Tulsa County Clerk - EARLENE WILSON
Doc # 2006098371 Pages 1
Receipt # 880508 08/25/06 12:14:29
Fee 30.00

6031

FINAL PLAT
LYNN LANE VILLAGE

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE SE/4 OF SECTION 35, TOWNSHIP 19 NORTH,
RANGE 14 EAST, TULSA COUNTY, OKLAHOMA
PUD #40

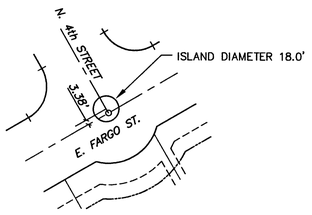
OWNER

LYNN LANE VILLAGE, LLC
2219 E. SKELLY DRIVE
TULSA, OKLAHOMA 74105
PHONE: (918) 749-1636

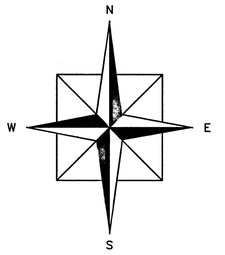
ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.
9718 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-07

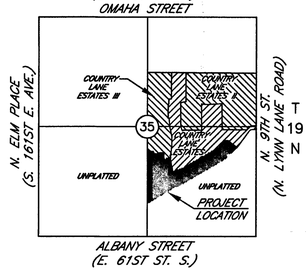
COUNTY CLERK TULSA COUNTY OKLAHOMA



TRAFFIC CONTROL MEDIAN



100 0 100 200
SCALE IN FEET
1" = 100'



1,166,133.60 SQUARE FEET
26.77 ACRES
93 LOTS

CURVE	RADIUS	DELTA	ARC
C1	400.00'*	11°28'52"	79.80'
C2	250.00'*	64°57'17"	283.42'
C3	350.00'*	60°38'07"	370.40'
C4	125.00'*	23°31'47"	50.97'
C5	100.00'*	23°31'01"	41.04'
C6	150.00'*	24°17'38"	63.60'
C7	25.00'	88°26'54"	37.72'
C8	25.00'	83°34'38"	36.47'
C9	25.00'	90°00'00"	39.27'
C10	25.00'	90°00'00"	39.27'
C11	25.00'	48°11'23"	21.03'
C12	50.00'	276°22'46"	241.19'
C13	25.00'	48°11'23"	21.03'
C14	25.00'	83°39'43"	36.37'
C15	25.00'	48°11'23"	21.03'
C16	50.00'	276°22'46"	241.19'
C17	25.00'	48°11'23"	21.03'
C18	25.00'	78°55'38"	34.44'
C19	25.00'	80°03'32"	34.93'
C20	25.00'	88°31'42"	37.33'
C21	25.00'	84°53'41"	37.04'
C22	25.00'	80°44'03"	35.23'
C23	25.00'	89°55'55"	39.24'
C24	25.00'	90°04'05"	39.30'
C25	35.00'	88°49'50"	54.26'

* DENOTES CENTERLINE RADIUS

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 54.00 per trust receipt no. 7965 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order that this plat may be filed on record. 2006 taxes may not exceed the amount of the security deposit.

Dated 25 AUG 06

Dennis Semler
Tulsa County Treasurer
By: Caroline
Deputy

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____ 2006
EARLENE WILSON, TULSA COUNTY CLERK

Deputy

APPROVED 3-20-06 by the City Council of the City of Broken Arrow, Oklahoma.

