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Recorded in Book 1442 page 878.

“THE LAKES AT WINDRIDGE”
PLAT NUMBER 193

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That the Ringle Development L.L.C. (hereinafter called the “Owners/Developers”), now the record owners of the following described real property situated in the County of Osage, State of Oklahoma, to-wit:

A tract of land in the North Half of the Northeast Quarter (N/2 NE/4) of Section 14, and the North Half of the Northwest Quarter (N/2 NW/4) of Section 13, all in Township 20 North, Range 11 East of the I.B.M., Osage County, Oklahoma and being more particularly described as follows:

Commencing at the Northwest corner of the North Half of the Northeast Quarter (N/2 NE/4) of Section 14 marked by a GLO brass cap; thence N 89 deg. 45'27"E along the north line of said N/2 NE/4 a distance of 260.46' to the Point of Beginning; thence continuing N 89 deg. 45'27"E along the north line of said N/2 NE/4 a distance of 2385.95' to the Northeast corner of said N/2 NE/4, said point also being the Northwest corner of the N/2 NW/4 of Section 13 marked by a GLO brass cap; thence N 89 deg. 45'47"E along the north line of said N/2 NW/4 a distance of 443.61'; thence S 00 deg. 14'30"E a distance of 336.23'; thence N 83 deg. 21'26"W a distance of 443.78' to a point on the East line of said N/2 NE/4 Section 14, 283.09' from the Northeast corner of said N/2 NE/4; thence N 83 deg. 21'26"W a distance of 147.41'; thence with a curve turning to the right with an arc length of 42.89', with a radius of 50.00', with a chord bearing of S 31 deg. 13'06"W, with a chord length of 41.59', thence S 55 deg. 47'38"W a distance of 132.35'; thence with a curve turning to the right with an arc length of 173.42', with a radius of 300.00', with a chord bearing of S 72 deg. 21'17"W,

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with a chord length of 171.02', thence S 00 deg. 00'12"E a distance of 391.74'; thence S 89 deg. 32'27"W a distance of 385.81'; thence S 00 deg. 27'33"E a distance of 495.73' to a point on the south line of the N/2 NE/4 Section 14; thence S 89 deg. 32'09" W along said south line N/2 NE/4 a distance of 1544.11'; thence N 14 deg. 30'54"E a distance of 234.04'; thence S 86 deg. 43'51"W a distance of 98.89' to the northeast corner of Lot 8, Block 3 Windridge II; thence N 75 deg. 29'01"W along the north line of Lot 8 a distance of 200.00' to the east line of Windridge Drive; thence N 14 deg. 30'54"E along the east line of Windridge Drive a distance of 60.00' to the southwest corner of Lot 1, Block 4 Windridge II; thence S 75 deg. 29'01"E along the south line of Lot 1 a distance of 200.00' to the southeast corner of Lot 1; thence N 14 deg. 30' 54"E along the east line of Lot 1 and an existing property line a distance of 254.90'; thence N 75 deg. 29'01"W along an existing property line a distance of 200.00' to the east line of Windridge Drive; thence N 14 deg. 30'54"E along the East line of Windridge Drive a distance of 102.00'; thence N 75 deg. 29'01"W a distance of 60.00' to the Northeast corner of Lot 13, Block 1, Windridge; thence N 14 deg. 30'54"E a distance of 651.88' to the point of beginning, containing 62.55 acres more or less.

And have caused said real property to be surveyed, staked and platted into lots, reserves and one block in conformity with the plat herewith and have caused the same to be named and designated "The Lakes at Windridge", to Osage County, Oklahoma.

Now, Therefore, the undersigned owner does hereby dedicate for public use the easements (utility easements, water line easements) as shown for the several purposes of providing access, paving, drainage, constructing, maintaining, operating, repairing, removing and replacing any and all public or private utilities, including storm sewers, sanitary sewers, telephone lines, electric power lines and transformers, cable television lines, gas lines and water lines, together with all fittings and equipment for each of such facilities, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto with right of ingress and egress to and upon said easements and rights-of-way for uses and purposes aforesaid, together with similar rights in the street and mutual access easement shown on said plat, no building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights-of-way as shown. Provided, however, that the owner/developer hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines or other utilities public or private together with the right of ingress and egress to, over, across and along all strips of land included within the easements shown on the plat, both for the furnishing of water and/or sewer services or other utilities public or private to the area included in said plat and to any other areas. Utilities in place with existing

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filed easements shall be subject to the conditions of the original easement document (unless modified) and shall not be relieved of those conditions because of this dedication. The owner/developer also reserves the right to place signs, fencing, landscaping and any other appurtenances within the easements and right-of-ways. The owner/developer also reserves the right to all franchise fees generated from public or private utilities situated on this property.

