exterior amenities, statues, works of art or other materials shall not be permitted without approval of the ACC.

4.10 Electronic Transmitting Devices; Wind Powered Generators. No visible antenna or other device for the transmission or reception of television, radio or other electronic signals or any other form of electronic communication shall be erected, placed, used or maintained outdoors on any Lot, either attached to a structure, or otherwise, without first obtaining written consent from the ACC.

4.11 Waste. No waste shall be committed on the Common Elements. Any damage or waste to the property within the Common Elements, including landscaping damage, shall be the responsibility of any Owner who causes, or whose children, guests, or tenants cause any such waste or damage.

4.12 Temporary Structure. No outbuilding, storage shed, trailer, tent or shack shall be erected, placed or permitted, nor shall any structure of a temporary character be used at any time as a residence.

4.13 Nuisance and Business Activity. No noxious or business activity shall be carried on within the Real Estate Development, nor shall anything be done therein which may be or may become an annoyance or nuisance.

4.14 Drainage Easement Maintenance. The Owner of a Lot crossed by the Private Drainage Easements reflected in the Plat of Hamilton Addition has the obligation of maintaining that

portion of his Lot within said easement free of accumulations of grass cuttings, brush, deadwood, and any other debris so as to permit the unhindered natural flow of drainage, and to prevent the downstream clogging on drainage openings under roads or at points where water flows off of Hamilton Addition.

4.15 Improvements and Alterations; Plans and Specifications. No dwelling, building, wall, fence, storage shed, cabana, greenhouse, playhouse, pergola, landscaping regime or other improvement or structure shall be commenced, erected or placed upon the Real Estate Development until the complete plans and specifications showing the precise and exact nature, kind, shape, height, set-back, materials, color and location of such improvements shall have been submitted in duplicate to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the Real Estate Development by the ACC. Alterations to improvements after the residence is occupied (as distinguished from approval of new construction) must be approved by the ACC. The ACC shall be composed of three (3) or more natural persons designated from time to time by the Board of Directors of the Association, and such persons shall serve at the pleasure of the Board of Directors. The initial ACC shall be composed of Daryush ValaNejad, John ValaNejad and Cyens ValaNejad. The affirmative vote of a majority of the members of ACC (which shall be the required quorum of the Committee) shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in these Bylaws.

4.15.1 ACC Guidelines. The following guidelines, unless hereafter amended by the ACC or waived in writing by the ACC, shall be adhered to by the ACC and, therefore, by all Owners.

4.15.1.1 Dwellings may be one story, one and one-half story, split level, and two stories in height. Eaves, steps and open porches shall be considered a part of the dwelling; provided, however, that this shall not be construed to permit any portion of a dwelling on a Lot to encroach upon another Lot.

4.15.1.2 No building or other structure shall be constructed or maintained upon any Lot which would in any way impede natural drainage without the prior written consent of the ACC. No grading, scraping, excavation or other rearranging or puncturing of the surface of any Lot shall be commenced which will or may intend to interfere with, encroach upon, or alter, disturb or damage any surface or subsurface utility line, wire or easement, or which will or may tend to disturb the minimum or maximum subsurface depth requirement of any utility line, pipe, wire or easement.

4.15.1.3 The single-family residence constructed on all Lots in the Real Estate Development shall contain a minimum of 1500 square feet of floor space. In computing the square footage of floor space of a residence, the basement, open porches, and garages shall be excluded.

4.15.1.4 No building, or any part thereof, shall be nearer to the front lot line or side street lot line than the building set-back lines shown on the recorded plat.

4.15.1.5 All mail boxes shall be encased in brick or rock to match the development's requirements on the Lot or such mail box may be a decorative, wrought iron mail box of a design approved for use by the ACC.

4.15.1.6 No fence, garage or enclosure of any type or nature whatsoever shall be constructed, erected, placed, or maintained forward of the front building limit or setback line on each Lot, as same is shown on the recorded plat thereof; however, it is not the intention of this paragraph to exclude the use of evergreens or other shrubbery to landscape front yards. All fences will be installed by Builder/Developer and maintained by the Home Owners Association, all cost of maintenance to be paid by the Association. A privacy fence may be allowed on portions of each Lot but only with the prior written approval of the ACC.

