TULSA COUNTY CLERK - JOAN HASTINGS RCPT 163905 06/28/96 08:37:40
DOC # 96063117 FEE 10.00 PGS 1 B/P 5822/1334-1334

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on JUNE 19, 1996

Jay D. Stamps TMAPC/INCOG

This approval is void if this plat is not filed in the office of the County Clerk on or before:

JUNE 19, 1997

Ray Jordan COUNTY ENGINEER

5134

This plat was approved by the Tulsa City-County Health Department on June 11, 1996 and released in accordance with the Subdivision Regulations of the Tulsa Metropolitan Area Planning Commission.

Vicky D. Jones
Subdivision Administrator

5134A

0 75 150 300 450

SCALE: 1" = 150'

THE ESTATES OF HAMPTON HILLS

A SUBDIVISION OF PART OF THE NE/4 AND THE E/2 E/2 SE/4 NW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA.

STATE OF OKLAHOMA APPROVED JUN 11 1996 DEPARTMENT OF ENVIRONMENTAL QUALITY

RESERVE "A" LINE DATA

1. S30°01'33"E - 135'
2. N67°49'32"E - 72'
3. S73°24'18"E - 224.86'
4. S40°41'24"E - 499.11'
5. S57°40'53"E - 122.31'
6. N70°56'25"E - 96.31'
7. N10°06'09"E - 94.20'
8. N29°14'38"E - 116.79'
9. S41°07'09"E - 174.79'
10. S80°53'12"E - 302.46'
11. N76°11'12"E - 61.71'

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH
1	30'	87°36'07"	45.89'
2	30'	92°21'53"	48.36'
3	705'	10°02'42"	123.60'
4	645'	10°02'42"	113.08'
5	398'	17°58'30"	124.86'
6	458'	17°58'30"	143.69'
7	120'	58°32'04"	122.59'
8	180'	58°32'04"	183.89'
9	25'	42°50'00"	18.69'
10	25'	42°50'00"	18.69'
11	50'	265°40'01"	231.84'

LEGEND

U/E - DENOTES UTILITY EASEMENT
F/E - DENOTES FENCE EASEMENT
B.L. - DENOTES WATER LINE
LNA - DENOTES LIMITS OF NO ACCESS
LA - DENOTES LIMITS OF ACCESS
W.L. - DENOTES WATER LINE

75' 30' 60' - DENOTES LOCATION OF PERCULATION TEST HOLES. CONTACT THE CITY-COUNTY HEALTH DEPARTMENT FOR EXACT LOCATIONS.

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 $318.75 per trust receipt no. 1042 to be applied to 19 96 taxes.

This certificate is NOT to be construed as payment of 19 96 taxes in full but is given in order that this plat may be filed of record.

19 96 taxes could exceed the amount of the security deposit.

Dated June 27, 19 96

Dennis Semler
Tulsa County Treasurer
by Rosemary Lee Deputy

EAST 131st STREET SOUTH

NW CORNER NE/4

24.75' ROADWAY EASEMENT

660'

626.35' L.N.A.

120.10' L.A.

349.35' L.N.A.

N89°43'05"E - 1135.78'

SEE ENTRANCE DETAIL

855.20'

NE COR. SEC. 7 T 17 N, R 13 E

930'

WATER LINE EASEMENT TO THE CITY OF TULSA BOOK 5191, PAGE 1983

WATER LINE EASEMENT TO THE CITY OF TULSA BOOK 5191, PAGE 1983

RESERVE "A"

1 3.0045 AC.

2 5.9487 AC.

13 2.6684 AC.

12 4.9109 AC.

RESTRICTIVE DRAINAGE WAY

DRAINAGE EASEMENT

LAKE AREA EASEMENT

UNPLATTED

N0°01'57"W - 1320'

S0°16'52"E 289.95'

S22°14'53"E 288.88'

S12°07'40"W 213.43'

S0°37'05"E 161.63'

S42°35'59"W 192.98'

381.20' S87°02'58"E

295.34'

428.62'

374.21' N89°43'25"E

N0°01'57"W - 827.78'

3 4.1473 AC.