Now, therefore, the undersigned owner, for the purpose of providing an orderly development of the real property above described, and for the purpose of insuring adequate restrictions for the mutual benefit of the undersigned owner, its successors, grantees and assigns, does hereby impose the following restrictions and covenants which shall be covenants running with the land and creates the easements which shall be binding on it, its successors and assigns, and which shall be enforceable by the owner of the above described property and its successors in title.

Section I. Easements and Utilities

1. In connection with the provisions of water service, all of the lots are subject to the following provisions, to-wit:
 - (A) The owner of each lot shall be responsible for the protection of the public water mains located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water mains and/or public sanitary sewer facilities. Said alteration of grade restrictions shall be limited to easement areas and street right-of-ways.
 - (B) The City of Sand Springs or its successors will be responsible for ordinary maintenance of public water mains, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
 - (C) The City of Sand Springs or its successors through its proper agents and employees shall at all times have the right of access with their equipment to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground water facilities.
 - (D) The foregoing covenants concerning water facilities shall enforceable by the City of Sand Springs or its successors, and the owner of each lot agrees to be bound hereby.

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2. Electric, Telephone, Cable Television and Gas Service

- A. Overhead pole lines for the supply of electric, telephone and cable television service may be located along the south and west side of the subdivision. All supply lines shall be located underground, in easements dedicated for general utility services as depicted on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easements.
- B. All supply lines in the subdivision include electric, telephone, cable television and gas lines shall be located underground in the easements reserved for general utility services and the mutual access easement shown on the plat of the subdivision. Service pedestals and transformers as sources of supply at secondary voltages may also be located in said easements.
- C. Except for houses on lots adjacent to lines described in paragraph A above, which may be served from overhead electric services lines, underground services cables and gas service lines to all houses which may be located on all lots in the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon the lot; provided that, upon installation of a service cable or gas service line to a particular house, the supplier of service shall thereafter be deemed to have a definitive permanent and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of the service cable or line, extending from the service pedestal or transformer or gas main to the service entrance on the house.
- D. The supplier of electric, telephone, cable television, and gas services, through its authorized agents and employees shall at all times have right of access to all such easements shown on the plat to the subdivision or 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 or gas service facilities so installed by it.
- E. The owner of the lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas facilities. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner of each lot in the subdivision will pay for damage or

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relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

- F. The foregoing covenants concerning electric, telephone and cable television facilities shall be enforceable by the supplier of the electric, telephone or cable television service, and the owner of the lot agrees to be bound hereby.

3. Surface Drainage

Each lot shall receive and drain in an unobstructed manner the storm and surface waters from lots reserve drainage areas of higher elevation, and from streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstruction which would impair the drainage of storm and surface waters over and across said lot.

4. Reserve B and D

Reserves B and D are set aside as drainage easements.

5. Mutual Access Easement (Private Streets)

The mutual access easement is for the purpose of providing ingress and egress to all of the lots in The Lakes at Windridge and those certain lots east of The Lakes at Windridge, along with their invitees, guests, agents and independent contractors. The easement shall also provide access to all emergency services, public and private utility services, all government agencies, postal and parcel services. The easement contains the street named Windridge Drive. The mutual access easement shall be maintained by The Lakes at Windridge Home Owners Association. The mutual access easement also contains a utility easement as described above.

A paved street along with drainage appurtenances, constructed by the developer, shall be confined to the mutual access easement, and shall be jointly maintained by The Lakes at Windridge Homeowners Association. Required maintenance shall be determined by a majority vote of the Home Owners Association. Each lot owner is bound to pay its proportionate share of the maintenance of the street and drainage structures.

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The rights along with the restrictions of the mutual access and utility easement shall be binding on and enforceable by the owners of lots situated in The Lakes at Windridge along with the Home Owners Association, their successors or assigns, in title.

Connor Way mutual access easement and the access easement serving Lot 23 can remain gravel and shall be maintained by the lots and properties that are served by the drive.

The mutual access easement will only serve Lots in this addition and properties east of the Addition and cannot serve other lands south, west or north.

The developer reserves the right to make Windridge Drive public and maintained by the County.

Section II. Development and Construction Standards.