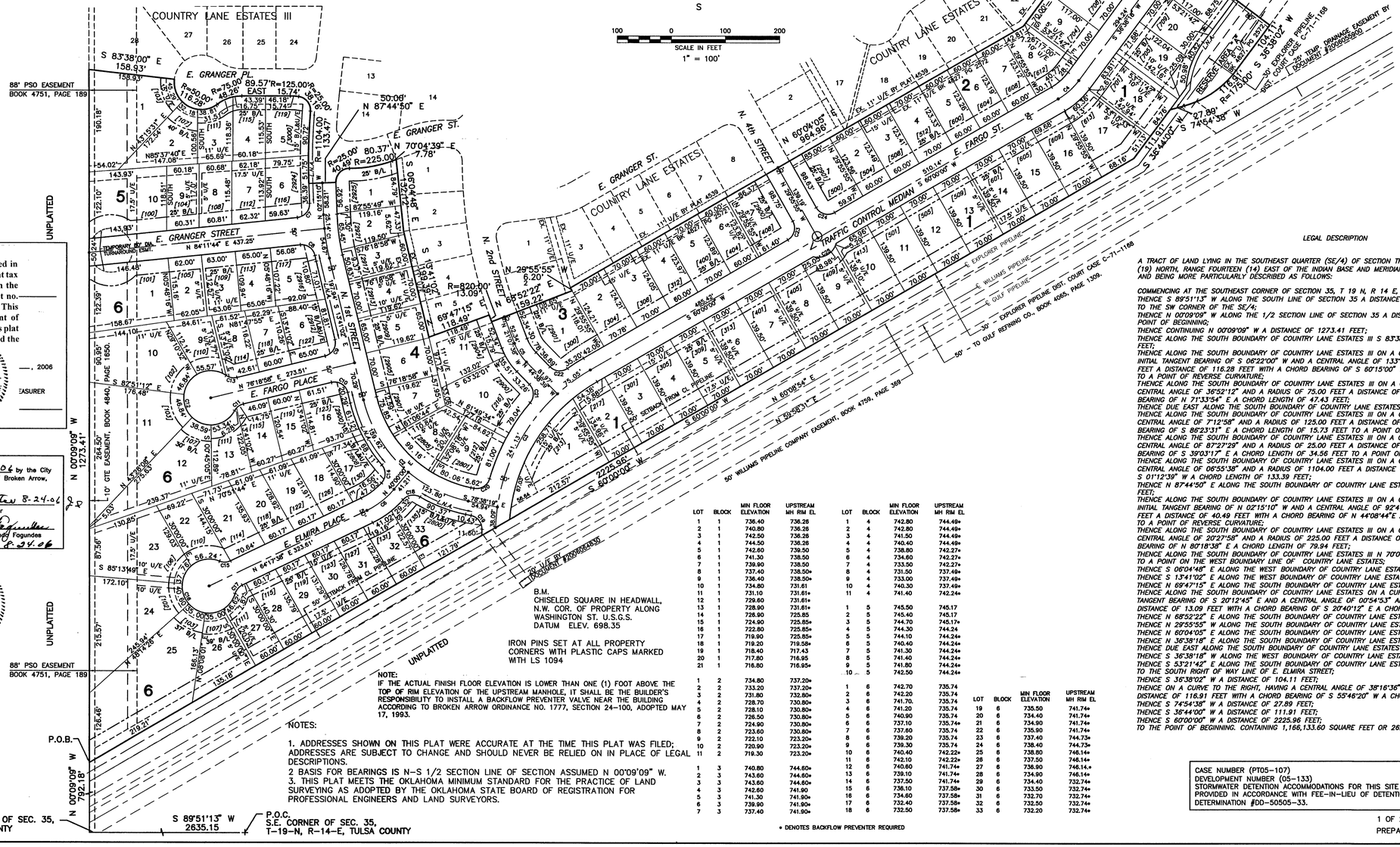
Richard Carter 8-24-06
Mayor: Richard Carter

Attest: City Clerk: Linda Fogundes
8-24-06

CITY OF BROKEN ARROW TULSA COUNTY OKLAHOMA SEAL

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
L.N.A.	LIMITS OF NO ACCESS
[19619]	STREET ADDRESS



B.M.
CHISELED SQUARE IN HEADWALL, N.W. COR. OF PROPERTY ALONG WASHINGTON ST. U.S.G.S. DATUM ELEV. 698.35

IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1094

NOTE:
IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

NOTES:

1. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.
2. BASIS FOR BEARINGS IS N-S 1/2 SECTION LINE OF SECTION ASSUMED N 00°09'09" W.
3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL
1	1	736.40	736.28
2	1	740.80	736.28
3	1	742.50	736.28
4	1	744.50	736.28
5	1	742.80	739.50
6	1	741.30	738.50
7	1	739.90	738.50
8	1	737.40	738.50•
9	1	736.40	738.50•
10	1	734.80	731.61
11	1	731.10	731.61•
12	1	729.60	731.61•
13	1	728.90	731.61•
14	1	726.90	725.85
15	1	724.90	725.85•
16	1	722.80	725.85•
17	1	719.90	725.85•
18	1	719.20	719.58•
19	1	718.40	717.43
20	1	717.80	716.95
21	1	716.80	716.95•
1	2	734.80	737.20•
2	2	733.20	737.20•
3	2	731.80	732.80•
4	2	728.70	730.80•
5	2	728.10	730.80•
6	2	726.50	730.80•
7	2	724.90	730.80•
8	2	723.60	730.80•
9	2	722.10	723.20•
10	2	720.90	723.20•
11	2	719.30	723.20•
1	3	740.80	744.60•
2	3	743.60	744.60•
3	3	743.60	744.80•
4	3	742.60	741.90
5	3	741.30	741.90•
6	3	739.90	741.90•
7	3	737.40	741.90•
1	4	742.80	744.49•
2	4	742.80	744.49•
3	4	741.50	744.49•
4	4	740.40	744.49•
5	4	738.80	742.27•
6	4	734.60	742.27•
7	4	733.50	742.27•
8	4	731.50	737.49•
9	4	733.00	737.49•
10	4	740.30	737.49•
11	4	741.40	742.24•
1	5	745.50	745.17
2	5	745.40	745.17
3	5	744.70	745.17•
4	5	744.30	744.24
5	5	744.10	744.24•
6	5	740.40	744.24•
7	5	741.30	744.24•
8	5	741.40	744.24•
9	5	741.80	744.24•
10	5	742.50	744.24•
1	6	742.70	735.74
2	6	742.20	735.74
3	6	741.70	735.74
4	6	741.20	735.74
5	6	740.90	735.74
6	6	737.10	735.74•
7	6	737.80	735.74•
8	6	739.20	735.74
9	6	739.30	735.74
10	6	740.40	742.22•
11	6	742.10	742.22•
12	6	740.60	741.74•
13	6	739.10	741.74•
14	6	737.50	741.74•
15	6	736.10	737.58•
16	6	734.60	737.58•
17	6	732.40	737.58•
18	6	732.50	737.58•
19	6	735.50	741.74•
20	6	734.40	741.74•
21	6	734.90	741.74•
22	6	735.90	741.74•
23	6	737.40	744.73•
24	6	738.40	744.73•
25	6	738.80	746.14•
26	6	737.50	746.14•
27	6	736.90	746.14.•
28	6	734.90	746.14•
29	6	734.40	732.74•
30	6	733.50	732.74•
31	6	732.70	732.74•
32	6	732.50	732.74•
33	6	732.20	732.74•