4 6.2073 AC.

SOUTH 71th AVENUE

100 YR. HIGH WATER (DEV. COND.)

S48°40'19"E 130.15'

S88°45'53"E 171.11'

S15°22'23"E 176.92'

S68°49'25"E 256.32'

N69°46'36"E 163.96'

S68°48'31"E 439.87'

WATER LINE EASEMENT

RESTRICTIVE DRAINAGE WAY

SOUTH LEWIS AVENUE

24.75' ROADWAY EASEMENT

1318.02'

DUE EAST 50'

N89°45'03"E 331.71'

N0°01'57"W 1.89'

N89°43'05"E - 660'

331.71'

1.89'

17.5' UTILITY EASEMENT

N81°19'15"E 265.40'

N63°49'04"E 304.83'

242.77'

5 23.8302 AC.

6 16.0931 AC.

1627.59' N37°35'38"E

435' N7°44'25"E

420' N/S

7 20.1593 AC.

N9°17'06"W 479.63'

1 5.0073 AC.

645'

654.41' N29°55'35"E

10 10.9957 AC.

1021.88' N°14'35"E

1200.48' S29°17'35"E

355.49'

9 10.1508 AC.

8 10.5100 AC.

340' N43°24'05"E

544.22' E/W

380.26' N/S

S70°24'38"E 92.35'

903.86'

993.14'

624.05'

50' RIGHT-OF-WAY FOR PIPELINE TO PROJECT COMPANIES, INC. BOOK 5046, PAGE 1647

260' L.N.A.

140' L.A.

607.7' L.N.A.

140' L.A.

180' L.N.A.

DUE SOUTH - 1127.70'

50'

270' 1096.48' 786.62' 777.84'

S89°45'39"W - 2980.94'

50' RIGHT-OF-WAY FOR PIPELINE TO PROJECT COMPANIES, INC. BOOK 5046, PAGE 1687

17.5' UTILITY EASEMENT

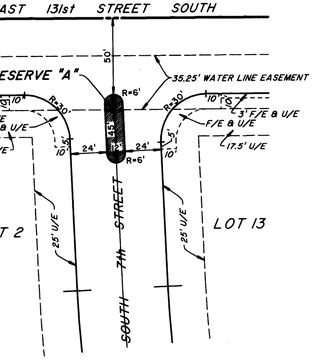
UNPLATTED

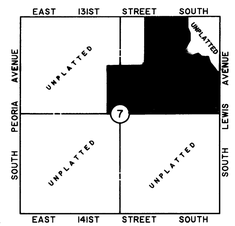
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ENTRANCE DETAIL
SCALE: 1" = 50'





LOCATION MAP
SCALE: 1"=2000'

128.3281 ACRES
13 LOTS

OWNER:
LAUREN LAKE RANCH, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
Attn. E.A. Schermerhorn
2217 E. SKELLY DRIVE
TULSA, OKLAHOMA 74105
TEL. (918) 749-1636

ENGINEER:
COX & ASSOCIATES, INC.
7935 EAST 57TH STREET
TULSA, OKLAHOMA 74145
TEL. (918) 664-3337

The records of the Oklahoma Corporation Commission indicate an unplugged well, completed 9/23/18, is located within the SE/4 SE/4 NE/4, Section 7, Township 17 North, Range 13 East, Tulsa County, Oklahoma (Lot 8) but no well could be located by on-site inspection.

