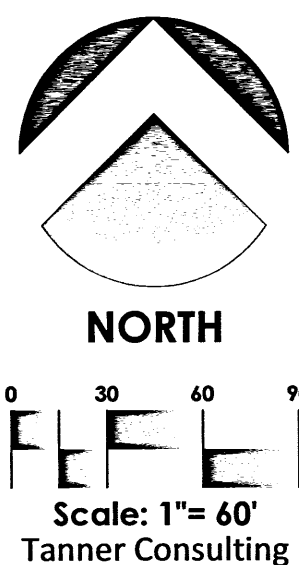


- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - FF FINISHED FLOOR ELEVATION (RECOMMENDED MINIMUM)
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - R RADIUS
 - R.A. RESTRICTED ACCESS
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - SD/E STORMWATER DRAINAGE & DETENTION ESMT
 - SF SQUARE FEET
 - SW/E SIDEWALK EASEMENT
 - U/E UTILITY EASEMENT
 - 1234 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)



Pine Valley Reserve

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
Pine Valley Ranch LLC.
CONTACT: RICK DODSON, GENERAL MANAGER
EMAIL: DODSONBUILDER@GMAIL.COM
5929 East 106th Place South
Tulsa, Oklahoma 74137
Phone: (918) 638-3003

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



SUBDIVISION CONTAINS:

SIXTY FIVE (65) LOTS
IN FOUR (4) BLOCKS
WITH EIGHT (8) RESERVE AREAS

GROSS SUBDIVISION AREA: 18.494 ACRES

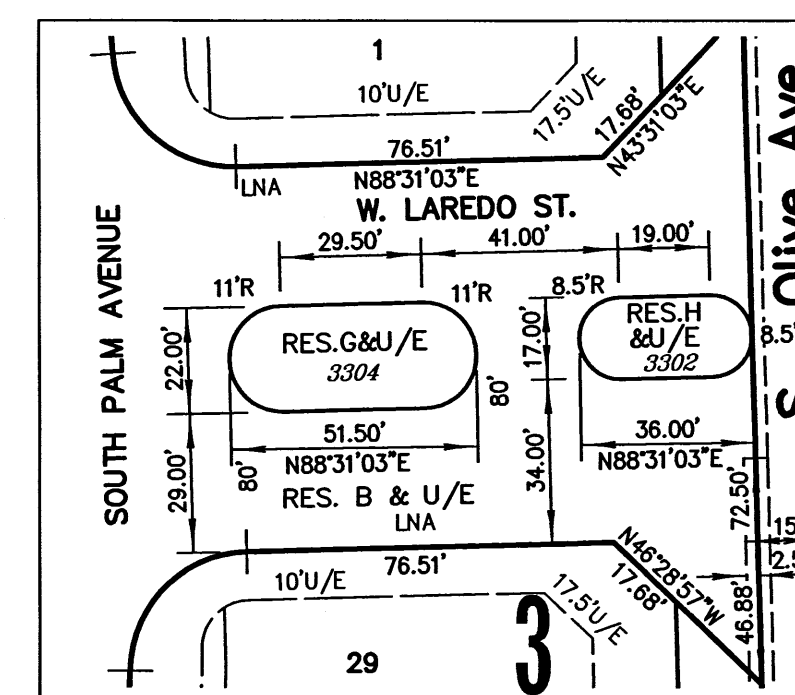
Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) FOUND 3/4" IRON PIN IN VALVE BOX AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 20;
(B) FOUND PK NAIL AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 20;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 128°57' WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY INCOG AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH OLIVE AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND BY WEST LAREDO PLACE, BEING A PUBLIC STREET.
- ALL OF SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40143C0389L; REVISED DATE: OCTOBER 16, 2012.

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 \$46,036.00 per trust receipt no.17542 to be applied to 2024 taxes. This certificate is NOT to be construed as payment of 2024 taxes in full but is given in order that this plat may be filed on record. 2024 taxes may exceed the amount of the security deposit.