* DENOTES BACKFLOW PREVENTER REQUIRED

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, T 19 N, R 14 E,
THENCE S 89°51'13" W ALONG THE SOUTH LINE OF SECTION 35 A DISTANCE OF 2635.15 FEET;
TO THE SW CORNER OF THE SE/4;
THENCE N 00°09'09" W ALONG THE 1/2 SECTION LINE OF SECTION 35 A DISTANCE OF 792.18 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 00°09'09" W A DISTANCE OF 1273.41 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III S 83°38'00" E A DISTANCE OF 158.93 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A INITAL TANGENT BEARING OF S 06°22'00" W AND A CENTRAL ANGLE OF 133°14'23" AND A RADIUS OF 50.00 FEET A DISTANCE OF 116.28 FEET WITH A CHORD BEARING OF S 60°15'00" E CHORD LENGTH OF 91.79 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°52'12" AND A RADIUS OF 75.00 FEET A DISTANCE OF 48.26 FEET WITH A CHORD BEARING OF N 71°33'54" E A CHORD LENGTH OF 47.43 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 89.57 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°12'58" AND A RADIUS OF 125.00 FEET A DISTANCE OF 15.74 FEET WITH A CHORD BEARING OF S 86°23'31" E A CHORD LENGTH OF 15.73 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°27'29" AND A RADIUS OF 25.00 FEET A DISTANCE OF 38.16 FEET WITH A CHORD BEARING OF S 37°17'17" E A CHORD LENGTH OF 34.56 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°55'38" AND A RADIUS OF 1104.00 FEET A DISTANCE OF 133.47 FEET WITH A CHORD OF S 01°12'39" W A CHORD LENGTH OF 133.39 FEET;
THENCE N 87°44'50" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 50.00 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A INITAL TANGENT BEARING OF N 02°15'10" W AND A CENTRAL ANGLE OF 92°47'47" AND A RADIUS OF 25.00 FEET A DISTANCE OF 40.49 FEET WITH A CHORD BEARING OF N 44°08'44"E A CHORD LENGTH OF 36.21 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°27'58" AND A RADIUS OF 225.00 FEET A DISTANCE OF 80.37 FEET WITH A CHORD BEARING OF N 80°18'38" E A CHORD LENGTH OF 79.94 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III N 70°04'39" E A DISTANCE OF 7.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF COUNTRY LANE ESTATES;
THENCE S 08°04'05" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES DISTANCE OF 132.12 FEET;
THENCE S 13°41'02" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 199.39 FEET;
THENCE N 69°47'15" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 118.49 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES ON A CURVE TO THE LEFT, HAVING A INITAL TANGENT BEARING OF S 20°12'45" E AND A CENTRAL ANGLE OF 00°54'53" AND A RADIUS OF 820.00 FEET A DISTANCE OF 13.09 FEET WITH A CHORD BEARING OF S 20°40'12" E A CHORD LENGTH OF 13.09 FEET;
THENCE N 68°52'22" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 159.22 FEET;
THENCE N 29°55'55" W ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 6.20 FEET;
THENCE N 60°04'05" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 964.96 FEET;
THENCE N 36°38'18" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 206.01 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 145.81 FEET;
THENCE S 36°38'18" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 19.72 FEET;
THENCE S 53°21'42" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 247.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. ELMIRA STREET;
THENCE S 36°38'02" W A DISTANCE OF 104.11 FEET;
THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°16'36" AND A RADIUS OF 175.00 FEET A DISTANCE OF 116.91 FEET WITH A CHORD BEARING OF S 55°46'20" W A CHORD LENGTH OF 114.75 FEET;
THENCE S 74°54'38" W A DISTANCE OF 27.89 FEET;
THENCE S 36°44'00" W A DISTANCE OF 111.91 FEET;
THENCE S 60°00'00" W A DISTANCE OF 2225.96 FEET;
TO THE POINT OF BEGINNING. CONTAINING 1,166,133.60 SQUARE FEET OR 26.77 ACRES MORE OR LESS.

CASE NUMBER (PT05-107)
DEVELOPMENT NUMBER (05-133)
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-50505-33.