4.15.1.7 The outside wall structure of the ground floor living area of any dwelling shall be at least eighty five percent (85%) brick veneer, stone or masonry approved in writing by the ACC. Any stone above the eight foot plate shall count toward the minimum. Under special circumstances an exception to the masonry requirement may be granted by consent of the Declarant. Such an exception shall be made only when and if the plans and specifications clearly show the proposed dwelling to meet or exceed all the intended quality and value requirements and when an exterior material other than masonry is clearly an architectural or design necessity. However, in no event will artificial stone materials be acceptable.

4.15.1.8 No building shall be erected on any Lot unless it shall have a 30-year warranty laminated shingle similar to, but not limited to, Tomco Heritage thirty (30) years weathered wood. However, this restriction shall not prevent the submission of specification and plans for other types of roof covering (except wood) to the ACC for written approval of said deviation. In the event approval is granted, in writing, by the ACC, the type of roof covering so approved may be used. All vents must be painted/colored to match the shingles. Each roof shall have a minimum pitch of 8/12 and shall be subject to a warranty having a duration of a minimum of thirty (30) years.

4.15.1.9 No building of any nature shall be permitted in the easements reserved for utilities, and there shall be no retaining wall permitted in easements unless approved by the ACC.

4.15.1.10 Lawn sodding must be completed for any Lot on or before occupancy, weather and growing season permitting. If installation of a lawn is delayed due to the dormant season, such installation must be undertaken as soon as is reasonably possible with the beginning of the growing season. Property owners shall install and maintain in good order an in-ground sprinkler system within six (6) months after residence is built.

4.15.1.11 A landscape plan, showing the location of planting beds or other areas and a description of the plant material, including size and species, must be presented to the ACC along with any building plans at time of initial approval.

4.15.1.12 No outdoor clothes lines, flag poles, or any poles shall be allowed.

4.15.1.13 No outbuildings shall be allowed.

4.15.1.14 No skateboard or bicycle ramps may be constructed on any Lot or Common Element.

4.15.1.15 All exposed chimneys shall be of masonry construction approved by the ACC.

4.15.1.16 Outdoor lighting fixtures, including, but not limited to, flood lights, security lights, lamp posts, directional lights, landscape lighting and any other yard lighting, must be approved by the ACC and must not be offensive to any adjoining Owners. The maximum limit allowed is to be no more than thirty (30) days for holiday/seasonal outdoor lighting.

4.15.1.17 No railroad ties, landscape timbers or similar materials shall be used in the construction of retaining walls. Brick or stone must be used in such construction.

4.15.2 Approval. Copy of Plans and Specifications Deposited; Lapse Of Time Tantamount to Approval. Upon approval by the ACC of any plans and specifications submitted pursuant to the provisions of these covenants, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of such Committee, 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 ACC fails to approve or disapprove any plans and specifications which may be submitted to it within sixty (60) days after submission, then approval will not be required, and this paragraph 4.15.2 shall be deemed to have been fully complied with.

4.15.3 Construction; Limitations; Deviations from Plans and Specifications. Plans and specifications must be submitted to the ACC for approval within six (6) months of purchase of any Lot. Construction in accordance with plans and specifications approved by the ACC pursuant to the provisions of this paragraph 4.15 shall be commenced within six (6) months following the date upon which the same are approved by the ACC (whether by affirmative action or by forbearance from action, as provided in paragraph 4.15.2), and shall be substantially completed within twelve (12) months following the date of commencement, or within such longer period as the ACC shall specify. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the ACC shall be conclusively deemed to have lapsed, and compliance with the provisions of this paragraph 4.15 shall again be required. There shall be no deviations from plans and specifications approved by the ACC without the prior consent in writing of the ACC. 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 ACC to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use upon any other Lot or Lots.

4.15.4 Rules and Regulations of Architectural Control Committee. The ACC shall from time to time adopt and promulgate such rules and regulations regarding the form and

content of plans and specifications to be submitted for approval and may publish such statements of policy, standards, or guidelines and establish such criteria relative to architectural styles or details, or other matters, as it may consider necessary and appropriate. No such rules, regulations, statements, criteria or the like shall be construed as a waiver of the provisions of this paragraph 4.15 or any other provision or requirement of the Declaration. The ACC may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to the provisions of this paragraph. The decisions of the ACC shall be final, except that any Owner who is aggrieved by any action or forbearance from action by the ACC may appeal the decision of the ACC to the Board of Directors. A vote of two-thirds (2/3) of the then constituted Board of Directors shall be necessary to overrule a decision of the ACC.