Dated: 06/24/2024
John M. Fothergill
Tulsa County Treasurer
By: [Signature]
Deputy



DETAIL A
SCALE: 1"=40'

Benchmark #1

SET CHISELED BOX ON THE TOP OF CURB ON THE SOUTH SIDE OF WEST DELMAR STREET, APPROXIMATELY 132 FEET EAST OF THE INTERSECTION OF S. DELMAR ST. & W. KENT ST.
(379941.6862N, 2607871.2365E)
ELEVATION = 663.13 (NAVD 88)

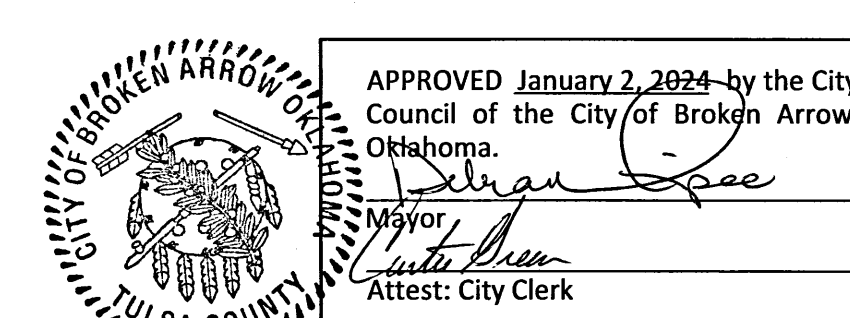
Benchmark #2

SET CHISELED BOX ON THE TOP OF CURB ON THE EAST SIDE OF SOUTH 129TH EAST AVE. APPROXIMATELY 643 FEET NORTH OF THE INTERSECTION OF S. 129TH E. AVE. & E. 101ST ST.
(N378185.7361N, (E2609304.2289E)
ELEVATION = 686.31 (NAVD 88)

Pine Valley Reserve

CASE NO. PR-000131-2022
SHEET 1 OF 3

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	38.27'	25.00'	87°42'27"	N47°37'43"W	34.64'
2	38.27'	25.00'	87°42'27"	N44°39'49"E	34.64'
3	78.54'	50.00'	90°00'00"	N46°28'57"W	70.71'
4	153.08'	100.00'	87°42'27"	N47°37'43"W	138.56'
5	157.08'	100.00'	90°00'00"	N43°31'03"E	141.42'
6	78.54'	50.00'	90°00'00"	N43°31'03"E	70.71'
7	39.27'	25.00'	90°00'00"	N43°31'03"E	35.36'
8	39.27'	25.00'	90°00'00"	N46°28'57"W	35.36'
9	153.08'	100.00'	87°42'27"	N44°39'49"E	138.56'
10	136.25'	290.00'	26°55'06"	N75°03'30"E	135.00'
11	112.76'	240.00'	26°55'06"	N75°03'30"E	111.72'



PUD-326

Pine Valley Reserve

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY (20),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, PINE VALLEY RESERVE WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 326 "PINE VALLEY") AS PROVIDED WITHIN THE PUD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, AS THE SAME EXISTED ON DECEMBER 21, 2021; AND WHEREAS, PUD NO. 326 WAS RECOMMENDED BY THE BROKEN ARROW PLANNING COMMISSION ON NOVEMBER 18, 2021, AND WAS APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW ON DECEMBER 21, 2021; AND WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND WHEREAS, THE OWNER DESIRES TO ESTABLISH COVENANTS OF RECORD FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE COMPLIANCE WITH PUD NO. 326 FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW. NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL DEVELOPMENT STANDARDS

