

RETURNED AT COUNTER

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Glenna Craig, Payne County Clerk
Payne County - State of Oklahoma

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2900 Washington Dr.
Norman, OK 73069



FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF TEAL RIDGE ESTATES TO PAYNE COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THERETO.

THIS AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS is made this 23rd day of MARCH, 2021 by JBJR, LLC, an Oklahoma limited liability company ("Declarant"). It pertains to the residential real estate development having a legal description of:

ALL LOTS, BLOCKS, AND AREAS CONTAINED WITHIN TEAL RIDGE ESTATES TO PAYNE COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THERETO ("TEAL RIDGE ESTATES")

Section 1 - Amendment.

Declarant is the Declarant of Teal Ridge Estates. The Declarant intends by the recording of this Amendment to amend the original Declaration of Protective Covenants and Restrictions filed at Book 2596, Page 898 on November 10, 2020 (the Declaration). Declarant holds title to an excess of two-thirds (2/3) of the Lots within Teal Ridge Estates The Declarant executes and adopts this Amendment pursuant to Declaration Section 5.03, which is the first amendment to the Declaration.

Article II(m) is hereby deleted in its entirety and replaced with the following:

m. Declarant & Builder Exemption. With respect to any lot, Lot, or Unit within Teal Ridge Estates (a "Lot") owned by Declarant or a Builder ("Builder" being defined as a person taking title to a Lot for purposes of constructing a structure thereon and selling the Lot and structure to a purchaser), and notwithstanding any covenant, condition, or restrictions contained within this Declaration to the contrary, nothing contained within this Declaration shall be construed, applied, or enforced so as to limit, hinder, or infringe on the Declarant or Builder operations and activities or the erection, maintenance, or storage of any item or structure, including equipment, model and show homes, and marketing signs and structures, as determined necessary in the sole discretion of the Builder.

Article IV(a) is hereby amended by deleting the third sentence in its entirety and replacing that third sentence with the following:

The exterior veneer surface material, other than glass, of the exterior of each building shall not be less than 55% brick veneer, rock or stone masonry, and no more than 45%

engineered composite wood products, Engineer Wood Products (EWP), Smartside, cement based, or solid wood types shall be permitted.

Article IV(k) is hereby deleted in its entirety and replaced with the following:

k. Roofing Materials and Design. Roofing material shall be Architectural Style Asphalt or Fiberglass shingles in Weathered Wood (or equivalent) along with Pewter Gray and Antique Black color. All residences shall have a minimum 6/12 pitched primary roof, with porches, patios, accents such as dormers, and the like exempted.

Section 2 – Additional Declarations.

All other terms and provisions, including but not limited to covenants, conditions, restrictions, found within the Declaration are hereby incorporated by reference as if each were fully set out within this Amendment. All such terms and provisions, unless expressly and specifically modified by this Amendment, shall remain in effect as first recorded in the Declaration as amended and supplemented, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the signature block below the date and year first written above.

JBJR, LLC, - DECLARANT
An Oklahoma limited Liability Company

By: *Jimmy C. Lane*
Duly authorized Member/Manager

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Payne }

Before me, the undersigned Notary Public in and for the above county and state, on the date written above, personally appeared Jimmy C. Lane, known to me to be the identical person who executed their name to the foregoing Amendment, who is the duly authorized agent for the Declarant for the execution of such Amendment, who acknowledged to me that they did so as their free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Amendment.

Subscribed and sworn to before me
the date first written above.
My commission expires: 3/28/2022
My commission number is: 14002966

Eileen M. Raborg 3/23/2021
Notary Public: *Eileen M. Raborg*