PREPARED: 08-03-2006

LYNN LANE VILLAGE

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT, LYNN LANE VILLAGE, L.L.C., AN OKLAHOMA CORPORATION (THE "DEVELOPER"), BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, T 19 N, R 14 E,
THENCE S 89°51'12" W ALONG THE SOUTH LINE OF SECTION 35 A DISTANCE OF 2635.15 FEET;
TO THE SW CORNER OF THE SE/4;
THENCE N 00°09'09" W ALONG THE 1/2 SECTION LINE OF SECTION 35 A DISTANCE OF 792.18 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 00°09'09" W A DISTANCE OF 1273.41 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III S 83°38'00" E A DISTANCE OF 158.93 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A INITAL TANGENT BEARING OF S 06°22'00" W AND A CENTRAL ANGLE OF 13°14'23" AND A RADIUS OF 50.00 FEET A DISTANCE OF 11.56 FEET WITH A CHORD BEARING OF S 60°15'00" E CHORD LENGTH OF 91.79 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°32'12" AND A RADIUS OF 75.00 FEET A DISTANCE OF 48.26 FEET WITH A CHORD BEARING OF N 71°33'54" E A CHORD LENGTH OF 47.43 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 89.57 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°12'58" AND A RADIUS OF 125.00 FEET A DISTANCE OF 15.74 FEET WITH A CHORD BEARING OF S 86°23'31" E A CHORD LENGTH OF 15.73 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°27'29" AND A RADIUS OF 25.00 FEET A DISTANCE OF 38.16 FEET WITH A CHORD BEARING OF S 39°03'17" E A CHORD LENGTH OF 34.58 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°55'38" AND A RADIUS OF 1104.00 FEET A DISTANCE OF 133.47 FEET WITH A CHORD OF S 01°12'39" W A CHORD LENGTH OF 133.39 FEET;
THENCE N 87°44'50" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 50.00 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A INITAL TANGENT BEARING OF N 02°15'10" W AND A CENTRAL ANGLE OF 92°47'47" AND A RADIUS OF 25.00 FEET A DISTANCE OF 40.49 FEET WITH A CHORD BEARING OF N 44°08'44"E A CHORD LENGTH OF 36.21 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°27'58" AND A RADIUS OF 225.00 FEET A DISTANCE OF 80.37 FEET WITH A CHORD BEARING OF N 80°18'28" E A CHORD LENGTH OF 79.94 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III N 70°04'39" E A DISTANCE OF 7.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF COUNTRY LANE ESTATES;
THENCE S 00°04'48" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES DISTANCE OF 132.12 FEET;
THENCE S 13°41'02" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 199.39 FEET;
THENCE N 89°47'15" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 118.49 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES ON A CURVE TO THE LEFT, HAVING A INITAL TANGENT BEARING OF S 20°12'45" E AND A CENTRAL ANGLE OF 00°54'53" AND A RADIUS OF 820.00 FEET A DISTANCE OF 13.09 FEET WITH A CHORD BEARING OF S 20°40'12" E A CHORD LENGTH OF 13.09 FEET;
THENCE N 68°52'22" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 159.22 FEET;
THENCE N 29°33'25" W ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 6.20 FEET;
THENCE N 60°04'05" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 964.96 FEET;
THENCE N 36°38'18" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 206.01 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 145.81 FEET;
THENCE S 36°38'18" W ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 19.72 FEET;
THENCE S 53°21'42" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 247.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. ELMIRA STREET;
THENCE S 36°38'02" W A DISTANCE OF 104.11 FEET;
THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°16'36" AND A RADIUS OF 175.00 FEET A DISTANCE OF 110.81 FEET WITH A CHORD BEARING OF S 55°46'20" W A CHORD LENGTH OF 114.75 FEET;
THENCE S 74°54'38" W A DISTANCE OF 27.89 FEET;
THENCE S 36°44'00" W A DISTANCE OF 111.91 FEET;
THENCE S 60°00'00" W A DISTANCE OF 2225.96 FEET;
TO THE POINT OF BEGINNING. CONTAINING 1,168,133.60 SQUARE FEET OR 26.77 ACRES MORE OR LESS.

HAS CAUSED SAID REAL ESTATE TO BE SURVEYED, STAKED, AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVE AREAS, AND HAS DESIGNATED THE SAME AS "LYNN LANE VILLAGE", AN ADDITION TO THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA.

SECTION I.

STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENT.

THE DEVELOPER DOES FURTHER DEDICATE FOR PUBLIC USE THE STREETS, EASEMENTS AND RIGHT-OF-WAY AS SHOWN ON THE ATTACHED PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, 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 THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT-OF-WAY FOR THE USES AND PURPOSES AFORESAID, PROVIDED, HOWEVER, THAT THE DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO, OVER, ACROSS AND ALONG THE PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT FOR THE PURPOSE OF FURNISHING OF WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED IN SAID PLAT AND THE ADJACENT PROPERTY (HEREINAFTER DEFINED).

THE OWNER AGREES THAT NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE (EASEMENT) PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED, OR PERMITTED UPON THE EASEMENTS OR RIGHTS OF WAY AS SHOWN ON THE PLAT. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND PLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE.

PAVING AND LANDSCAPING WITHIN EASEMENTS

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

B. UNDERGROUND ELECTRIC AND COMMUNICATION SERVICES

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PARAMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE 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 OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. 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, CABLE TELEVISION OR GAS FACILITIES. EACH 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.

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

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GAS EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER AND SEWER SERVICES.

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE LOT

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON OR IN HIS PUBLIC WATER OR SEWER MAINS SHALL BE PROHIBITED.

THE CITY OF BROKEN ARROW OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE SANITARY SEWER MAINS. BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR SEWER MAIN OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENTS SHOWN ON SAID PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER OR SEWER FACILITIES.

5. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OR REPAIR OF THE PUBLIC WATER OR SEWER FACILITIES WITHIN THE EASEMENT AREAS SITUATED UPON SUCH OWNER'S LOT; PROVIDED, HOWEVER, THE CITY OF BROKEN ARROW SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

6. THE FOREGOING COVENANTS CONCERNING WATER AND SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

D. LIMITS OF NO ACCESS.

THE DEVELOPER RELINQUISHES RIGHTS OF VEHICULAR INGRESS AND EGRESS OVER, THROUGH OR ACROSS ANY AREA DESIGNATED ON THE ATTACHED PLAT AS L.N.A. (LIMITS OF NO ACCESS). THESE LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE CITY OF BROKEN ARROW, ITS AGENTS, SUCCESSORS OR ASSIGNS, OR AS OTHERWISE PROVIDED BY LAW.

SECTION II.

RESTRICTIONS

A. USE OF LAND/DEVELOPMENT STANDARDS

1. ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES, AND SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF P.U.D. # 40, DEVELOPED AREA "C", AS AMENDED.

2. THE NUMBER OF DWELLINGS WITHIN THE ADDITION SHALL NOT EXCEED 93.

3. MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT AREA: 7,000 S.F.
MAXIMUM BUILDING HEIGHT: 2 STORIES
MAXIMUM BUILDING COVERAGE: AS REQUIRED IN THE R-3 DISTRICT.
MINIMUM YARDS:
FRONT: 25 FT.
SIDE:
BOTH: 10 FT.
ONE: 5 FT.
REAR: 20% LOT DEPTH

MINIMUM OFF-STREET PARKING SPACES PER DWELLING UNIT:

LIMITS OF NO ACCESS SHALL APPLY TO CORNER LOTS ON ANY SIDE WITH 15 FOOT SETBACK LINES.

B. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. THERE IS HEREBY ESTABLISHED AN ARCHITECTURAL COMMITTEE CONSISTING OF TWO MEMBERS TO BE APPOINTED BY THE DEVELOPER. INITIALLY THE MEMBERS OF THE ARCHITECTURAL COMMITTEE SHALL BE JOHN DAVIS & ED SCHERNERHORN (THE "ARCHITECTURAL COMMITTEE"). THE DEVELOPER MAY NAME SUBSTITUTE OR REPLACEMENT MEMBERS OF THE ARCHITECTURAL COMMITTEE BY FILING NOTICE THEREOF IN THE LAND RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. NO BUILDING, FENCE, WALL, DRIVEWAY OR MAILBOX SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL THE PLANS AND SPECIFICATIONS THEREFORE HAVE BEEN APPROVED IN WRITING BY ANY ONE OF THE MEMBERS OF THE ARCHITECTURAL COMMITTEE. FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE TO THE ARCHITECTURAL COMMITTEE. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN FOURTEEN (14) DAYS AFTER SUCH SUBMISSION, THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. PLANS PREVIOUSLY APPROVED, FOR ANOTHER LOT, MAY BE CONSTRUCTED WITHOUT FURTHER APPROVALS.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION, AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED, THE ARCHITECTURAL COMMITTEE MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH 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 ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE ANY BUILDING PLANS OR OTHER SUBMITTALS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV ON THE 1ST DAY OF JANUARY 1, 2025, OR UPON WRITTEN ASSIGNMENT TO THE HOMEOWNERS' ASSOCIATION BY THE ARCHITECTURAL COMMITTEE, WHICHEVER EVENT FIRST OCCURS, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION OR ANY COMMITTEE APPOINTED BY SUCH BOARD.

C. FLOOR AREA OF DWELLINGS

1. LIVING AREA. ALL SINGLE STORY DWELLINGS SHALL HAVE AT LEAST 1,200 SQUARE FEET OF FINISHED HEATED LIVING AREA. ONE AND ONE-HALF OR TWO-STORY DWELLINGS SHALL HAVE AT LEAST 800 SQUARE FEET OF FINISHED HEATED LIVING AREA ON THE FIRST FLOOR AND A TOTAL OF AT LEAST 1600 S.F.

2. COMPUTATION OF LIVING AREA. THE COMPUTATION OF LIVING AREA SHALL NOT INCLUDE ANY BASEMENT OR ATTIC AREA USED FOR STORAGE.

