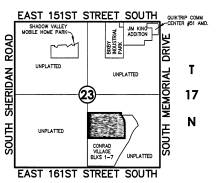
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Receipt # 21-60465 Fees: $35.00

# Conrad Village
## Blocks 8 - 15

BXPUD-16.04
Development Areas C & D

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

R 13 E
T 17 N




**Location Map**
Scale: 1"= 2000'
NORTH

**SUBDIVISION CONTAINS:**

ONE-HUNDRED FIFTEEN (115) LOTS
IN EIGHT (8) BLOCKS
WITH SIX (6) RESERVE AREAS

GROSS SUBDIVISION AREA: 29.695 ACRES

OWNER:
**Tulsa L Dev., LLC**
AN OKLAHOMA LIMITED LIABILITY COMPANY
STEPHEN LIEUX - MANAGER
4058 N. College Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
**Tanner Consulting, L.L.C.**
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

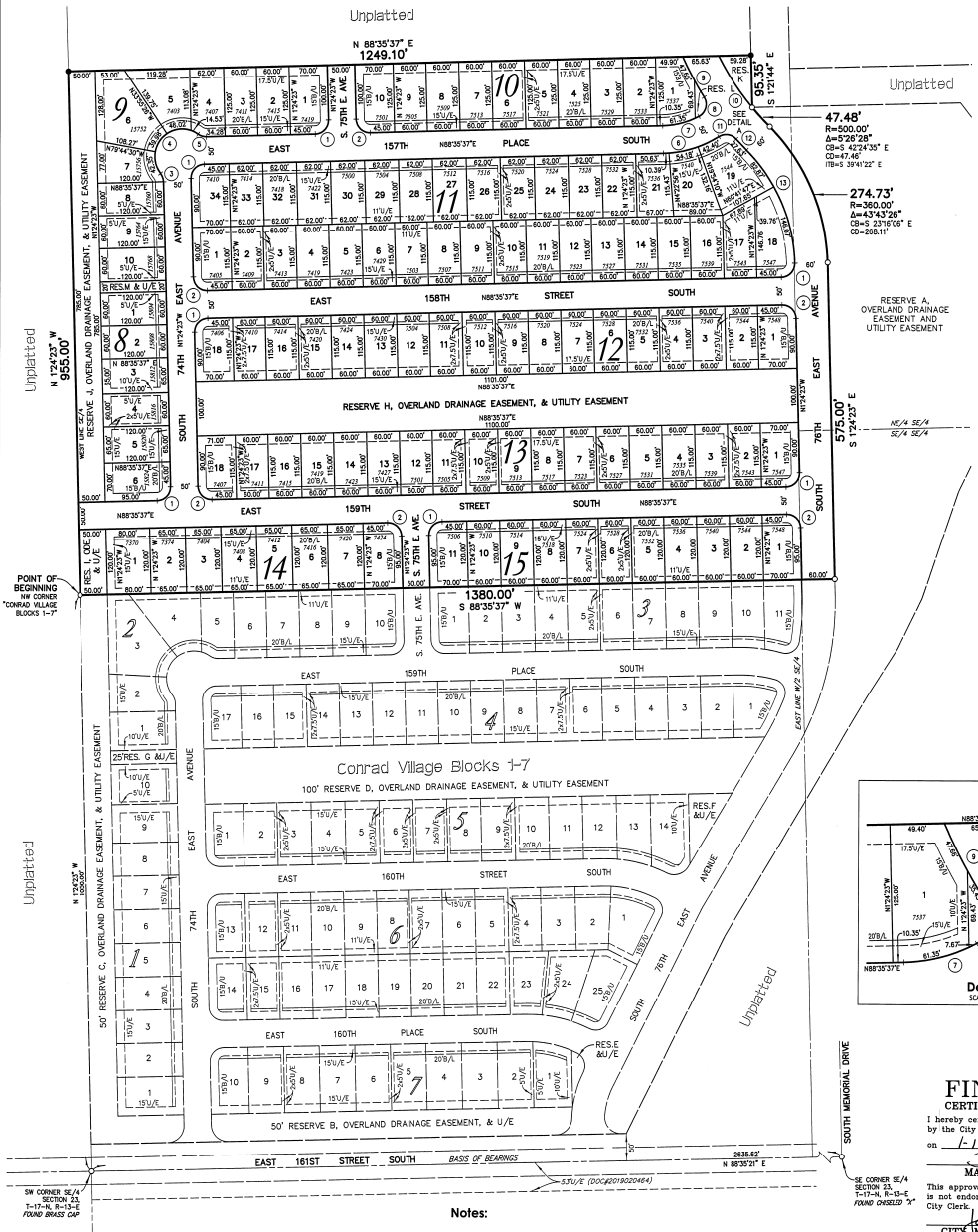
NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