RECEIVED JUNE 24, 1996 TULSA METRO. AREA PLANNING COMM

95627

THE ESTATES OF HAMPTON HILLS
DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Lauren Lake Ranch, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer" is the owner of the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

A tract of land lying in the NE/4 and the E/2 E/2 SE/4 NW/4, Section 7, T17N, R13E of the Indian Base and Meridian, according to the U.S. Government Survey thereof, Tulsa County, State of Oklahoma, more particularly described as follows:

Beginning at the Southeast corner of said NE/4; thence S89°45'39"W along the South line of said NE/4 and the E/2 E/2 SE/4 NW/4 a distance of 2980.94 feet to a point; thence N0°02'33"W along the West line of said E/2 E/2 SE/4 NW/4 a distance of 1321.83 feet to a point; thence N89°45'03"E along the North line of said E/2 E/2 SE/4 NW/4 a distance of 331.71 feet to a point; thence N0°01'57"W along the West line of said NE/4 a distance of 1.89 feet to a point; thence N89°43'05"E a distance of 660 feet to a point; thence N0°01'57"W a distance of 1320 feet to a point; thence N89°43'05"E along the North line of said NE/4 a distance of 1135.78 feet to a point; thence S0°16'32"E a distance of 289.95 feet to a point; thence S22°14'53"E a distance of 168.88 feet to a point; thence S12°07'40"W a distance of 215.43 feet to a point; thence S0°37'05"E a distance of 161.63 feet to a point; thence S42°35'59"W a distance of 192.98 feet to a point; thence S68°49'25"E a distance of 255.32 feet to a point; thence N69°46'36"E a distance of 163.96 feet to a point; thence S48°40'19"E a distance of 130.15 feet to a point; thence S88°45'53"E a distance of 171.11 feet to a point; thence S15°22'23"E a distance of 176.92 feet to a point; thence S38°42'01"E a distance of 330.01 feet to a point; thence Due East a distance of 50 feet to a point; thence Due South along the East line of said NE/4 a distance of 1127.70 feet to the point of beginning, containing 128.3281 Acres more or less.

and has caused the above described lands to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, in conformity with the accompanying plat, and has designated the subdivision as "The Estates of Hampton Hills", a Subdivision in the Tulsa County, Oklahoma.

SECTION I

STREETS, EASEMENTS AND UTILITIES

A. Public Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the streets depicted on the accompanying plat and does further dedicate for public use 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, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by, Tulsa County, Oklahoma, and by the municipality in the event that The Estates of Hampton Hills shall be subsequently annexed, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping that do not constitute an obstruction.

B. Underground Service

1. Overhead lines for the supply of electric, telephone and cable television services may be located along the East and North perimeter boundaries of the subdivision, if located within a utility easement as depicted on the accompanying plat. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision all supply lines shall be located underground in the easement ways dedicated for general utility services as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in easementways.

2. Underground service cables to all structures which may be located within the subdivision may be run from the nearest 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 to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable, extending from the service pedestal or transformer to the service entrance on the structure.

3. The supplier of electric, telephone and cable television services, through its agents and employees, shall at all times have right of access to all easementways 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 or cable television 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 or cable television facilities. The 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 the supplier of the electric, telephone or cable television service and the owner of the lot agrees to be bound hereby.

C. Water and Sewer Service

1. The owner of the lot shall be responsible for the protection of the public water and sewer mains located on his lot.

2. Within the utility easement areas depicted on the accompanying plat, the alteration of grade in excess of 3 feet from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

3. The supplier of public water or sewer service shall be responsible for ordinary maintenance of public water and sewer mains, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner, his agents or contractors.

4. The supplier of public water or sewer service shall at all times have right of access to all easementways depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or sewer facilities.

5. The foregoing covenants set forth in this paragraph C shall be enforceable by the supplier of public water or sewer 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 right of access to all easement-ways shown on said plat, or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground facilities installed by the supplier of gas service, provided however, the supplier of gas service shall locate the meter within ten (10) feet of the dwelling being served.

2. The owner of the lot shall be responsible for the protection of the underground gas facilities located on his lot, and shall prevent the alteration of grade or any construction activity which would interfere with the gas facilities. The supplier of gas service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or his agents or contractors.

