

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOTS THREE (3), FOUR (4) AND FIVE (5), AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW14 SE14) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERSY UNE OF LOT 4. DISTANCE OF 129 FEET TO A POINT THENCE WATH 80°593" WEST FOR A DISTANCE OF 129 FEET TO A POINT THENCE WATH 10°393" WEST FOR A DISTANCE OF 129 FEET TO A POINT ON THE CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE RIGHTO-WAY, THENCE ALONG AND CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE RIGHTO-WAY, THENCE ALONG AND CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE RIGHTO-WAY, THENCE ALONG AND CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE RIGHTO-WAY, THENCE ALONG AND CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE RIGHTO-WAY, THENCE WATH 45°713" WEST FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF COMPOUND CURRYATURE. THENCE ALONG AN WAY. DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR A DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°713" WEST FOR A DISTANCE OF 151.2 FEET TO A POINT OF CURRYATURE. THENCE ALONG A 182.00 FOOT RADIUS CURRYE TO THE RIGHT, HAWNG A CENTRAL ANGLE OF 25'000" FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF TANGENCY, THENCE WATH 40°7014" WEST FOR A DISTANCE OF 151.2 FEET TO A POINT OF CURRYATURE. THENCE ALONG A 218.00 FOOT RADIUS CURRYE TO THE LETT, HAWNG A CENTRAL ANGLE OF 5'000" FOR AN ARC DISTANCE OF 151.2 FEET TO A POINT OF CURRYATURE. THENCE ALONG A 1818.00 FOOT RADIUS CURRYE TO THE LETT, HAWNG A CENTRAL ANGLE OF 5'000" FOR AN ARC DISTANCE OF 58.0 FEET TO A POINT OF CURRYATURE. THENCE ALONG A 1818.00 FOOT RADIUS CURRYE TO THE LETT, HAWNG A CENTRAL ANGLE OF 100°01 FEET TO A POINT OF CURRYATURE. THENCE ALONG A 1820.00 FOOT RADIUS CURRYE TO THE LETT, HAWNG A CENTRAL ANGLE OF 100°01 FEET TO A POINT OF CURRYATURE. THENCE WATH AND SOUTH ENGLY COUNTS THENCE FOOT A DISTANCE OF 520

SQUARE FEET, OR 80.639 ACRES.

THE DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WIND RIVER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS AND UTILITY

PUBLIC STREETS AND UTILITY EASEMENTS

THE DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PIAT AS "SOUTH DELAWARE AVENUE". EAST 12181 STREET SOUTH AND OTHER STREETS NOT DESIGNATED AS "PRIVATE". AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "US" OR "UTILITY EASEMENT," RESERVE A AND RESERVE B. AND ANY STREETS DESIGNATED. AS "PRIVATE" FOR THE SEVERAL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOCETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOCETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT, THE DEVELOPER HEREIN OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PLAT, THE DEVELOPER HEREIN OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING ARREAS, CURBING AND LANDSCAPING WITHIN SUCH EASEMENTS.

1. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.



2. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION FACILITIES OR GAS LINES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

3. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

4. THE FOREGOING C BY THE SUPPLIER OF OWNER OF THE LOT COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE DF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

5. THE FOREGOI ENFORCEABLE BY TI OF THE LOT AGREES JING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS TO BE BOUND HEREBY.

6. WATER MAINS PLAT. PRIVATE STREETS DEPICTED ON THE ACCOMPANYING

GAS SERVICE

1. THE OWNER OF THE LOT SHALL FACILITIES LOCATED ON HIS LOT. RESPONSIBLE HE. PROTECTION GAS

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH A GAS MAIN SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE NFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES O BE BOUND HEREBY.

SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

OVERLAND DRAI

HEREBY DEDICATE, FOR PUBLIC USE A PERPETUAL T, AS DEPICTED ON THE ACCOMPANYING PLAT AS IT, AS DEPICTED ON THE ACCOMPANYING PLAT AS IT FOR THE PURPOSE OF PERMITTING THE FLOW, CONVERN WATER RUNOFF. NO WALL, FENCE OR OTHER OBSTRUCTION THE EASEMENT AREA. UNDERGROUND UTILITIES SS THE OVERLAND DRAINAGE EASEMENT FOR THE PURPOSE OF THE PURPOS



H. PAVING AND LANDSCAPING WITHIN EASEMENTS

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS PUD NO. 686 WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON JULY 16, 2003, AND ADOPTED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA, ON AUGUST 7, 2003, THE IMPLEMENTING ORDINANCE NO. 20673 BEING ADOPTED ON SEPTEMBER 9, 2003, AND PUBLISHED ON SEPTEMBER 17, 2003, AND

COOPE

WHEREAS, THE DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

THEREFORE, THE DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

1. CONSTRUCT AND MAINTAIN STREET SURFACING OF THE PRIVATE STREETS DEPICTED WITHIN THE ACCOMPANYING PLAT, MEETING OR EXCEEDING THE NOW EXISTING SPECIFICATIONS OF THE CITY OF TULSA, OKLAHOMA, APPLICABLE TO MINOR RESIDENTIAL PUBLIC STREETS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

PUD

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PART OF GOVERNMENT LOTS THREE (3), FOUR (4) AND FIVE (5), AND PART OF THE NORTHWEST QUARTER OR THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION THIRTY—THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

THE UNDERSIGNED DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH DELAWARE AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF TULSA, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

WHEREAS, WIND RIVER WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 686) AS PROVIDED WITHIN SECTIONS 1100-1107 OF TITLE 42, TULSA REVISED ORDINANCES (TULSA ZONING CODE), AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING (REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, SUFFICIENT TO ASSURE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED DEVELOPMENT, AND

A. USE OF LAND

THE DEVELOPMENT OF WIND RIVER SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF TULSA ZONING CODE, AS SUCH PROVISIONS EXISTED ON AUGUST 7, 2003, OR AS MAY BE SUBSEQUENTLY AMENDED. PRIVATE STREETS

THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT AS SOUTH SANDUSKY AVENUE, SOUTH OSWEGO AVENUE, SOUTH PITTSBURGH AVENUE, SOUTH RICHMOND AVENUE, SOUTH OSWEGO AVENUE, EAST 118TH STREET SOUTH, EAST 118TH DRIVE, EAST 118TH PLACE SOUTH, EAST 117TH STREET SOUTH, EAST 116TH PLACE SOUTH, ARE HEREIN DEDICATED BY THE DEVELOPER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN WIND RIVER, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS, TO AND FROM PUBLIC STREETS, AND FOR PROVIDING COMMON PARKING AREAS, ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION III TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION. PUBLIC UTILITIES MAY BE INSTALLED, OPERATED AND MAINTAINED IN THE PRIVATE STREETS.

THE DEVELOPER HEREIN GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREIN COVENANTS WITH THE OF TULSA, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO BENEFIT OF THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CIT TULSA, OKLAHOMA, TO:

QUALITY AND THICKNESS SPECIFICATIONS FOR GUTTERS, BASE AND PAVING MATERIALS;

SURFACING WIDTH OF A TWO WAY STREET SECTION OF NOT LESS THAN 26 FEET AND A SURFACING WIDTH OF A ONE WAY STREET SECTION OF NOT LESS THAN 20 FEET, MEASURED FROM FACE OF CURB TO FACE OF CURB;

CONCRETE CURBING; AND

VERTICAL GRADE; PROVIDED HOWEVER, RIGHT-OF-WAY WIDTHS, AS DEPICTED UPON THE ACCOMPANYING PLAT ARE PERMITTED, AND A MAXIMUM VERTICAL GRADE OF 10% PERMITTED.

2. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM ANY SUCH PRIVATE STREET.

3. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET AS DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM EFFECTIVE USAGE OF THE PRIVATE STREETS PROVIDED HOWEVER, CUSTOMARY SECURITY GATING MAY BE INSTALLED.

HE DEVELOPER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE RIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF ULSA. OKLAHOMA STANDARD AS TO WIDTH OF RIGHT-OF-WAY, AND FURTHER CKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN NY PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO CCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE UBDIVISION.