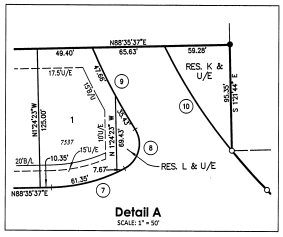
**LEGEND**

| | |
|---|---|
| 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 |
| ODE | OVERLAND DRAINAGE EASEMENT |
| RES. | RESERVE |
| R/W | RIGHT-OF-WAY |
| U/E | UTILITY EASEMENT |
| 1234 | ADDRESS ASSIGNED |
| ○ | FOUND MONUMENT |
| ● | SET MONUMENT |

**Lot Area Table**

| AREA LABEL | AREA(ACRES) |
|---|---|
| BLOCK 8 LOT 1 | 0.165 |
| BLOCK 8 LOT 2 | 0.165 |
| BLOCK 8 LOT 3 | 0.179 |
| BLOCK 8 LOT 4 | 0.165 |
| BLOCK 8 LOT 5 | 0.179 |
| BLOCK 8 LOT 6 | 0.190 |
| BLOCK 9 LOT 1 | 0.198 |
| BLOCK 9 LOT 2 | 0.172 |
| BLOCK 9 LOT 3 | 0.172 |
| BLOCK 9 LOT 4 | 0.175 |
| BLOCK 9 LOT 5 | 0.215 |
| BLOCK 9 LOT 6 | 0.302 |
| BLOCK 9 LOT 7 | 0.166 |
| BLOCK 9 LOT 8 | 0.165 |
| BLOCK 9 LOT 9 | 0.165 |
| BLOCK 9 LOT 10 | 0.165 |
| BLOCK 10 LOT 1 | 0.185 |
| BLOCK 10 LOT 2 | 0.172 |
| BLOCK 10 LOT 3 | 0.172 |
| BLOCK 10 LOT 4 | 0.172 |
| BLOCK 10 LOT 5 | 0.172 |
| BLOCK 10 LOT 6 | 0.172 |
| BLOCK 10 LOT 7 | 0.172 |
| BLOCK 10 LOT 8 | 0.172 |
| BLOCK 10 LOT 9 | 0.172 |
| BLOCK 10 LOT 10 | 0.198 |
| BLOCK 11 LOT 1 | 0.182 |
| BLOCK 11 LOT 2 | 0.158 |
| BLOCK 11 LOT 3 | 0.158 |
| BLOCK 11 LOT 4 | 0.158 |
| BLOCK 11 LOT 5 | 0.158 |
| BLOCK 11 LOT 6 | 0.158 |
| BLOCK 11 LOT 7 | 0.158 |
| BLOCK 11 LOT 8 | 0.158 |
| BLOCK 11 LOT 9 | 0.158 |
| BLOCK 11 LOT 10 | 0.158 |
| BLOCK 11 LOT 11 | 0.158 |
| BLOCK 11 LOT 12 | 0.158 |
| BLOCK 11 LOT 13 | 0.158 |
| BLOCK 11 LOT 14 | 0.158 |
| BLOCK 11 LOT 15 | 0.158 |
| BLOCK 11 LOT 16 | 0.158 |
| BLOCK 11 LOT 17 | 0.180 |
| BLOCK 11 LOT 18 | 0.219 |
| BLOCK 11 LOT 19 | 0.258 |
| BLOCK 11 LOT 20 | 0.197 |
| BLOCK 11 LOT 21 | 0.169 |
| BLOCK 11 LOT 22 | 0.164 |
| BLOCK 11 LOT 23 | 0.164 |
| BLOCK 11 LOT 24 | 0.164 |
| BLOCK 11 LOT 25 | 0.164 |