4.15.5 Enforcement: Right to Correct Violations. In the event any dwelling, building, fence, wall or other improvement or structure shall be commenced, erected, or placed upon any Lot otherwise than in accordance with the provisions and requirements of this paragraph 4.15, then the same shall be considered to have been undertaken in violation of this paragraph 4.15 and without the approval of the ACC required herein. Upon written notice from the ACC, such dwelling, 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 the Association 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 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 Owner, and may be enforced as provided herein. The Association 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 4.15 or any of the other provisions or requirements herein, exist on such Lot; however, no such entry and inspection shall be taken without a resolution of the ACC or the Board of Directors, and after reasonable notice to the Owner of such Lot. Neither the Association nor any such agent or employee shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

4.16 Covenants Applicable to Common Areas. The Common Elements are available to, and restricted to, members of the Association and accompanied guests (and Declarant, for Common Element improvements). All litter must be placed in litter receptacles. No vehicular parking shall be allowed. No skateboards, boats, motorcycles, all-terrain vehicles, dune buggies, tree houses, tents or forts shall be allowed in the Common Elements.

5. Easements for Encroachments. If any portion of, or improvements on, the Common Elements encroach upon a Lot or Lots, a valid easement for the encroachment and for the maintenance of same, so long as it stands, shall and does exist, regardless of whether such easement is shown on the recorded plat. If any portion of a Lot encroaches upon the Common Elements, or upon an adjoining Lot or Lots, a valid easement for the encroachment and for the maintenance of same, as long as it stands, shall and does exist. Such encroachments and easements shall not be considered or

determined to be encumbrances either on the Common Elements or on the Lots.

6. Administration and Management; Mandatory Membership. The administration and management of this Real Estate Development shall be governed by these Covenants, Conditions and Restrictions and by the Bylaws of the Association. An Owner of a Lot, upon becoming an Owner, shall mandatorily become 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 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 compensation.

7. Records; Inspection by Owners and Mortgagees. The Board of Directors shall keep or cause to be kept current certified copies of the recorded Declaration, the executed Bylaws, and the books and records with detailed accounts of the receipts and expenditures affecting the Real Estate Development and its administration. The records so kept shall be available for inspection by all Owners, lenders, and the holders, insurers, and guarantors of first mortgages at convenient hours on working days or under other reasonable circumstances. All records are to be kept by the President of the Association.

8. Owner's Maintenance Responsibility of Lot. For purposes of maintenance, repair, alteration and remodeling, an Owner shall be deemed to be responsible for all portions of the Lot and its improvements, and for maintenance and upkeep of the Lot in a presentable condition, as determined by the ACC; or the ACC may, at its discretion, mow said Lot, maintain improvements thereon, trim trees, and remove trash or debris, the cost of which shall be borne by the Owner.

9. Association's Maintenance, Operation, Repair and Alterations Responsibility. The Association shall be responsible for the maintenance, operation and repair of the Common Elements including, but not limited to, all the perimeter, privacy and front fences of each unit, street front wall, entrance to addition, the gates and its communication systems, street maintenance – excluding individual driveways – common are water and electric lines and meters, irrigation system and other responsibilities specified by the Home Owners Association. The Association is responsible for payment of property taxes, utilities and insurance for all of the Common Area properties.

10. Compliance with Provisions of Declaration, Bylaws and Rules and Regulations. Each Owner shall comply strictly with the provisions of this Declaration, 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.

11. Voting Rights in the Association. Voting in the Association or as to any Amendment to this Declaration shall be on a per Lot basis. The Declarant shall have four (4) votes for each Lot owned by it, developed or not. All other Owners shall have one vote per Lot.

12. Revocation or Amendment to Declaration; Amendment of Undivided Interest in Common Elements. This Declaration shall not be revoked unless all of the Owners unanimously consent and agree to such revocation by instrument(s) duly recorded. This Declaration shall not be amended

unless the Owners representing an aggregate ownership interest of sixty percent (60%), or more, of the Lots consent and agree to such amendment by instrument(s) duly recorded. However, Declarant may amend this Declaration at any time.

13. Assessment for Common Expenses.

13.1 Obligation to Pay Pro-rata Share. All Owners of Lots shall be obligated to equally pay the assessments, either estimated or actual, imposed by the Board of Directors of the Association to meet the Common Expenses.

13.2 Assessment Due Date. Beginning with the conveyance of each Lot from the Declarant to any builder or Owner, assessments for the estimated Common Expenses shall be due yearly in advance on the first day of January unless another date is specified by written notice from the Board of Directors. In the event the ownership of a Lot commences on a day other than the first day of a month, the assessment for that month shall be prorated.