RESERVE AREAS

THE USE OF RESERVE A, RESERVE B, RESERVE C AND RESERVE E SHALL BE LIMITED TO COMMON AREA LANDSCAPING AND OTHER COMMON IMPROVEMENTS, OPEN SPACE AND ENTRY FEATURES INCLUDING BUT WITHOUT LIMITATION, SIGNAGE AND SECURITY FACILITIES, PROVIDED THAT RESERVE A AND RESERVE B MAY BE USED FOR THE OPERATION, INSTALLATION AND MAINTENANCE OF UTILITIES.

THE USE OF RESERVE AREA D SHALL BE LIMITED TO COMMON AREA LANDSCAPING, WATER FEATURE WITH RELATED AMENITIES AND CLUBHOUSE WITH OUTDOOR SWIMMING POOLS.

D. DEVELOPMENT STANDARDS

THE LOTS WITHIN WIND RIVER (HEREINAFTER REFERRED TO AS THE "LOTS") SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

DEVELOPMENT AREA A (BLOCKS 1, 2, 3, 4 AND 5) "CIMARRON" 23.20 ACRES

LAND AREA:

PERMITTED USES

USES PERMITTED WITHIN USE UNIT 6, SINGLE-FAMILY DWELLING, INCLUDING CUSTOMARY ACCESSORY USES; AND COMMON USE AREAS CONTAINING SECURITY GATE HOUSE, RECREATION FACILITIES, PRIVATE CLUBHOUSE, SWIMMING POOLS, COURTS AND PLAY AREAS.

WAXIMUM NUMBER OF DWELLING UNITS: NIMUM LOT WIDTH: 60 FEET

MINIMUM LOT AREA: 6,900 SF

OFF-STREET PARKING: WINIMUM COMMON AREA LIVABILITY SPACE PER DWELLING UNIT:

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: MINIMUM LIVABILITY SPACE PER LOT:

MAXIMUM BUILDING HEIGHT:

35 FEET

5,000 SF

4,000 SF

1,000 SF

NINIMUM YARD REQUIREMENTS: TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO (2) ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT.

FROM THE PERIMETER OF THE PUD FROM STREET RIGH-OF-WAY INTERIOR SIDE YARD ONE SIDE OTHER SIDE YARD INTERIOR REAR YARD NIMUM BUILDING SEPERATION: 5 FEET 0 FEET 20 FEET 5 FEET 25 FEET 20 FEET

IDENTIFICATION SIGNS: ACCESS TO DEVELOPMENT AREA A MAY BE GATED

ACCESS:

WITHIN DEVELOPMENT AREA 'A', SIGNAGE SHALL BE LIMITED TO THAT APPROVED WITH THE ORIGINAL PLANNED UNIT DEVELOPMENT, MINOR AMENDMENT 686-3, APPROVED BY THE TWAPC ON JANUARY 5, 2005 OR THAT MAY BE SUBSEQUENTLY APPROVED BY THE TWAPCH CELLY LIMITED TO THAT

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LAND AREA: OFF-STREET PARKING: WAXIMUM BUILDING HEIGHT: PERMITTED USES: DEVELOPMENT AREA B (BLOCKS 9, 10 AND 11) "WHITE OAK" MAXIMUM NUMBER OF DWELLING UNITS: NIMUM LIVABILITY SPACE PER DWELLING UNIT. NIMUM LOT WIDTH: NIMUM COMMON AREA LIVABILITY SPACE PER DWELLING UNIT: 2,500 SF NIMUM LIVABILITY SPACE PER LOT: USES PERMITTED WITHIN USE UNIT 6, SINGLE-FAMILY DWELLING, INCLUDING CUSTOMARY ACCESSORY USES; AND COMMON USE AREAS CONTAINING SECURITY GATE HOUSE, RECREATION FACILITIES, PRIVATE CLUBHOUSE, SWIMMING POOLS, COURTS AND PLAY AREAS. IIMUM LOT AREA: LOT WIDTH ON LOTS ABUTTING A CUL-DE-SAC SHALL BE MEASURED AT THE BUILDING SETBACK LINE. 10.64 ACRES 2,500 SF 55 FEET 5,000 SF 35 FEET

TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO (2) ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT. MUM YARD REQUIREMENTS:

FROM THE PERIMETER OF THE PUD FROM STREET RIGH-OF-WAY INTERIOR SIDE YARD ONE SIDE OTHER SIDE YARD INTERIOR REAR YARD ACCESS: NIMUM BUILDING SEPERATION 5 FEET 5 FEET 0 FEET 20 FEET 25 FEET 20 FEET

WITHIN DEVELOPMENT AREA "B". SIGNAGE SHALL BE LIMITED TO THAT APPROVED WITH THE ORIGINAL PLANNED UNIT DEVELOPMENT, MINOR AMENDMENT 686-3, APPROVED BY THE TMAPC ON JANUARY 5, 2005 OR THAT MAY BE SUBSEQUENTLY APPROVED BY THE TMAPC.

DENTIFICATION SIGNS:

ACCESS TO DEVELOPMENT AREA B MAY BE GATED

DEVELOPMENT AREA C (BLOCKS 6, 7 AND 8) "TALLGRASS"

PERMITTED USES:

AND AREA: 13.31 ACRES

USES PERMITTED WITHIN USE UNIT 6, SINGLE-FAMILY DWELLING, INCLUDING CUSTOMARY ACCESSORY USES; AND COMMON USE AREAS CONTAINING SECURITY GATE HOUSE, RECREATION FACILITIES, PRIVATE CLUBHOUSE, SWIMMING POOLS, COURTS AND PLAY AREAS.

MAXIMUM NUMBER OF DWELLING UNITS NIMUM LOT WIDTH:

INIMUM LOT AREA: LOT WIDTH ON LOTS ABUTTING A CUL-DE-SAC SHALL BE MEASURED AT THE BUILDING SETBACK LINE. 62 FEET 35 FEET 6,900 SF

MAXIMUM BUILDING HEIGHT: NIMUM LIVABILITY SPACE PER LOT: INIMUM LIVABILITY SPACE PER DWELLING UNIT NIMUM COMMON AREA LIVABILITY SPACE PER DWELLING UNIT: 5,000 SF 4,000 SF 1,000 SF

IIMUM YARD REQUIREMENTS: TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO (2) ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT.

OFF-STREET PARKING:

FROM THE PERIMETER OF THE PUD
FROM STREET RIGH-OF-WAY
INTERIOR SIDE YARD
ONE SIDE
OTHER SIDE YARD
INTERIOR REAR YARD ACCESS: NIMUM BUILDING SEPERATION: 5 FEET 5 FEET 20 FEET 25 FEET 20 FEET

DENTIFICATION SIGNS: ACCESS TO DEVELOPMENT AREA C MAY BE GATED

WITHIN DEVELOPMENT AREA "C", SIGNAGE SHALL BE LIMITED TO THAT APPROVED WITH THE ORIGINAL PLANNED UNIT DEVELOPMENT, MINOR AMENDMENT 686-3, APPROVED BY THE TMAPC ON JANUARY 5, 2005 OR THAT MAY BE SUBSEQUENTLY APPROVED BY THE TMAPC.

LAND AREA: DEVELOPMENT AREA D (BLOCKS 12, 13, 14 AND 15) "CROSSTIMBER" 24.57 ACRES

PERMITTED USES: USES PERMITTED WITHIN USE UNIT 6, SINGLE-FAMILY DWELLING, INCLUDING CUSTOMARY ACCESSORY USES; AND COMMON USE AREAS CONTAINING SECURITY GATE HOUSE, RECREATION FACILITIES, PRIVATE CLUBHOUSE, SWIMMING POOLS, COURTS AND PLAY AREAS.