ALL LIVING AREA MEASUREMENTS SHALL BE TAKEN HORIZONTALLY AT THE TOP PLATE LEVEL TO THE FACE OF THE OUTSIDE WALL. REQUIRED LIVING AREA MUST AVERAGE AT LEAST 7 FEET 6 INCHES IN HEIGHT, EXCEPT THAT IN THE COMPUTATION OF SECOND OR UPPER STORY LIVING AREA, THE HEIGHT SHALL BE 7 FEET 6 INCHES FOR AT LEAST ONE-HALF OF THE REQUIRED LIVING AREA, AND ANY AREA OF LESS THAN 5 FEET IN HEIGHT SHALL BE EXCLUDED.

D. ROOF PITCH AND HEIGHT

THE ROOF OF THE DWELLING SHALL HAVE A PITCH OF AT LEAST 6/12 OVER 85 PERCENT OF THE TOTAL ROOF AREA, AND NONE OF THE ROOF AREA SHALL HAVE A PITCH OF LESS THAN 3/12. NO DWELLINGS SHALL EXCEED TWO STORIES IN HEIGHT.

E. GARAGE

EACH DWELLING SHALL HAVE AN ATTACHED GARAGE SUITABLE FOR ACCOMMODATING AT LEAST TWO STANDARD SIZE AUTOMOBILES. CARPORTS ARE PROHIBITED.

F. BUILDING MATERIAL REQUIREMENTS

1. EXTERIOR WALLS. THE COVERAGE (CUMULATIVE) OF EXTERIOR WALLS OF THE DWELLING ERECTED ON ANY LOT SHALL BE OF AT LEAST 100% BRICK, STONE, OR STUCCO; PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN EXTERIOR WALLS SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE FIRST FLOOR INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE-TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS. THE FRONT EXTERIOR WALL SHALL BE 90% BRICK, STONE OR MASONRY, EXCEPT FOR ARCHITECTURAL LOOKS/DETAIL UNDER FRONT PORCHES.

2. FOUNDATION OR STEM WALLS. NO CONCRETE BLOCKS, POURED CONCRETE, OR ANY OTHER FOUNDATION OR STEM WALL SHALL BE EXPOSED UNLESS CONSTRUCTED OF BRICK OR STONE.

3. ROOFING. THE ROOF OF THE DWELLING ERECTED ON ANY LOT SHALL BE SELF SEALING COMPOSITION SHINGLE. ALL ROOFS SHALL HAVE A CONSISTENT COLOR OF WEATHERED WOOD ROOFING AS PRESCRIBED BY THE ARCHITECTURAL COMMITTEE.

4. ROOFTOP PROTRUSIONS. SHEET METAL VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS, METAL ROOF FLASHING, AND OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED TO CONFORM WITH ROOF COLOR.

5. WINDOWS. THE FRAMES OF ALUMINUM WINDOWS SHALL BE FINISHED.

G. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED IN WHOLE OR IN PART FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY LOT IN THIS SUBDIVISION.

H. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK, POULTRY OR BEES OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. THE NUMBER OF PETS SHALL BE LIMITED TO THREE.

I. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANY TRASH OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

J. SIGNS PROHIBITED

THE CONSTRUCTION OR MAINTENANCE OF ADVERTISING SIGNS OR OTHER ADVERTISING STRUCTURES ON ANY LOT IS PROHIBITED, PROVIDED THAT SIGNS ADVERTISING THE SALE OR RENTAL OF A PROPERTY ARE PERMITTED IF THEY DO NOT EXCEED 9 SQUARE FEET IN DISPLAY SURFACE AREA. PERMANENT SIGNS IDENTIFYING THE ADDITION MAY BE ERECTED AND LOCATED WITHIN THE FENCE AND LANDSCAPE EASEMENT AND RESERVE AREAS. ONLY ONE SIGN SHALL BE PERMITTED PER LOT.

K. EXISTING BUILDINGS

NO EXISTING ERECTED BUILDING OR USED BUILDING MAY BE MOVED ONTO OR PLACED ON ANY LOT.