| BLOCK 11 LOT 26 | 0.164 |
| BLOCK 11 LOT 27 | 0.164 |
| BLOCK 11 LOT 28 | 0.164 |
| BLOCK 11 LOT 29 | 0.164 |
| BLOCK 11 LOT 30 | 0.164 |
| BLOCK 11 LOT 31 | 0.164 |
| BLOCK 11 LOT 32 | 0.164 |
| BLOCK 11 LOT 33 | 0.164 |
| BLOCK 11 LOT 34 | 0.182 |
| BLOCK 12 LOT 1 | 0.182 |
| BLOCK 12 LOT 2 | 0.158 |
| BLOCK 12 LOT 3 | 0.158 |
| BLOCK 12 LOT 4 | 0.158 |
| BLOCK 12 LOT 5 | 0.158 |
| BLOCK 12 LOT 6 | 0.158 |
| BLOCK 12 LOT 7 | 0.158 |
| BLOCK 12 LOT 8 | 0.158 |
| BLOCK 12 LOT 9 | 0.158 |
| BLOCK 12 LOT 10 | 0.158 |
| BLOCK 12 LOT 11 | 0.158 |
| BLOCK 12 LOT 12 | 0.158 |
| BLOCK 12 LOT 13 | 0.158 |
| BLOCK 12 LOT 14 | 0.158 |
| BLOCK 12 LOT 15 | 0.158 |
| BLOCK 12 LOT 16 | 0.158 |
| BLOCK 12 LOT 17 | 0.158 |
| BLOCK 12 LOT 18 | 0.182 |
| BLOCK 13 LOT 1 | 0.182 |
| BLOCK 13 LOT 2 | 0.158 |
| BLOCK 13 LOT 3 | 0.158 |
| BLOCK 13 LOT 4 | 0.158 |
| BLOCK 13 LOT 5 | 0.158 |
| BLOCK 13 LOT 6 | 0.158 |
| BLOCK 13 LOT 7 | 0.158 |
| BLOCK 13 LOT 8 | 0.158 |
| BLOCK 13 LOT 9 | 0.158 |
| BLOCK 13 LOT 10 | 0.158 |
| BLOCK 13 LOT 11 | 0.158 |
| BLOCK 13 LOT 12 | 0.158 |
| BLOCK 13 LOT 13 | 0.158 |
| BLOCK 13 LOT 14 | 0.158 |
| BLOCK 13 LOT 15 | 0.158 |
| BLOCK 13 LOT 16 | 0.158 |
| BLOCK 13 LOT 17 | 0.158 |
| BLOCK 13 LOT 18 | 0.182 |
| BLOCK 14 LOT 1 | 0.220 |
| BLOCK 14 LOT 2 | 0.179 |
| BLOCK 14 LOT 3 | 0.179 |
| BLOCK 14 LOT 4 | 0.179 |
| BLOCK 14 LOT 5 | 0.179 |
| BLOCK 14 LOT 6 | 0.179 |
| BLOCK 14 LOT 7 | 0.179 |
| BLOCK 14 LOT 8 | 0.190 |
| BLOCK 15 LOT 1 | 0.190 |
| BLOCK 15 LOT 2 | 0.165 |
| BLOCK 15 LOT 3 | 0.165 |
| BLOCK 15 LOT 4 | 0.165 |
| BLOCK 15 LOT 5 | 0.165 |
| BLOCK 15 LOT 6 | 0.165 |
| BLOCK 15 LOT 7 | 0.165 |
| BLOCK 15 LOT 8 | 0.165 |
| BLOCK 15 LOT 9 | 0.165 |
| BLOCK 15 LOT 10 | 0.165 |
| BLOCK 15 LOT 11 | 0.190 |