1. Home Owners' Association.

- A. Home Owners' Association: The owner and developer shall cause to be formed an association of all owners of the lots within The Lakes at Windridge master plan (to be known as "The Lakes at Windridge Home Owners' Association", and hereinafter referred to as "LWFOA") to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining reserves "B & D", the mutual access easement which includes the paved street and associated culverts, common areas, including, but not without limitation the common areas, landscaping, gates, pillars, gate opening devices, street lights, fencing, entryways, reserves, storm sewers, park areas, detention facilities, any other facility that is common to homeowners in The Lakes at Windridge, and enhancing the value, desirability and attractiveness of The Lakes at Windridge.
- B. Membership: Every person or entity who is a record owner of the fee interest of a lot in The Lakes at Windridge shall be a member of the LWFOA. Membership shall be mandatory and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership.

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- C. Covenant for Assessments: The owner and each subsequent owner of a lot, by acceptance of a deed therefore, covenants and agrees to pay the duly authorized and approved dues and assessments to be established by the Board of Directors in accordance with a declaration to be executed and recorded by the owner/developer prior to the conveyance of a lot within The Lakes at Windridge. Failure to pay shall constitute a lien right in favor of the LWHOA.
- D. Certain Rights of the Association: Without limitation of such powers and rights as the association may have, the association shall be deemed a beneficiary, the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as property owner.

2. Architectural Committee:

- A. An architectural committee (to be known as The Lakes at Windridge Architectural Committee and hereinafter referred to as LWAC) will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. Alan Ringle, Susan Ringle shall be the designated architectural committee. Any additional member may be appointed by mutual agreement, control or the committee may be transferred to the LWHOA.
- B. No building shall be erected, placed or altered on any lot in The Lakes at Windridge until the floor plan, exterior elevation and material thereof, and plot plan, which plot plan shows the location and facing of such building, all of which have been drawn by a professional architect or home designer, and have been approved in writing by the LWAC, in the event the architectural committee fails to approve or disapprove any such plans, specifications, materials, and plot plans submitted to it as herein required within fourteen (14) days after such submission, such approval shall not be required. The architectural committee's purpose is to promote good design and compatibility within the subdivision, and in it's review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area. The LWAC shall not be liable for any approval, disapproval, or failure to approve hereunder, and it's approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restrictions, unless the architectural committee is hereinafter authorized to grant the particular waiver. The powers and duties of the committee or its designated representatives shall cease on December 1, 2050. Thereafter the approval described in this covenant shall not be required unless prior to said date, or effective thereon, a written instrument shall be

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executed by the then record owners of the majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the powers as previously exercised by the committee for such period as may be specified in the instrument.

3. Covenant violations letter. Prior to selling or conveying any lot and/or home the seller must request a letter from LWHO A stating that, to the best of their knowledge, the particular lot/home does not have past due dues, assessments, or covenant violations.
4. Square feet. Living area of shall be 2,900 square feet for single story and 3000 square feet for one and one-half and two-story homes. The computation of living area shall not include garages, basements, detached living spaces, or attics. Living space shall be measured horizontally at the top plate line from the face of the outside walls. Living area must average at least 7 feet 6 inches. Area less than 5 feet in height shall not be considered living area.
5. Stem Walls. Concrete stem walls shall be covered with brick, natural stone, or stucco.
6. Driveways. The driveway surface shall be built and maintained with asphalt, concrete, brick, or stone pavers. The threshold structure (which contains the drainage pipe for bar ditch drainage) shall be built with the same material used on the residence, and according to the plan established and provided by the LWAC, other materials may be approved upon written request to the LWAC.
7. Off Street Parking. Each lot shall provide an additional four (4) off street parking spaces.
8. Garages.
 - A. Garage providing for a minimum of two automobiles, completely enclosed, shall be provided on each lot.
 - B. Carports are not permitted.
 - C. Glass in garage doors is not permitted.
9. Pre-existing buildings. No pre-existing or off-site built residence may be moved onto any lot.