1. THE DEVELOPMENT OF PINE VALLEY SHALL BE SUBJECT TO PUD NO. 326 AND THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE AS SUCH PROVISIONS EXISTED ON DECEMBER 21, 2021, OR AS MAY BE SUBSEQUENTLY AMENDED.
2. ACCESS AND CIRCULATION:
PUD-326 HAS APPROXIMATELY 1,890 FEET OF FRONTAGE ON SOUTH OLIVE AVENUE. THREE (3) POINTS OF ACCESS TO SOUTH OLIVE AVENUE ARE CONCEPTUALLY ILLUSTRATED ON THE PUD-326 EXHIBIT B "CONCEPTUAL SITE PLAN." A MAXIMUM OF THREE (3) POINTS OF ACCESS SHALL BE ALLOWED, PROVIDED THAT ALL SUCH POINTS OF ACCESS MEET THE SEPARATION AND ALIGNMENT REQUIREMENTS OF THE BROKEN ARROW ZONING ORDINANCE. FROM THE ADJOINING PEMBROKE PARK SUBDIVISIONS, THE SUBJECT PROPERTY HAS ADDITIONAL ACCESS VIA FOUR (4) STUB STREETS, AND THIS SITE PLAN PROPOSES TO CONNECT TO ALL OF THEM. THE ADDITIONAL CONNECTIONS WILL IMPROVE ACCESSIBILITY AND PUBLIC SAFETY FOR THE ENTIRE AREA. ALTOGETHER, THE VARIOUS CONNECTIONS WILL CREATE A WALKABLE, COHESIVE NEIGHBORHOOD.
STREETS SERVING THE SINGLE-FAMILY RESIDENTIAL PUD-326 DEVELOPMENT AREA A ("PINE VALLEY RANCH") SHALL BE PUBLIC. PUD-326 DEVELOPMENT AREA B ("PINE VALLEY RESERVE") WILL BE SERVED BY GATED, PRIVATE STREETS. ALL STREETS, PUBLIC OR PRIVATE, SHALL BE CONSTRUCTED TO MEET THE CITY OF BROKEN ARROW STANDARDS FOR PUBLIC STREETS. GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE INTERNATIONAL FIRE CODE ADOPTED BY THE CITY OF BROKEN ARROW AND BE APPROVED BY THE BROKEN ARROW FIRE MARSHAL DURING THE PLATING STAGE.
THE PARK AND POND WITHIN PUD-326 DEVELOPMENT AREA B ("PINE VALLEY RESERVE") SHALL CONTAIN OFFSTREET PARKING FOR THE CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS AND VISITORS WITHIN THE GATED SUBDIVISION. ADDITIONAL VISITOR PARKING WILL BE PROVIDED IF AND AS DESIGN OPPORTUNITY PRESENTS.
STREETS AND PEDESTRIAN ACCESSWAYS, CONSISTING OF SIDEWALKS AND/OR TRAILS, WILL CONNECT BOTH NEIGHBORHOODS TO THE SURROUNDING NEIGHBORHOODS, STREETS, AND FUTURE COMMERCIAL DEVELOPMENT AREA TO THE SOUTH, AND WILL BE PLANNED DURING THE ENGINEERING DESIGN AND PLATTING PHASE.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG THE SOUTH OLIVE AVENUE FRONTAGE, EXCEPT AT APPROVED STREET INTERSECTION(S).
DURING THE SITE DEVELOPMENT AND HOME CONSTRUCTION PHASES, AND UNTIL 70% OF THE LOTS ARE PERMITTED FOR CONSTRUCTION, TEMPORARY CONSTRUCTION BARRIERS SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR OR DEVELOPER ON ALL EXISTING STUB-STREETS TO WHICH THE SITE PRESENTLY HAS ACCESS, UNLESS OTHERWISE REQUIRED BY THE BROKEN ARROW FIRE MARSHAL.
3. SIGNAGE, LANDSCAPING, AND FENCING:
SIGNAGE, LANDSCAPING, AND FENCING: SIGNS, LANDSCAPING, AND FENCING SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE, PROVIDED THAT FENCES ENCLOSING A FRONT YARD ("COURTYARD") SHALL BE PERMITTED UP TO FOUR (4) FEET IN HEIGHT, PROVIDED THAT NO FENCE SHALL OBSTRUCT THE SIGHT TRIANGLE AREAS AS OUTLINED IN BROKEN ARROW REGULATIONS.
NOT LESS THAN 10% OF THE NET LAND AREA SHALL BE PRESERVED AS COMMON OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS. THE MAJORITY OF THIS AREA WILL TAKE THE FORM OF ONSITE STORMWATER DETENTION POND RESERVE AREAS, WHICH WILL INCLUDE TWO (2) OR MORE OF THE FOLLOWING: INTERCONNECTED WALKING TRAILS/SIDEWALKS, PARKS, PLAYGROUNDS, PICNIC AREAS, GAZEBO OR OTHER COVERED SHELTER, FISHING PIERS, AND AERATION FOUNTAINS. THE PARK AND POND WITHIN DEVELOPMENT AREA B ("PINE VALLEY RESERVE") SHALL CONTAIN OFFSTREET PARKING FOR THE CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS AND VISITORS WITHIN THE GATED SUBDIVISION.
4. PLATTING AND SITE PLAN REQUIREMENTS:
NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BROKEN ARROW PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BROKEN ARROW SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT. ANY NEIGHBORHOOD AMENITIES REQUIRING A BUILDING PERMIT SHALL SUBMIT AND RECEIVE BROKEN ARROW CITY STAFF APPROVAL OF A SITE PLAN APPLICATION.