**Detail A**
SCALE: 1" = 50'

**Curve Table**

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(Δ) | CHORDBRG (CB) | CHORDDIS (CD) |
|---|---|---|---|---|---|
| 1 | 39.27' | 25.00' | 90°00'00" | N43°35'37"E | 35.36' |
| 2 | 39.27' | 25.00' | 90°00'00" | N46°24'23"W | 35.36' |
| 3 | 16.09' | 25.00' | 36°52'12" | N19°50'29"W | 15.81' |
| 4 | 142.89' | 50.00' | 163°44'23" | N43°35'37"E | 98.99' |
| 5 | 16.09' | 25.00' | 36°52'12" | N72°58'17"W | 15.81' |
| 6 | 106.97' | 200.00' | 30°38'37" | N73°16'18"E | 105.70' |
| 7 | 69.02' | 150.00' | 26°21'49" | N75°24'42"E | 68.41' |
| 8 | 41.30' | 25.00' | 94°39'01" | N14°54'18"E | 36.76' |
| 9 | 83.09' | 560.00' | 8°30'03" | N28°10'11"W | 83.01' |
| 10 | 112.48' | 500.00' | 12°53'21" | N33°14'41"W | 112.24' |
| 11 | 34.80' | 25.00' | 79°44'50" | N82°10'36"W | 32.05' |
| 12 | 27.63' | 560.00' | 2°49'38" | N43°43'00"W | 27.63' |
| 13 | 228.94' | 300.00' | 43°43'26" | N23°16'06"W | 223.42' |

**Notes:**

1. 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.
2. ALL PROPERTY CORNER MONUMENTS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. 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:
   (1) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;
   (2) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;
   THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'21" EAST.
4. ADDRESSES SHOWN ON THIS PLAT ARE 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.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 75TH EAST AVENUE AND SOUTH 76TH EAST AVENUE, BOTH BEING PUBLIC STREETS.
6. BASED UPON AUGUST 10, 2021 FIELD SURVEY OF TELEPHONE/FIBER LINE LOCATE MARKINGS, SOUTHWESTERN BELL TELEPHONE COMPANY (AT&T) EASEMENTS (RECORDED IN BK 2614 PG 606 AND BK 2614 PG 617) DO NOT AFFECT LOTS WITHIN BLOCKS 8-15.

# FINAL PLAT
**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on 1-11-2021

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER-CITY CLERK

**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 $12,590.00 per trust receipt no.16936 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 08/25/2021
John M. Eshelman
Tulsa County Treasurer
By: _____
Deputy

DATE OF PREPARATION: July 27, 2021

BXPUD-16.04
Development Areas C & D

# Conrad Village
## Blocks 8 - 15

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (PREVIOUSLY KNOWN AS "CONRAD FARMS BIXBY 63, LLC"), HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "CONRAD VILLAGE BLOCKS 1-7", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6870);

THENCE NORTH 1°24'23" WEST AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) FOR A DISTANCE OF 955.00 FEET; THENCE NORTH 88°35'37" EAST FOR A DISTANCE OF 1249.10 FEET; THENCE SOUTH 1°21'44" EAST FOR A DISTANCE OF 95.35 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF "RESERVE A" OF SAID "CONRAD VILLAGE BLOCKS 1-7"; THENCE ALONG THE WESTERLY LINES OF SAID RESERVE A FOR THE FOLLOWING THREE (3) COURSES: ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 39°41'22" EAST, A CENTRAL ANGLE OF 5°26'28", WITH A CHORD BEARING AND DISTANCE OF SOUTH 42°24'35" EAST FOR 47.46 FEET, FOR AN ARC DISTANCE OF 47.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 360.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43°43'26", WITH A CHORD BEARING AND DISTANCE OF SOUTH 23°16'06" EAST FOR 268.11 FEET, FOR AN ARC DISTANCE OF 274.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°24'23" EAST FOR A DISTANCE OF 575.00 FEET; THENCE SOUTH 88°35'37" WEST AND ALONG THE NORTHERLY LINE OF "CONRAD VILLAGE BLOCKS 1-7" FOR A DISTANCE OF 1380.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,293,504 SQUARE FEET OR 29.695 ACRES.