13.3 Fixing Assessments; Adjustment. For the purpose of fixing and determining the annual assessments or charges, the Board of Directors of the Association shall determine in advance for each calendar year the estimated aggregate amount of such assessments and charges as may be necessary for such year. The Board of Directors may from time to time during each year make reasonable adjustments in said estimated aggregate amount. The initial annual fee shall be \$1,200.00. The Board of Directors shall have the option of levying a five percent (5%) annual increase in the annual assessments without the approval of the Owners. Any proposed increase greater than the five percent (5%) annual increase shall be approved by a majority vote of the Owners.

13.4 Special Assessments for Capital Improvements; Majority Assent; Notice. In addition to the annual assessments hereof, the Board of Directors may levy in any assessment year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected cost, repair, or replacement of a described capital improvement, including the necessary fixtures and personal property related thereto.

13.5 Basis of Common Expenses; Increases. The assessments made for Common Expenses shall be based upon estimated expenses growing out of or connected with the maintenance, repair, operation, additions, alterations and improvement responsibilities of the Association. In the event the cash requirement for Common Expenses exceeds the aggregate assessments made pursuant to this paragraph, the Board of Directors for the Association may from time to time and at any time increase, pro rata, the yearly assessments set forth in this paragraph.

13.6 Benefit of Assessment or Association Earning. 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 responsibilities of the Association.

14. Owner's Personal Obligation for Payment of Assessments.

14.1 Non-Exemption From Payment; Board Responsibility to Collect; Interest, Costs, and Attorney Fees; Suit; Notice to Mortgagee. The amount of Common Expenses assessed against

each Lot shall be the personal and individual debt of the Owner thereof. No Owner may exempt himself from liability for his contribution toward the Common Expenses by waiver of the use of enjoyment of any of the Common Elements or by abandonment of his Lot. The Board of Directors shall have the responsibility to take prompt action to collect any unpaid assessment which remains 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 the assessment, such Owner shall be obligated to pay interest at the rate of fifteen percent (15%) per annum , or such higher rate (provided the same shall not be usurious) as the Board of Directors may from time to time determine, the amount of the assessment from due date thereof, together with all expenses, including attorney's fees incurred to collect such assessment together with late charges as allowed by the Bylaws of the Association. Suit to recover a money judgment for unpaid Common Expenses may be instigated in Oklahoma 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 assessment 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.

14.2 Unsold Lot Assessments. Declarant shall not be responsible for payment of assessments for any Lots in which title is held by Declarant.

14.3 Reserves and Working Capital. The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Elements which the Association may be obligated to maintain. The fund shall be maintained out of regular assessments for Common Expenses.

15. Assessment Lien; Priority; Notice of Lien; Recording; Enforcement; Receiver; Mortgagee May Pay Assessment. All sums assessed but unpaid for the share of Common Expenses 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 date of Common Expense assessment, (3) mortgage instruments of encumbrance duly recorded prior to the date of such assessment, (4) mechanic's and materialmen's liens arising from labor performed or material furnished upon a Lot prior to the date of such assessment, and (5) mechanic's and materialmen's liens for labor performed or material furnished upon the Common Elements to the extent of the proportionate part chargeable to the Lot Owners which constitute a part of an assessable charge for Common Expenses, satisfaction of which shall discharge the assessment to the extent of the payment made. 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 and shall be recorded in the office of the County Clerk of Oklahoma County, Oklahoma. Such lien for the Common Expenses 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 mortgage 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 Common Expenses payable with respect to such Lot, and such payment shall not be deemed a waiver by the Association of default by the Lot Owner.

16. Assessments Collectible Upon Sale. Upon the sale or conveyance of a Lot, all unpaid assessments against the seller-Owner for his pro rata share of the Common Expenses, including interest, 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:

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

16.2 Judgments entered in a Court of record prior to the date of Common Expense assessment;

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

16.4 Mechanic's and materialmen's liens arising from labor performed or material furnished upon a Lot prior to the date of such assessment; and Mechanic's and materialmen's liens for labor performed or material furnished upon the Common Elements to the extent of the proportionate part chargeable to the Lot Owners which constitute a part of an assessable charge for Common Expenses, the satisfaction of which shall discharge the assessment to the extent of the payment made.

In a voluntary conveyance of a Lot, the grantee of the Lot shall be jointly and severally liable with the grantor of all unpaid assessments by the Association against the latter for his share of the Common Expenses up to the time of the grant or conveyance, 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 manager 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.