B. DEVELOPMENT AREA A (THE NORTHERLY 30,454 SQUARE FEET OF RESERVE A "PINE VALLEY RESERVE")

GROSS LAND AREA: 1,776,555 SF 40.784 AC
NET LAND AREA: 1,776,555 SF 40.784 AC
PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES, MINOR UTILITY FACILITIES, AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.
MAXIMUM NUMBER OF LOTS: 146

MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT AREA: 7,000 SF
MINIMUM LAND AREA PER DWELLING UNIT: 8,500 SF *
MAXIMUM BUILDING HEIGHT: 2.5 STORIES AND 35 FT **
MINIMUM OFF-STREET PARKING: TWO (2) PER DWELLING UNIT. DRIVEWAYS ARE RESTRICTED TO 25 FEET IN WIDTH AT THE FRONTAGE LINE.
MAXIMUM LOT COVERAGE: 60%
MINIMUM LIVABILITY OPEN SPACE PER DU: 3,000 SF
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
CORNER LOTS, OTHER STREET: 10 FT ***
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

OTHER BULK AND AREA REQUIREMENTS:
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF DWELLING UNITS TO GROSS LAND AREA AS PROVIDED IN SECTION 4.1.E.1.B. OF THE BROKEN ARROW ZONING ORDINANCE. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
***WHERE A REAR YARD BACKS TO A SIDE YARD OF AN ADJACENT LOT, THE SIDE YARD SETBACK SHALL BE INCREASED TO THE ADJACENT LOT'S APPLICABLE FRONT SETBACK MINUS FIVE (5) FEET. ANY GARAGE FACING A STREET SHALL BE SET BACK NOT LESS THAN 20 FEET. ACCESS AND SETBACK RESTRICTIONS AS PRESENTLY OUTLINED IN BROKEN ARROW ZONING ORDINANCE TABLE 4.1-2 NOTE 3 SHALL APPLY TO [CORNER] LOTS.

C. DEVELOPMENT AREA B (ALL OF "PINE VALLEY RESERVE", LESS AND EXCEPT THE NORTHERLY 30,454 SQUARE FEET OF RESERVE A)

GROSS LAND AREA: 761,235 SF 17.476 AC
NET LAND AREA: 761,235 SF 17.476 AC
PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES, MINOR UTILITY FACILITIES, AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.
MAXIMUM NUMBER OF LOTS: 125
MINIMUM LOT WIDTH: 46 FT
MINIMUM LOT AREA: 5,000 SF
MINIMUM LAND AREA PER DWELLING UNIT: 2,200 SF *
MAXIMUM BUILDING HEIGHT: 2.5 STORIES AND 35 FT **
MINIMUM OFF-STREET PARKING: TWO (2) PER DWELLING UNIT. DRIVEWAYS ARE RESTRICTED TO 25 FEET IN WIDTH AT THE FRONTAGE LINE.
MAXIMUM LOT COVERAGE: 50%
MINIMUM LIVABILITY OPEN SPACE PER DU: 1,200 SF
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
CORNER LOTS, OTHER STREET: 10 FT ***
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

OTHER BULK AND AREA REQUIREMENTS:AS REQUIRED WITHIN THE RM DISTRICT
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF DWELLING UNITS TO GROSS LAND AREA AS PROVIDED IN SECTION 4.1.E.1.B. OF THE BROKEN ARROW ZONING ORDINANCE. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
***WHERE A REAR YARD BACKS TO A SIDE YARD OF AN ADJACENT LOT, THE SIDE YARD SETBACK SHALL BE INCREASED TO THE ADJACENT LOT'S APPLICABLE FRONT SETBACK MINUS FIVE (5) FEET. ANY GARAGE FACING A STREET SHALL BE SET BACK NOT LESS THAN 20 FEET. ACCESS AND SETBACK RESTRICTIONS AS PRESENTLY OUTLINED IN BROKEN ARROW ZONING ORDINANCE TABLE 4.1-2 NOTE 3 SHALL APPLY TO [CORNER] LOTS.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN "PINE VALLEY RESERVE" AND A TRACT OF LAND ABUTTING TO THE NORTH AND CONTAINING APPROXIMATELY 39.766 ACRES AND TO BE PLATTED AS "PINE VALLEY RANCH" (REFERRED TO HEREIN AS THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION"). THE ASSOCIATION HAS BEEN OR SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA FOR THE GENERAL PURPOSES OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN "PINE VALLEY RESERVE", "PINE VALLEY RANCH", AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY BE SUBSEQUENTLY ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION, MAINTAINING ANY OTHER FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF SAID SUBDIVISIONS.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT WITHIN "PINE VALLEY RESERVE" OR "PINE VALLEY RANCH" SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS:

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE HOMEOWNERS' ASSOCIATION. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN AGAINST THE LOT WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