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:

(1) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;

(2) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'21" EAST.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO ONE HUNDRED FIFTEEN (115) LOTS IN EIGHT (8) BLOCKS, ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT"), AND HAS DESIGNATED THE SUBDIVISION AS "CONRAD VILLAGE BLOCKS 8-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA ("SUBDIVISION"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS" AND INDIVIDUALLY AS A "LOT". THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

### SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY, AND DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE.

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OR RESERVE AREA OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH MAINS OR FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY, OR ITS SUCCESSORS OR CONTRACTORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED 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 WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE.

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, 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 UTILITY EASEMENTS.

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 OR RESERVE AREA. 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, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. RESERVE AREAS.

1. RESERVES H, I, J, K, L, AND M, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION IV. HEREIN.

2. RESERVES H, I, J, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE RESERVED FOR OPEN SPACE AND PRIVATE RECREATION INCLUDING BUT NOT LIMITED TO SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, FENCING, OVERLAND DRAINAGE, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY.

3. RESERVES K, L, AND M, AS DEPICTED ON THE ACCOMPANYING PLAT, ARE RESERVED FOR OPEN SPACE AND PRIVATE RECREATION INCLUDING BUT NOT LIMITED TO SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, FENCING, ENTRY FEATURES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY.

4. RESERVES H, I, AND J, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS OVERLAND DRAINAGE EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES AND USES AS OUTLINED HEREINABOVE.

5. RESERVES H, I, J, K, L, AND M, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS GENERAL UTILITY EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES AND USES AS OUTLINED HEREINABOVE.

6. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION IV. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION BY THE OWNER. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE TO OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS FROM ANY UTILITY OR OVERLAND DRAINAGE EASEMENT AREAS WITHIN IN ANY RESERVE AREA.

7. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN THEIR RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF. IN THE EVENT SUCH OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS OF MAINTENANCE, AND THEREAFTER SUCH COSTS SHALL BECOME A LIEN ON ALL OF THE RESIDENTIAL LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE HOME OWNERS ASSOCIATION AS SET FORTH WITHIN SECTION IV. HEREIN, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

F. SURFACE DRAINAGE.

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

G. OVERLAND DRAINAGE EASEMENTS.

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, OR ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION G. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

### SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING CONRAD VILLAGE BLOCKS 8-15 WAS SUBMITTED AS A PART OF PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.04 ("CONRAD FARMS") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-16.04 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 10, 2016 (ORDINANCE NO. 2198), AND

WHEREAS, MINOR AMENDMENT # 1 TO BXPUD-16.04 WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 17, 2019, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

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

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.

1. DEVELOPMENT IN ACCORDANCE WITH PUD.

CONRAD VILLAGE BLOCKS 8-15 SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE.

THE DEVELOPMENT OF CONRAD VILLAGE BLOCKS 8-15 SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON OCTOBER 10, 2016.

B. DEVELOPMENT STANDARDS FOR PART OF DEVELOPMENT AREA C (ALL OF BLOCK 10, BLOCK 9, LOTS 1 THROUGH 6, INCLUSIVE, RESERVE J, AND RESERVE K).

PERMITTED USES: USE UNIT 6 DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING SINGLE FAMILY, PATIO HOME, AND CUSTOMARY ACCESSORY USES, INCLUDING USE UNIT 5 COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

| | |
|---|---|
| MAXIMUM NUMBER OF LOTS: | 400 * |
| MINIMUM LOT WIDTH: | 60 FT ** |
| MINIMUM LOT SIZE: | 6,900 SF |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES AND 35 FT. *** |
| OFF-STREET PARKING AND FRONT YARD COVERAGE: | MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD. |
| MINIMUM LIVABILITY SPACE: | 2,000 SF **** |
| MINIMUM YARD SETBACKS: | |
| FRONT YARD: | 20 FT |
| REAR YARD: | 20 FT |
| SIDE YARD ABUTTING A STREET: | 15 FT |
| SIDE YARD NOT ABUTTING A STREET: | 5 FT |
| OTHER BULK AND AREA REQUIREMENTS: | |
| AS REQUIRED WITHIN THE RS-3 DISTRICT | |
| MINIMUM DWELLING SIZE: | 1,600 SF |
| MINIMUM MASONRY FIRST FLOOR: | 80% |

* THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS.