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10. Out Buildings. Out buildings such as storage sheds, playhouses, service personnel living quarters, pool houses, or other permanent structures shall only be built with proper written approval from the LWAC. If approved, they shall be compatible in material and style with the primary residence and located outside any building line or easement, unless approved by the LWAC.
11. Fences.
- A. No fencing shall extend beyond the front building line, or the side building line on a corner lot, of any residence except as noted in paragraph "E" below.
- B. If a residence is built behind the front building line of a lot, a fence may not extend beyond that point nearest the street at each end corner of the home, except as noted in paragraph "E" below.
- C. Perimeter fences shall be brick, natural stone, wrought iron or chain link, if a chain link fence is to be built, the links shall be either green or black, and the vertical and horizontal support rails, including gates, shall be wood (per the pre-approved detail provided by the LWAC). Painted fences shall have the color approved by the LWAC prior to construction (except for black or dark gray in the case of wrought iron. Fencing is an important visual consideration for The Lakes at Windridge, so if questions arise call the LWAC for design guidelines.
- D. Interior fencing such as fencing to provide security for swimming pools may be wood privacy fencing. Interior fencing must be outside of any front, side, or rear building line or easement.
- E. Ornamental fences only, not exceeding three and one-half (3.5) feet in height, compatible with the architecture of the residence, may be built forward of the building line shown on the plat with written approval of the architectural committee.
- F. No fence shall exceed 7' in height.
- G. Barbed wire fencing is not permitted, unless existing.

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12. Roof and Shingles. Residences shall have a roof pitch of at least 7/12 over 75% of the roof area. A roof pitch of less than 6/12 is not permitted except for porches or covered patios, which may have a minimum pitch of 4/12. Shingles may be wood, heavy duty organic or inorganic composition shingle, or tile. If a composition shingle is used, the color designation by the manufacturer shall be "weathered wood". The LWAC may approve, upon written request only, exceptions to these roof material and pitch requirements. Approval may be granted when deemed appropriate by the committee to recognize historical architectural styles, or significant physical characteristics of a house plan or building site.
13. Masonry. The front elevation of each residence built in The Lakes at Windridge shall have a minimum of 80% masonry (brick, natural stone, or stucco), excluding windows and doors. The minimum masonry on the residence shall be 75%. The architectural committee may approve, upon written request, an exception to this provision to recognize historical architectural styles, or significant physical characteristics of a house plan or building site.
14. Pools. Outdoor swimming pools shall be in-ground and permanent. However, due to terrain considerations, portions of the pool may be above ground level. Children's wading or play pools of a temporary nature are permitted. Lots with swimming pools shall provide sufficient security fencing. Swimming pool ancillary equipment shall be shielded from view of adjacent property owners and the streetscape.
15. Lighting. Exterior lighting, except temporary seasonal decorative lighting (45 days or less) and low voltage landscape lighting is limited to non-glare bulbs or shielded fixtures.
16. Retaining Walls. Retaining Walls shall be brick, stone, or stucco. Railroad tie retaining walls are not permitted. The architectural committee shall make final decisions on materials authorized for use in retaining walls.
17. Washing Out of Concrete Trucks. There shall be no washing out of ready mix concrete trucks on any property except on that property where the concrete is being used. The owner of the lot, which the concrete is intended, shall be held responsible for violation of this covenant.

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18. Antennas. Outside electronic reception devices, other than 20" satellite dishes, shall be confined to the backyard and shielded from view of adjoining property owners. Equipment that interferes or obstructs area television, cell phone, or satellite reception is prohibited.
19. Recreational Vehicles. Boats, trailers, campers, inoperative vehicles, and other large recreational equipment shall not be stored on any lot for a period exceeding 48 hours per week unless it is confined to the back yard with sufficient fencing to shield its view from adjoining property owners. Motor Homes may only be parked in the back yards of residences with a seven (7') feet high privacy fence, and shall be parked a minimum of thirty (30') from any property line.
20. Clothes Line. Exposed clothes line poles or outdoor clothes drying apparatus are not permitted.
21. Clean Lots. The owner of each lot and/or residence shall keep the same free from rubbish, litter, and noxious weeds. All trash, garbage, rubbish, or litter shall be kept in containers adequate for that purpose and shall be stored and concealed from view until the designated date for collection.
22. Upkeep. All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times.
23. Signs. No sign or advertisement shall be placed or maintained on any lot longer than 24 hours, except that neatly painted real estate signs of standard size may be placed in the front yard of a residence that is "For Sale". Notwithstanding the above developer shall be allowed to install any sign(s) necessary for the purpose connected with the development. Vehicles that are wrapped in advertising shall be kept in the garage.
24. Garage/Yard Sales. Garage/Yard sales or other similar types of sales are limited to two (2) per lot owner each twelve (12) month period unless approved by the homeowners association.