> MAXIMUM OFF-STREET PARKING: MINIMUM LIVABILITY SPACE PER LOT: WINIMUM LIVABILITY SPACE PER DWELLING WAXIMUM BUILDING HEIGHT: MINIMUM LOT AREA: FROM THE PERIMETER OF THE PERIOM STREET RIGH-OF-WAY
> INTERIOR SIDE YARD
> ONE SIDE
> OTHER SIDE YARD
> INTERIOR REAR YARD TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO (2) ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT.
>
> NIMUM YARD REQUIREMENTS: ACCESS: ZININC ZININC M BUILDING SEPERATION 35 FEET 5,000 SF 5,000 SF 9,000 SF

ACCESS TO DEVELOPMENT AREA D MAY BE GATED

IDENTIFICATION SIGNS:

WITHIN DEVELOPMENT AREA "D". SIGNAGE SHALL BE LIMITED TO THAT APPROVED WITH THE ORIGINAL PLANNED UNIT DEVELOPMENT, MINOR AMENDMENT 686-3, APPROVED BY THE TMAPC ON JANUARY 5, 2005 OR THAT MAY BE SUBSEQUENTLY APPROVED BY THE TMAPC.

LAND AREA

PERMITTED USES:

RESERVE D

MINOR AMEND COMMON USE AREAS CONTAINING LANDSCAPED AREAS, RECREATION FACILITIES, PRIVATE CLUB HOUSES, SWIMMING POOLS, COURTS AND PLAY AREAS.

THE FOREGOING F EXECUTION OF AN AREA REQUIREME METROPOLITAN AF AMENDMENT PROC SECTION 1107 OF T OF THE MINUTES OF TULSA COUNTY CLE RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF N AMENDING DOCUMENT) TO CONFORM TO AMENDMENTS TO BULK AND IENTS THAT MAY SUBSEQUENTLY BE APPROVED BY THE TULSA NREA PLANNING COMMISSION PURSUANT TO ITS REVIEW OF A MINOR OCESSED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION H. OF THE CITY OF TULSA ZONING CODE, AND THE FILING OF A CERTIFIED COPY OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION WITH THE LERK.

IN THE EVENT OF MEANING THEREOF TULSA ZONING CO AMENDED. DEFINITIONS AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SECTION II., THE F SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF DE AS THE SAME EXISTED ON AUGUST 7, 2003, OR AS SUBSEQUENTLY

SECTION

THE ARCHITECTURA
APPROVE PLANS FO
BE RESPONSIBLE FO
CONTAINED IN THE
OF THE ARC, WITH O IRAL REVIEW COMMITTEE (ARC) SHALL BE FORMED TO REVIEW AND FOR ALL CONSTRUCTION ON LOTS IN WIND RIVER. THE ARC SHALL ALSO FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS IE RESTRICTIVE COVENANTS. ROBERT R. DAVID SHALL BE ONE MEMBER ONE ADDITIONAL MEMBER TO BE DESIGNATED BY THE DEVELOPER.

1. ALL LOTS SHALL HAVE A MINIMUM OF 360 A MINIMUM OF 360 LIVING AREA ON TH L BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. ONE STORY HOMES SHALL DF 3000 SQUARE FEET OF LIVING AREA. TWO STORY HOMES SHALL HAVE DESCRIPTION OF 2600 SQUARE FEET OF HE FIRST FLOOR.

ALL HOMES SHA ALL BE 100% MASONRY ON THE FIRST FLOOR OF THE HOME.

EXPOSED STEM WALLS SHALL BE COVERED WITH BRICK, STONE OR STUCCO.
ALL HOMES SHALL HAVE MINIMUM GARAGE SPACE FOR THREE AUTOMOBILES NO MILL FINISHED WINDOWS SHALL BE PERMITTED ON ANY HOME IN WIND RIVER

6. NO PRE-EXISTING OR OFF-SITE BUILT BUILDINGS MAY BE MOVED ONTO ANY LOT. ALL OUT BUILDINGS OF ANY NATURE MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND SHALL BE CONSTRUCTED ONSITE.

7. ANY FENCE SEPARATING A LOT FROM ANOTHER LOT SHALL BE OF WOOD, STONE, BRICK OR WROUGHT IRON. ANY PAINTED FENCE SHALL FIRST BE APPROVED AS TO COLOR BY THE ARC. FENCES SHALL NOT EXCEED 6' IN HEIGHT WITHOUT THE PRIOR APPROVAL OF THE