** ALL LOTS ABUTTING ARTERIAL STREETS SHALL HAVE A LOT WIDTH OF 65'.

*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

**** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-7I-5.C OF THE BIXBY ZONING CODE.

C. DEVELOPMENT STANDARDS FOR PART OF DEVELOPMENT AREA D (ALL OF "CONRAD VILLAGE BLOCKS 8-15", LESS AND EXCEPT ALL OF BLOCK 10, BLOCK 9, LOTS 1 THROUGH 6, INCLUSIVE, RESERVE J, AND RESERVE K).

PERMITTED USES: USE UNIT 6 DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING SINGLE FAMILY, PATIO HOME, AND CUSTOMARY ACCESSORY USES, INCLUDING USE UNIT 5 COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

| | |
|---|---|
| MAXIMUM NUMBER OF LOTS: | 300 * |
| MINIMUM LOT WIDTH: | 60 FT ** |
| MINIMUM LOT SIZE: | 6,900 SF |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES AND 35 FT. *** |
| OFF-STREET PARKING AND FRONT YARD COVERAGE: | MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD. |
| MINIMUM LIVABILITY SPACE: | 2,000 SF **** |
| MINIMUM YARD SETBACKS: | |
| FRONT YARD: | 20 FT |
| REAR YARD: | 20 FT |
| SIDE YARD ABUTTING A STREET: | 15 FT |
| SIDE YARD NOT ABUTTING A STREET: | 5 FT |
| OTHER BULK AND AREA REQUIREMENTS: | |
| AS REQUIRED WITHIN THE RS-3 DISTRICT | |
| MINIMUM DWELLING SIZE: | 1,200 SF |
| MINIMUM MASONRY FIRST FLOOR: | 80% |

* THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS.

** ALL LOTS ABUTTING ARTERIAL STREETS SHALL HAVE A LOT WIDTH OF 65'.

*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

**** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-7I-5.C OF THE BIXBY ZONING CODE.

D. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS.

1. SIGNS.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL AND COLLECTOR STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

2. STANDARDS PERTAINING TO DWELLINGS.

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA AND FIRST-FLOOR MASONRY CONTENT AS SPECIFIED HEREINABOVE. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS AND BENEATH COVERED PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY.

3. ACCESS AND CIRCULATION.

AS INDICATED ON THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN, CONRAD FARMS PROPOSES A MID-MILE COLLECTOR STREET SYSTEM CONNECTING 161ST ST. S. TO 151ST ST. S. (STATE HIGHWAY 67) AND SHERIDAN RD. THE 151ST ST. S. AND SHERIDAN RD. COLLECTOR STREET SEGMENTS SHOULD BE EXTENDED AS THEIR RESPECTIVE INTERCEPTED TRACTS ARE DEVELOPED. A MINOR RESIDENTIAL STREET IS PROPOSED TO CONNECT THE COLLECTOR STREET SYSTEM TO SHERIDAN RD. APPROXIMATELY AT THE 153RD STREET SOUTH ALIGNMENT. WHILE FURTHER STREET PATTERNS WILL BE DESIGNED DURING THE PLATTING STAGE, CONCEPTUAL STREET ALIGNMENTS ARE INDICATED ON THE EXHIBIT B CONCEPTUAL SITE PLAN. WITHIN RESIDENTIAL DEVELOPMENT AREAS C AND D, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS. STUB-OUT STREETS WILL BE REQUIRED BY THE BIXBY SUBDIVISION REGULATIONS TO ALL ABUTTING UNPLATTED TRACTS, UNLESS WAIVED BY THE BIXBY CITY COUNCIL.