L. TEMPORARY STRUCTURES AND OUTBUILDINGS

NO TRAILER, TENT, GARAGE, BARN, OUTBUILDING, NOR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE USED FOR HUMAN HABITATION, TEMPORARILY OR PERMANENTLY. CONSTRUCTION TRAILERS ARE PERMITTED FOR BUILDERS HAVING THREE HOUSES OR MORE UNDER CONSTRUCTION.

M. VEHICLE STORAGE AND PARKING

NO VEHICLE SHALL BE PARKED OR STORED ON ANY FRONT OR SIDE YARD. NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, JET SKIS, WATERCRAFT, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED, OR STORED ON ANY LOT FOR MORE THAN FORTY-EIGHT (48) HOURS WITHIN ANY SEVENTY-TWO (72) HOUR PERIOD EXCEPT IN A GARAGE OR SCREENED FROM VIEW IN THE REAR YARD. OWNERS' OR RESIDENTS' VEHICLES SHALL NOT BE PARKED IN ANY STREET.

N. ANTENNAS

NO EXTERIOR RADIO OR TELEVISION TOWER, AERIAL, ANTENNA, OR SATELLITE DISH OVER 18" IN DIAMETER SHALL BE LOCATED UPON ANY LOT. SATELLITE DISH 18" IN DIAMETER ARE PERMITTED, BUT MUST BE MOUNTED ON THE HOUSE OR GROUND MOUNTED BUT MAY NOT BE MOUNTED ON THE FRONT OF THE HOUSE OR ROOF.

O. INTERIOR FENCES OR WALLS

1. NO FENCE OR WALL SHALL EXCEED 6 FEET IN HEIGHT NOR BE ERECTED OR MAINTAINED NEARER TO THE INTERIOR STREETS OF THE ADDITION THAN THE BUILDING SETBACK LINES DEPICTED ON THE PLAT.

2. FENCES OR WALLS SHALL BE OF WOOD, BRICK, STONE, OR STUCCO.

P. MAILBOXES

ALL MAILBOXES SHALL CONFORM TO THE STANDARD MAILBOX DESIGN FOR LYNN LANE VILLAGE AS PRESCRIBED BY THE ARCHITECTURAL COMMITTEE & INSTALLED BY THE BUILDER IN ACCORDANCE WITH THE APPROVED MAILBOX MASTER PLAN ON FILE WITH THE COMMITTEE.

Q. DRIVEWAYS

ALL DRIVEWAYS INTO A LOT FROM ANY STREET SHALL BE CONSTRUCTED OF CONCRETE AND SHALL NOT BE LESS THAN FOURTEEN (14) FEET IN WIDTH.

R. LANDSCAPING

THE FRONT YARD OF EACH LOT MUST BE FULLY SODDED WITHIN 30 DAYS OF COMPLETION OF THE CONSTRUCTION OF ANY DWELLING.

S. RESERVE AREAS

RESERVE AREA "A" SHALL BE FOR STREETS AND PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE LYNN LANE VILLAGE HOMEOWNER'S ASSOCIATION UNTIL SUCH TIME THAT ELMIRA STREET IS EXTENDED. AT THAT TIME, THE RESERVE AREA WILL BE DEDICATED TO THE CITY. RESERVE AREA "A" SHALL ALSO BE USED FOR PEDESTRIAN ACCESS.

NO RESIDENCE OR DWELLING SHALL BE ALLOWED IN ANY RESERVE AREA.

T. TRAFFIC CONTROL MEDIAN

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE TRAFFIC CONTROL MEDIANS PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREIN RESERVES A PERPETUAL EASEMENT, TO BE SUBSEQUENTLY CONVEYED TO THE HOMEOWNER'S ASSOCIATION FORMED OR THE BE FORMED AS SET FORTH WITHIN SECTION II HEREOF, FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF LANDSCAPING, UTILITIES AND SIGNAGE WITH TRAFFIC CONTROL MEDIANS. THE HOLDER OF THE RESERVED EASEMENT, THE OWNER/DEVELOPER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, HEREIN CONVENANTS THAT THEY SHALL MAINTAIN ANY LANDSCAPING LOCATED WITHIN TRAFFIC CONTROL MEDIANS AND THE CITY OF BROKEN ARROW SHALL HAVE NO LIABILITY FOR ANY DAMAGE TO LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, OC