THE STORMWATER DRAINAGE AND DETENTION FACILITY WITHIN RESERVE A OF "PINE VALLEY RESERVE" SERVES "PINE VALLEY RESERVE" AND ALSO THAT CERTAIN TRACT OF LAND ABUTTING TO THE NORTH AND CONTAINING APPROXIMATELY 39.766 ACRES AND TO BE PLATTED AS "PINE VALLEY RANCH". THE STORMWATER DRAINAGE AND DETENTION FACILITY AND AMENITIES TO BE LOCATED WITHIN "PINE VALLEY RESERVE" ARE INTENDED TO BE SHARED BETWEEN THE RESIDENTS OF BOTH SUBDIVISIONS. "PINE VALLEY RESERVE" WILL BE SERVED BY GATED, PRIVATE STREETS. THE ASSESSMENTS MAY VARY BETWEEN "PINE VALLEY RESERVE" AND "PINE VALLEY RANCH" AND WILL BE SPECIFIED WITHIN THE HOMEOWNERS' ASSOCIATION'S BYLAWS OR OTHER INSTRUMENT PREPARED BY THE OWNER/DEVELOPER FOR THIS PURPOSE.

D. SPECIAL ASSESSMENTS:

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFRAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON A COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE HOMEOWNERS' ASSOCIATION MAY HAVE, THE HOMEOWNERS' ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITH THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE ALL THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND V., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNER OF ANY LOT WITHIN PINE VALLEY RESERVE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW, OKLAHOMA, ANY OWNER OF A LOT WITHIN PINE VALLEY RESERVE, THE HOMEOWNERS' ASSOCIATION, OR ANY OTHER BENEFICIARY AS SPECIFIED WITHIN THE CONCERNED SECTION HEREOF TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT WITHIN PINE VALLEY RESERVE, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL 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 THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTIONS I., II., AND V. 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 BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS 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 BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF AN AMENDMENT TO PUD NO. 326 BY THE BROKEN ARROW PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BROKEN ARROW PLANNING COMMISSION WITH THE TULSA COUNTY CLERK. THE COVENANTS WITHIN SECTION IV. AND WITHIN ANY OTHER PART HEREOF WHICH DID NOT ORIGINALLY REQUIRE THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 65 PERCENT AGREEMENT OF ALL OWNERS OF LOTS WITHIN PINE VALLEY RESERVE WITHOUT APPROVAL FROM THE CITY OF BROKEN ARROW. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY:

INVALIDATION 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 SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1 DAY OF July, 2024.

PINE VALLEY RANCH LLC.
AN OKLAHOMA LIMITED LIABILITY COMPANY

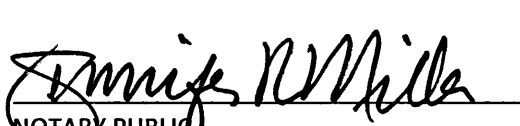
BY: 
RICK DODSON, GENERAL MANAGER

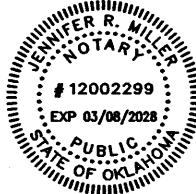
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 1 DAY OF July, 2024, PERSONALLY APPEARED RICK DODSON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF PINE VALLEY RANCH LLC. TO THE FOREGOING INSTRUMENT, AS ITS GENERAL 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 PINE VALLEY RANCH LLC. FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

03/08/2028
MY COMMISSION EXPIRES

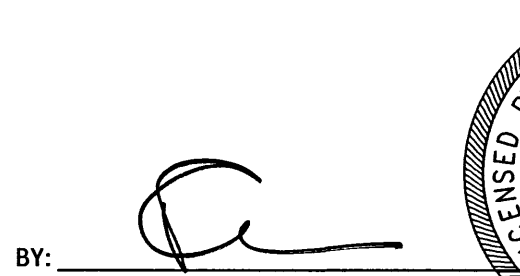

NOTARY PUBLIC

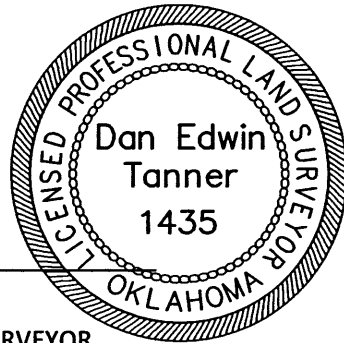


CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED 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 HEREINABOVE, 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 1 DAY OF July, 2024.

BY: 
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

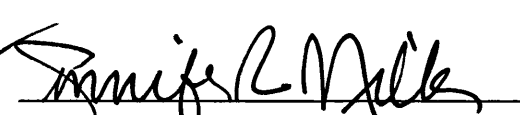


STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, ~~THE~~ UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 1 DAY OF July, 2024, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

03/08/2028
MY COMMISSION EXPIRES


NOTARY PUBLIC