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- 25. Mailbox. So long as a rural type mailbox is in use in The Lakes at Windridge by the United States Postal Service, all mailboxes, mailbox pedestals and location shall conform in design to the specific plan approved by the LWAC. The bottom of the mailbox shall be 38 inches from street level.
- 26. Fireplace. All non-masonry fireplace chimneys shall have an architectural committee approved single style termination cap.
- 27. Rooftop Protrusions. Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted flat black.
- 28. Storage and Materials. No lot shall be used for the storage of materials for a period greater than thirty (30) days prior to the start of construction. Construction shall be completed within nine (9) months. The owner of a lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.
- 29. Landscape. Large open bare spaces shall be sodded or seeded within 60 days of occupancy. Artificial plants are not permitted.
- 30. Minimum Trees. If a lot does not have a minimum of 2 existing trees in what will be the front yard and 2 existing trees in what will be the rear yard. The lot owner/builder, within 60 days of completion of construction, shall plant 3" caliper trees (measured six inches from the base of the tree) to fulfill the required number of trees under this covenant.
- 31. Irrigation Systems. Large landscaped areas shall be maintained with the installation of an irrigation system, particularly those located adjacent to the residence. Full yard irrigation systems are not required. Care and protection of tree root structures during installation of an irrigation systems is essential excessive watering of naturally occurring forest lands may be harmful to the trees.
- 32. Lot Splits. Lot splits, if approved by the governing authority, shall not result in an increase in the number of lots under the plat of "The Lakes at Windridge".

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33. Flag Poles and Flags. Each lot is permitted one flag pole, and it shall be located a minimum of thirty (30') feet from any property line. It shall not exceed thirty (30') feet in height. Flags flown are limited to one or more of the following; the official flag to the United States of America, the State of Oklahoma, an American Indian Tribe, or the flag of any State of Oklahoma public or private university or college. If a flag(s) is flown, the flag of the United States of America shall be included, and it will be displayed in the highest position on the pole.
34. Screening of Ground Mounted Equipment. HVAC, solar heating equipment and pool equipment must be shielded from view of the streetscape.
35. Roof Mounted Equipment. Roof mounted equipment, including mechanical, air conditioning, and solar equipment, shall not be in view of the streetscape.
36. Elevations. Residences with the same front architectural elevations shall not be visible one to the other.
37. Animals. No livestock, poultry, or any other farm or exotic animals or reptiles shall be raised, bred, or kept at, in, or around any residence, or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes. Pet dogs and cats, are limited to three each per household. When off the premises of the pets owner, the pet shall be under active control (such as on a leash), unless approved by the developer or LWHOA.
38. Side Yard Minimum. Side yard set backs shall be thirty (30) feet on both sides providing a minimum of sixty (60') feet between structures. Covered front porches may extend up to 5 feet into the front building line.
39. Windows. If aluminum windows are used on any residence, the frame of the windows shall not appear unfinished (no-mill finish).
40. Noise. Excessive noise that intrudes on the peaceful enjoyment of a residents property is not permitted. This provision includes barking dogs. The LWHOA may establish a fair and equitable procedure, which may include lienable fines. To provide a means for enforcement of this provision.

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41. Garbage. Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection.
42. Law Compliance. Each owner shall promptly comply with all Federal, State, County, or Local Laws, Statutes, Ordinances, Rules, and Regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including, but not limited to, applicable zoning, land use, and health and safety issues.
43. Leasing. In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the LWHOA, and the terms and conditions of the restrictive covenants set forth herein. Owner shall provide a copy of the covenants to tenant. The owner shall insure that the tenant complies with the covenants and requirements herein; and shall provide the undersigned owner/developer and the then president of the association with the name and phone number of the tenant and the address and phone number where the lot owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he is aware that compliance with the terms and conditions of the covenants is the owners ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction in the part of the tenant.
44. Construction. The work of constructing, altering or remodeling any structure or improving any lot or lots shall be prosecuted diligently from the commencement until the completion thereof.
45. Rebuilding. Any dwelling or other structure on any lot which is fully or partially destroyed or damaged by fire, storm or any other means, must be fully rebuilt, repaired or removed within nine (9) months after the date such destruction or damage occurs unless an extension in writing is obtained from the architectural committee.
46. Recreational Vehicles. Three wheelers, four wheelers, dune buggies, and other similar recreational vehicles shall not be operated on public or private streets, or on lots except for agricultue use.
47. Additional Covenants. It is anticipated that additional covenants will become necessary to protect property values. They may be adopted by the owner/developer, or the LWHOA. If adopted by the LWHOA, sixty (60%) per cent approval of the membership

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is required. Such covenants shall be filed of record at the County Court House, and upon filing, become a fully enforceable part of these covenants.