9. HOMES SHALL PROOF PITCH OF LE 3. ALL RETAINING AND DECORATIVE WALLS SHALL BE OF STONE, BRICK OR OTHER COMPATIBLE MATERIAL TO THE MASONRY USED ON THE HOME. NO RAILROAD TIE WALLS WILL BE PERMITTED UNDER ANY CIRCUMSTANCE. HAVE A ROOF PITCH OF AT LEAST 9/12 ON 75% OF THE ROOF AREA. NO ESS THAN 6/12 SHALL BE PERMITTED EXCEPT FOR COVERED PORCHES OR

10. ALL LOTS SH FACING SIDE ELEV YARDS SHALL BE LANDSCAPE AREA: CONSTRUCTION SH 2.5" CALIPER EACH HALL BE PROFESSIONALLY LANDSCAPED ON THE FRONT AND STREET /ATIONS UPON COMPLETION OF THE HOME. ALL FRONT, SIDE AND BACK FULLY SODDED UPON COMPLETION OF THE HOME. ALL YARD AND AS SHALL BE FULLY IRRIGATED. EACH LOT UPON COMPLETION OF HALL HAVE A MINIMUM OF TWO TREES PLANTED THAT ARE A MINIMUM OF ILANDSCAPE PLANS MUST BE APPROVED BY THE ARC.

11. ALL ROOFS SHALL BE COVERED WITH ROOFING MATERIAL HAVING A THIRTY (30) YEAR OR MORE RATING (SUCH AS "TANCO HERITAGE THIRTY WEATHERED WOOD"), OR SLATE OR TILE IF APPROVED BY THE ARC. ANY WAIVER OF THIS RESTRICTION BY THE ARC MUST BE DATED AND IN WRITING. ALL ROOF FLASHING AND VALLEYS SHALL BE MADE OF BRONZE, COPPER OR PAINTED MATERIAL. ALL ROOF VENTS ARE TO BE PAINTED TO BLEND IN WITH THE COLOR OF THE ROOFING MATERIAL.

12. ALL FIREPLACE CHIMNEYS VISIBLE FROM THE STREETS SHALL BE VENEERED WITH BRICK, STONE OR STUCCO AND HAVE A COPPER CHIMNEY CAP OR PAINTED METAL CAP APPROVED BY THE ARC.

13. NO ANTENNAS SHALL BE PERMITTED EXCEPT A 20 INCH SATELLITE DISH, THE LOCATION OF WHICH SHALL BE APPROVED BY THE ARC.

14. EXCEPT FOR CUSTOMARY AND USUAL "FOR SALE" SIGNS AND CUSTOMARY AND USUAL NAME AND ADDRESS SIGNS, NO SIGN OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY PART OF ANY LOT, OR ON ANY STRUCTURE EXCEPT WITH THE WRITTEN CONSENT OF THE ARC.

15. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

16. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT AT ANY RESIDENCE OR ON ANY LOT. COMMON HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES, AND SO LONG AS THEY DO NOT POSE A THREAT OR CREATE A NUISANCE TO THE NEIGHBORS.

ANY LOT EXCEPT FOR REAL ESTATE SALES, MANAGEMENT AND CONSTRUCTION OFFICES, WHICH MAY WITH THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, BE ERECTED, MAINTAINED AND OPERATED ON ANY LOT OR IN ANY BUILDING OR STRUCTURE NOW OR HEREAFTER ERECTED ON ANY LOT, PROVIDED THE OFFICES ARE USED SOLELY IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY OR THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY, OR THE MANAGEMENT, RENTAL OR SALE OF ANY PART OF THE PROPERTY, OR OF IMPROVEMENTS NOW OR HEREAFTER ERECTED THEREON AND PROVIDED THAT SUCH OFFICES SHALL BE REMOVED UPON COMPLETION OF SALES OR CONSTRUCTION AS THE CASE MAY BE.

18. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS.

19. NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHA CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS. ALL BE

21. RESIDENCES WITH THE SAME FRONT ARCHITECTURAL ELEVATION SHALL NOT BE VISIBLE ONE TO THE OTHER. 20. NO EXTERIOR CLOTHES DRYER OR CLOTHES DRYING LINE SHALL BE ERECTED, INSTALLED OR MAINTAINED ON ANY LOT OR ON ANY STRUCTURE THEREON.