STREETS SERVING ESTATES AT CONRAD VILLAGE "CONRAD FARMS", WHETHER PUBLIC OR PRIVATE, SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF BIXBY FOR PUBLIC STREETS, INCLUDING 60' MINIMUM RIGHTS-OF-WAY AND 36' MINIMUM PAVING BETWEEN CURB FACES FOR COLLECTOR STREETS AND 50' MINIMUM RIGHTS-OF-WAY AND 26' MINIMUM PAVING BETWEEN CURB FACES FOR MINOR STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS WHERE BORROW DITCHES OR PRIVATE STREETS ARE PERMITTED THROUGH PLATTING. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

DURING THE PLATTING STAGE, PEDESTRIAN ACCESS FROM ANY SUBDIVISION SHALL BE PROVIDED TO THE ADJOINING BIXBY CREEK RIGHT-OF-WAY, WHICH IS IDENTIFIED AS A TRAIL CORRIDOR ON BOTH THE BIXBY COMPREHENSIVE PLAN AND THE "GO PLAN," THE TULSA REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN. THE FORMER INDICATES A TRAIL ON THE WESTERLY SIDE OF BIXBY CREEK, AND THE LATTER ON THE EASTERLY SIDE. BOTH SIDES MAY ULTIMATELY CONTAIN TRAILS. THEREFORE, BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AREA DESIGNS SHALL BE ORIENTED TO ACCOMMODATE AND PROVIDE POINTS OF ACCESS TO THE CITY'S PLANNED BIXBY CREEK TRAIL, AND WILL, WHERE NECESSARY, PROVIDE TRAIL EASEMENTS TO SUPPLEMENT EXISTING BIXBY CREEK RIGHT-OF-WAY. AS THE BIXBY CREEK RIGHT-OF-WAY WILL BE CONSIDERED A PUBLIC, LINEAR PARK AMENITY, WHETHER OR NOT THE CITY'S TRAIL IS ACTUALLY CONSTRUCTED AT THE TIME OF PLATTING, POINTS OF ACCESS AND DESIGN ORIENTATION SHALL BE PROVIDED TO THE RIGHT-OF-WAY. FURTHER, PEDESTRIAN AND BICYCLE CONNECTIVITY BETWEEN NEIGHBORHOODS AND TO ADJACENT AREAS WILL BE PLANNED AND INCLUDED IN DEVELOPMENT DESIGNS DURING THE PLATTING PROCESS.

SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY, THROUGH PLATTING, WAIVE THE SIDEWALK REQUIREMENT OF THE SUBDIVISION REGULATIONS UPON SHOWING OF GOOD CAUSE, SUCH AS WHERE BORROW DITCH SHOULDERS SERVE IN LIEU OF SIDEWALKS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG ARTERIAL STREET FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS.

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 BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, 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 BIXBY SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT. NONRESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREAS A AND B, AND ANY NEIGHBORHOOD AMENITIES REQUIRING A BUILDING PERMIT, SHALL SUBMIT AND RECEIVE BIXBY CITY STAFF APPROVAL OF A SITE PLAN APPLICATION.

5. CITY DEPARTMENT REQUIREMENTS.

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

DATE OF PREPARATION: July 27, 2021

BXPUD-16.04
Development Areas C & D

# Conrad Village
## Blocks 8 - 15

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

### SECTION III. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS.

NO LOT MAY BE DIVIDED OR SPLIT.

B. RESIDENTIAL LOTS.

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY OR INCIDENTAL OUTBUILDINGS SHALL BE PERMITTED ON A LOT. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE TO THE SUBDIVISION AND/OR ANY LOT PURSUANT TO LEGISLATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES.

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDING COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING PRECISELY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS.

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION, TWO (2) SETS OF GRADING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL MAINTAIN THE HARMONIOUS RELATIONSHIP AMONG THE EXISTING AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY REVIEW PERIOD. IF THE COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY LOT MAP/PROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED WITHIN SUCH PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS.

1. EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.

2. NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.

3. ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WOATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

F. ADDITIONS TO EXISTING STRUCTURES.

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL, THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS.

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS SHALL BE KEPT CLOSED AT ALL TIMES EXCEPTING THE GARAGE MAY BE DETACHED STRUCTURE TO BE LOCATED ON A LOT SUCH AS A GUEST APARTMENT, POOL HOUSE, TOOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE, WHICH HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY SUCH REQUEST TO CONSTRUCT.

H. TEMPORARY STRUCTURES.

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES.

NO FENCE SHALL BE CONSTRUCTED IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE STREET SET-BACK LINE EXCEPT FOR THE SUBDIVISION PERIMETER FENCE. NO FENCE SHALL BE CONSTRUCTED ON THE PERIMETER AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN LINK, WIRE, WROUGHT IRON OR OTHER TYPE OF FENCE SHALL BE ALLOWED OR PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES.

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE APPROVED BY COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS.

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD. ALL SIGNS SHALL BE NEAT IN APPEARANCE AND SHALL NOT STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES.

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY AND RECREATIVE VEHICLES OR ANY MOTOR VEHICLE IS NOT PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SUBSECTION L. MAY BE TOWED AT THE OWNER'S EXPENSE. NO BOATS, TRAILERS, RECREATIONAL EQUIPMENT OR MOTORCYCLES, NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT.

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AND SHALL NOT EXCEED 6 INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARD OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE STANDARDS OF THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, THE BOARD, OR OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT, THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SUBSECTION M. AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES.

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS.

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE CONTINUOUS FOR A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING.

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN ENCLOSED GARAGES AND MUST BE KEPT OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES.

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

### SECTION IV. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS.

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION ("HOA"), TO BE KNOWN AS CONRAD FARMS PROPERTY OWNERS ASSOCIATION, TO GOVERN "CONRAD VILLAGE BLOCKS 1-7", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6870) AND THIS SUBDIVISION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO.

OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, LIKE THE PROPERTY DESCRIBED HEREIN, MAY BE ANNEXED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE ORIGINAL/PREVIOUSLY ESTABLISHED SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED THERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES, SUCH AS THE PROPERTY DESCRIBED HEREIN, AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO, AND, IN ACCORDANCE THEREWITH, OWNER DOES HEREBY NOTE AND ANNEX THE PROPERTY DESCRIBED HEREIN TO THE ORIGINAL/PREVIOUSLY ESTABLISHED SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA.

B. MEMBERSHIP.

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT.

EACH OWNER OF A LOT, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS, AND AS AMENDED, AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS.

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DETENTION/RETENTION PONDS, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT OR THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY.

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

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

A. ENFORCEMENT.

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION.

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2041, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION.

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES, SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS HAS AND AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS ASSIGNEE AND APPROVED BY THE CITY, NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-16.04 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION, OR THE BIXBY CITY COUNCIL, OR, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-16.04 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER OR OWNER'S ASSIGNEE CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY.

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA I, DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT ON THIS 2nd DAY OF August, 2021.

TULSA I DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
STEPHEN LIEUX, MANAGER OF LLC

STATE OF ARKANSAS )
) SS
COUNTY OF WASHINGTON )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2nd DAY OF August, 2021, PERSONALLY APPEARED STEPHEN LIEUX, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF CONRAD TULSA I, DEV., LLC TO THE FOREGOING INSTRUMENT, AS ITS 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 TULSA I DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

October 18 2023
MY COMMISSION EXPIRES

NOTARY PUBLIC

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2023
Commission No. 12712589

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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "CONRAD VILLAGE BLOCKS 8-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, 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 9TH DAY OF August, 2021.

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

Dan Edwin Tanner 1435

STATE OF OKLAHOMA )
) SS
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 9TH DAY OF August, 2021, 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 THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES

NOTARY PUBLIC

JENNIFER MILLER, NOTARY PUBLIC

DATE OF PREPARATION: July 27, 2021