17. Mortgaging a Lot Priority; Mortgage Subject to Declaration; Mortgagee in Title; Unpaid Assessment. An Owner shall have the right from time to time to mortgage or encumber his Lot and the interests appurtenant thereto by deed of trust, mortgage or other instrument, but the lien created thereby shall be subject to the terms and provisions of this Declaration, and any mortgagee or other lien holder 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 share of the Common Expenses or assessments chargeable to such Lot which became due prior to acquisition of title to such Lot by such acquirer. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses collectible from the Owners of all of the Lots, including such acquirer, his successors and assigns.

18. Insurance.

18.1 Master Policy; General Liability. The Association shall carry a blanket insurance policy in an amount not less than one hundred percent (100%) of the insurable value (based upon replacement cost) from an insurance company qualified to do and conduct business in the State of Oklahoma and holding a rating of Best's Insurance Reports of Class XV or better (the limits of coverage of which insurance shall be reviewed annually by the Board of Directors), of fire, lightning, extended coverage, vandalism and malicious mischief, all risk, agreed amount and inflation guard endorsement and replacement cost covering the Common Elements (except land, foundation, excavation and other items normally excluded from coverage), including fixtures and building service equipment to the extent they are part of the Common Elements, as well as common personal property and supplies, and, if required by law, workmen's compensation insurance (all of which hereinafter referred to as the "Master Policy"), with respect to the Real Estate Development and the Association's administration thereof in accordance with the following. The name of the insured must be stated in form and substance similar to the following Hamilton Property Owners Association, Inc., for use and benefit of the individual owners." Such policy must contain the standard mortgagee clause (without contribution) which must be endorsed to provide that any proceeds shall be paid to the "Hamilton Property Owners Association, Inc".

The Board of Directors shall also obtain and maintain, to the extent obtainable, comprehensive general liability insurance in such limits as may from time to time be determined necessary covering all of the Common Elements in the Real Estate Development. Such insurance policy shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Lot Owner because of negligent acts of the Association or other Lot Owners. The scope of coverage must include all other coverage in the kinds and amounts required by private institutional mortgage investors for projects similar in construction, location and use. Coverage shall be for at least One Million Dollars (\$1,000,000.00) per occurrence, for personal injury, including death of persons, and/or property damage. The Association shall use its best efforts to see that the liability insurance carried by the Association shall contain appropriate provisions to cover liability of the Owners, individually and as a group, to another Owner.

18.2 Named Insured; Mortgagee Clause. The Master Policy shall be purchased by the Association naming the Association as the insured.

18.3 Fidelity Insurance. The Board of Directors may also obtain and maintain fidelity insurance coverage against dishonest acts on the part of officers, directors, managers, trustees, employees or volunteers responsible for handling funds belonging to or administered by the Association. The fidelity bond or insurance must name the Association as the named insured and shall be written in an amount sufficient to provide protection which is in no event less than one and one-half (1 1/2) times the estimated annual operating expenses and reserves or (ii) the estimated maximum of funds, including reserve fund, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond, or (iii) a sum equal to three (3) months' aggregate assessments on all Lots plus reserve funds. In connection with such coverage, an appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. The fidelity insurance policy shall provide it may not be canceled or substantially modified (including cancellation for non-payment of premium) without at least

ten (10) days' prior written notice to the Association.

18.4 Insurance for Lot Owner. Each Owner shall be required to obtain insurance, at his own expense, on his Lot and improvements thereon, and on all structures, contents, furnishings and decorations and other items of personal property belonging to an Owner. Casualty and public liability insurance coverage within each Lot are specifically made the responsibility of the Owner thereof.

19. Eminent Domain.

19.1 Acquisition of All or Substantially All of a Lot. If a Lot is acquired by eminent domain, or if part of a Lot is acquired by eminent domain leaving the Lot Owner with a remnant which may not practically or lawfully be used for any purpose permitted by this Declaration, the award must compensate the Lot Owner and mortgagees, if any, as their interests may appear, for the Lot and its Common Element interest, whether or not any Common Element interest is acquired. Upon acquisition, unless the decree otherwise provides, that Lot's entire Common Element interest, votes in the Association, and Common Expense liability are automatically reallocated to the remaining Lots in proportion to the respective interests, votes, and liabilities of those Lots before the taking.

19.2 Acquisition of Part of Common Elements. If part of the Common Elements is acquired by eminent domain, the award must be paid to the Association. The Association shall divide any portion of the award not used for any restoration or repair of the remaining Common Elements among the Lot Owners in proportion to their respective Common Element interests before the taking.