48. These restrictive covenants together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any give restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver of relinquishment of any right or remedy, nor a modification of these restrictive and protective covenants. In matters pertaining to the appearance of specific homes in The Lakes at Windridge or the overall appearance of The Lakes at Windridge master plan subdivision, the architectural committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

Section III. Enforcement, Duration, Amendment, or Termination and Severability

1. Enforcement and Duration

The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned owner/developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If the undersigned owner/developer, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for Osage County, Oklahoma or any person owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

2. Amendment, or Termination

The owner/developer of The Lakes at Windridge retains the right at its sole discretion and without joinder of any of the owners or any other lot at any time, so long as it is owner of one or

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more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained by instrument duly executed and acknowledged by it as owner and developer and filed in the County Clerk's office at Osage County, Oklahoma. The owner and developer may assign this reservation to the association. However, the by-laws and certificate of incorporation of the association shall provide that a(any) covenant shall not be changed, abolished or adopted unless approved by sixty (60) percent of the members of the LWHO A and the developer.

3. Severability

These restrictive covenants, together with the other documents incorporated by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provisions herein contained shall not serve to render the balance or this instrument void, or unenforceable, and the same shall be thereafter construed as if such phrase, clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor, or any successor in title, or LWHO A to enforce any given restriction or covenant, or conditions at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy nor a modification of these restrictions and protective covenants.

4. Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the Osage County Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

In Witness Whereof, "Ringle Development L.L.C." has executed this instrument on this 8th day of February, 2011.

Ringle Development L.L.C.
A Limited Liability Company

Attest: By:

By: It's Member Manager, Alan J. Ringle
By Alan J. Ringle

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STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of February, 2011, personally appeared Alan J. Ringle to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its member/manager, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

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

Anne T. Shotwell, Notary Public SEAL

My commission expires: 3/12/2011

CERTIFICATE OF SURVEY

I, Alan J. Ringle, of Ringle Planning and Surveying Inc., 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 described above, and that the accompanying plat designated herein as "The Lakes at Windridge", a subdivision in the County of Osage, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the practice of land surveying.

Executed this 8th day of February, 2011.

By: Alan J. Ringle, Oklahoma PLS 1520 SEAL

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

The foregoing Certificate of Survey was acknowledged before me this 8th day of February, 2011, by Alan J. Ringle.

Anne T. Shotwell, Notary Public SEAL

My commission expires: 3/12/2011.

(continued)

ACCEPTANCE OF DEDICATION BY BOARD OF COMMISSIONERS

Be it resolved by the Board of Commissioners of Osage County, Oklahoma, that the dedications shown on the attached plat of "The Lakes at Windridge" are hereby accepted.

Adopted by the Board of Commissioners of Osage County, Oklahoma, this 31 day of January, 2011.

Approved by the Chairman of the Board of Commissioners and the Board of Commissioners of Osage County, Oklahoma, this 31 day of January, 2011.

Bob Jackson, Vice Chairman

Attest:
Denny Hutson, County Clerk SEAL

PLANNING COMMISSION APPROVAL

I, Jim Clark, Chairman of the Pawhuska-Osage County Metropolitan Area Planning Commission, hereby certify that the said commission duly approved the annexed map of "The Lakes at Windridge" on the 24th day of January, 2011.

Jim Clark, Chairman SEAL

COUNTY TREASURER'S CERTIFICATE

I, Joyce Hathcoat, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Osage County, State of Oklahoma; that the tax records of said county show all taxes paid for the year 2011 and prior years on the land shown on the annexed plat of "The Lakes at Windridge" in Osage County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer.

In Witness Whereof, said County Treasurer has caused the instrument to be executed at Pawhuska, Oklahoma, on this 31 day of January, 2011.

Sally Hulse, Deputy
County Treasurer, Osage County, Oklahoma SEAL

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OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

"I certify that I have approved the application and plan for a plat of a residential development which is on file at the Tulsa office of the Department of Environmental Quality, and hereby approve this plat for the use of public water systems and private sewage systems."

NOTE: Once plat approval has been obtained from the Department of Environmental Quality, no major soil modification may occur in an area designated for septic system disposal.

Restrictions to approval: State approved on-site systems only

Date: 2/7/11 SIGNED: Mark Illegible, Department of Environmental Quality
Environmental Specialist.

SEAL

(CONTINUED)