22. NO LOT WITHIN SUBDIVISION SHALL BE FURTHER DIVIDED OR LOT SPLIT WITHOUT APPROVAL OF ARC AND CITY OF TULSA, OKLAHOMA, AS REQUIRED BY LAW.

23. ALL LOTS SHALL USE A STANDARD MAILBOX AS SELECTED BY THE ARCHITECTURAL REVIEW COMMITTEE.

25. ALL HOMES WITHIN THE SUBDIVISION SHALL INCLUDE PROFESSIONAL INSTALLATION OF A GUTTER AND DOWNSPOUT SYSTEM, UNLESS OTHERWISE APPROVED BY THE ARC.

SECTION IV. HOMEOWNERS ASSOCIATION ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

FORMATION OF HOMEOWNERS ASSOCIATION

THE DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN WIND RIVER (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION THE PRIVATE STREETS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WIND RIVER.

MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST SHALL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. MEMBERSHIP APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT T OF A LOT SHALL BE

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS.

STATE OF OKLAHOMA

SS

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PRETAINING THERETO. AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. WHETHER OR NOT SPECIFICALLY THERE OR STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEMENT TO THE PROVISIONS OF THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE STABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF TULSA ZONING CODE AND SHALL INURE TO THE HOMEOWNIERS ASSOCIATION. IF THE UNDERSIGNED DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III, IT SHALL BE LAWFUL FOR THE CITY OF TULSA, ANY OWNER OF A LOT OR THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. PRIVATE DEVELOPMENT AND USE RESTRICTIONS ARE ESTABLISHED FOR THE UNDERSIGNED DEVELOPERS OF THE LOTS, AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEEABLE BY ANY OWNER OF A LOT AND THE HOMEOWNERS ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATION GOR ATTEMPTING TO VIOLATE ANY SUCH COVENANT. THE PERSON OR PERSONS VIOLATION GOR ATTEMPTING TO VIOLATE ANY SUCH COVENANT. THE PERSON OR PERSONS VIOLATION OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT. THE PERSON OR PERSONS VIOLATION GOR ATTEMPTING TO VIOLATE ANY SUCH COVENANT. THE PERSON OR PERSONS VIOLATION OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT. THE PERSON OR PERSONS VIOLATION OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT.

D OF SEAL

AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA, EXCEPT AS PROVIDED IN SECTION II.E., MINOR AMENDMENTS, ABOVE, THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 65% OF THE LOTS AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, ANY INSTRUMENT AMENDING OR TERMINATING THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BEAR THE ENDORSEMENT OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND SHALL BE DULY FILED OF RECORD. THE COVENANTS CONTAINED IN SECTION III, PRIVATE DEVELOPMENT AND USE RESTRICTIONS, AMY BE AMENDED OR TERMINATED AT ANYTIME BY A WRITTEN INSTRUMENT EXECUTED AND ACKNOWLEDGED BY THE LOT OWNERS OF MORE THAN 65% OF THE LOTS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED.

SEVERABILITY

NVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ________, 2005.

WIND RIVER ASSOCIATES, L.L AN OKLAHOMA LIMITED LIABII ROBERT R. DAVID

COUNTY OF TULSA STATE OF OKLAHOMA SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY FOREMET R. DAVID, AS MANAGER OF WIND ASSOCIATES, L.L.C. RIVER

MY COMMISSION EXPIRES NOTARY PUBLIC RAPOLINE VELO PUBLIC OKLAHOMA 02008339 70154 COX

CERTIFICATE OF SURVEY

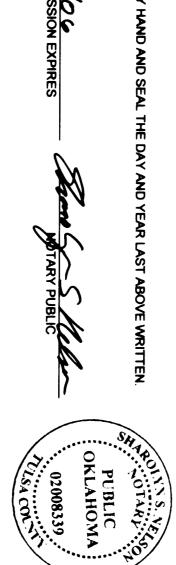
I, DAN E. TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _ 2 _DAY OF TRES 2005 TANNER TANNER TANNER TANNER TANNER TANNER TANNER TANNER

DAN E. TANNER REGISTERED LAND SURVEYOR

COUNTY OF TULSA

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



RECEIVED

Wind River SHEET 4 OF 4