19.3 Association to Represent Owners. 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 Elements, or part thereof. Each Lot Owner appoints the Association as attorney-in-fact for such purposes.

20. Registration of Mailing Address of Lot Owners. 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.

21. Period of Ownership. The Real Estate Development created by this Declaration shall continue until this Declaration is revoked in the manner as is provided for in this Declaration.

22. General Reservations. Declarant reserves the right to establish within the Common Elements future easements, reservations, exceptions and exclusions consistent with the ownership and development of the Common Elements and of the Real Estate Development and for the best interests of the Lot Owners and the Association in order to serve the entire Real Estate Development.

23. Waiver Clause. Except as to the payment of assessments, the Association shall have the power to grant to any Owner a waiver, variance or exception of and from any of the provisions of this Declaration, so long as said waiver, variance or exception is approved by the Declarant, if the Declarant is the owner of any Lots, and so long as said waiver, variance or exception is approved by a majority of the Board of Directors of the Association.

24. General.

24.1 Severance. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any such provisions, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

24.2 Failure to Enforce Not Waiver. No provision contained in this Declaration or the Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number violations or breaches which may occur.

24.3 Captions. The captions herein are inserted only as a matter of convenience, and for reference, and in no way define, limit or describe the scope of this Declaration or exhibits or the intent of any provision hereof.

24.4 Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine or neuter gender, and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

24.5 Covenants to Run With the Land. The covenants, conditions and restrictions of this Declaration shall run with and bind the Real Estate Development and shall inure to the benefit of and be enforceable by the Association or any member, their respective legal representatives, heirs, successors and assigns.

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

24.7 Enforcement at Law or In Equity; Notice to Mortgagee of Uncured Default. The Association, or any Owner or Declarant, so long as Declarant has a record interest in the Real Estate Development, shall have the right to enforce by proceedings, at law or in equity, all restrictions, conditions, covenants, or reservations and the right to recover damages or other dues for such violation; however, with respect to assessment liens and Association Rules, the Association shall have the exclusive right to the enforcement thereof. The Association or any Owner shall also have the right to enforce, by proceedings at law or in equity, the provisions of this Declaration or the Bylaws and any amendments thereto. A first mortgagee, upon request, will be entitled to written notification from the Association of any default in the performance by the individual Lot Borrower of any obligation under the Real Estate Development documents which is not cured within sixty (60) days.

24.8 Attorneys' Fees. In the event an action is instituted to enforce any of the provisions contained in this Declaration, 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. In the event the Association is a prevailing party in such action, the amount of such attorneys' fees and costs shall be a special assessment with respect to the Lot involved in the action.

24.9 Special Amendment. Declarant hereby reserves and is granted the right and power to amend this Declaration at any time while Declarant has ownership of any Lot. Declarant and its successors may also record a Special Amendment to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities and/or (ii) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Lots and improvements thereon. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner, Each deed, mortgage, trust deed, other evidence of obligation or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant to make, execute, and record Special Amendments. No Special Amendment made by Declarant shall affect or impair the lien of any first mortgage upon a Lot and improvements thereon or any warranties made by an Owner or first mortgagee in order to induce any of the above agencies or entities to make, purchase, insure, or guarantee the first mortgage on such Owner's Lot and improvements thereon. Upon the sale of the sole remaining Lot by the Declarant, the Association shall have the authority to amend this paragraph.

24.10 Future Additions. Although this Declaration includes only the real property described on attached Exhibit "A", the Declarant may develop additional areas in the same quarter section of land which will be complementary in concept to this Declaration, and which additional areas will provide additional owners as members of the Association. The Declarant, its successors and assigns, shall have the right to bring within the scope of this Declaration such additional areas as the Declarant shall choose, in its sole discretion. The additions authorized under this Article shall be made by filing of record a Supplementary Declaration of Covenants, Conditions and Restrictions, herein called "Supplementary Declaration" with respect to the additional property which shall extend the regime of the covenants and restrictions of this Declaration to such property. Such Supplementary Declaration may contain complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary, in the sole discretion of the Declarant, to reflect the different character, if any, of the additional properties.

IN WITNESS WHEREOF, the undersigned have executed these presents the ____ day of _____, 20__.

DOUGLAS DEVELOPMENT CORPORATION

By: _____
_____ President

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

} SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, as _____ President, on behalf of Douglas Development Corporation.

NOTARY PUBLIC

My Commission Expires:

(S E A L)