3. The foregoing covenants set forth in this paragraph D shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

E. Drainage Easements

1. For the common use and benefit of the owners of lots within the subdivision and for the benefit of Tulsa County, Oklahoma, the Owner/Developer hereby dedicates to the public, and herein establishes and grants perpetual easements on, over and across those areas designated on the accompanying plat as "Restrictive Drainage Way" or "Drainage Easement" for the purposes of permitting the flow, conveyance, and discharge of storm water runoff from the various lots within the subdivision and from properties outside the subdivision.

2. Drainage facilities constructed in drainage easements shall be in accordance with the adopted standards of Tulsa County, Oklahoma, and plans and specifications approved by the County Engineer of Tulsa County, Oklahoma.

3. No fence, wall, building or other obstruction may be placed or maintained in the drainage easement areas nor shall there be any alteration of the grades or contours in the easement areas unless approved by the County Engineer of Tulsa County, Oklahoma, provided, however, that the planting of turf or single trunk trees having a caliper of not less than two and one-half (2 1/2) inches shall not require the approval of the County Engineer of Tulsa County, Oklahoma.

4. The drainage easement areas and facilities located within a residential lot shall be maintained by the owner of the lot upon which the drainage easement is located at his cost in accordance with standards prescribed by Tulsa County, Oklahoma. In the event the owner of the lot over which a drainage easement is located should fail to properly maintain the easement area and facilities located thereon or, in the event of the placement of an obstruction within the easement area, or the alteration of the grade or contour therein, Tulsa County, Oklahoma, or its designated contractor may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the owner of the lot. In the event the owner fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, Tulsa County, Oklahoma, may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against the lot of the owner. A lien established as above provided may be foreclosed by Tulsa County, Oklahoma.

5. The drainage easements herein established may be terminated in whole or in part at any time by resolution of the Board of Commissioners of Tulsa County, Oklahoma.

F. Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public 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 his lot. The foregoing covenants set forth in this paragraph F shall be enforceable by any affected lot owner and by Tulsa County, Oklahoma.

G. Limits Of No Access

The undersigned Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to East 131st Street South and South Lewis Avenue within the bounds designated as "Limits Of No Access" (L.N.A.) on the accompanying plat, which "Limits Of No Access" may be amended or released by the Tulsa Metropolitan Area Planning Commission, or its successor, and with the approval of Tulsa County, Oklahoma, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto, and the limits of no access above established shall be enforceable by Tulsa County.

H. Paving and Landscaping Within Easements

The owner of the lot affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary installation or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television or electric facilities within the restricted water line, sewer line or utility easement areas depicted upon the accompanying plat, provided however, Tulsa County, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

I. Private Septic Systems

1. Within this subdivision sewerage is initially intended to be disposed of by septic tank disposal systems which are subject to regulation by the Tulsa City-County Health Department.

2. The approval and release of the plat of this subdivision does not constitute a guaranty or warranty that the septic system will function properly.

3. No septic system shall be installed within the subdivision until the plans therefor have been submitted to and approved by the Tulsa City-County Health Department, and a permit duly issued.

4. The plans of each septic system to be submitted to the Tulsa City-County Health Department shall include a sewer service line located and designed to permit effective connection to future public sanitary sewer extensions to the subdivision.

5. The septic system shall be installed and maintained in accordance with the approved plans.

6. Subsequent to installation of the septic system, no drive, paving, swimming pool, or building shall be constructed over the area of the lot containing the septic system lateral lines.

7. In the event a public sanitary sewerage system is extended to the lots within the subdivision, the lot owners, whether or not septic systems are properly functioning, shall be required at their cost to connect to the public sanitary sewerage system.

8. The foregoing covenants concerning sewerage facilities shall be covenants running with the land, and shall inure to the benefit of and shall be enforceable by Tulsa County, Oklahoma.

J. Lake Area Easement

The Owner/Developer herein establishes and reserves an exclusive perpetual easement (which may be subsequently assigned and conveyed to the owners of Lots 1, 2, 3 and 4 Block 1) a perpetual easement on, over and across the area depicted upon the accompanying plat as "Lake Easement" and extending to the area of the above described Lots lying at or below elevation 727.0 feet for the purposes of permitting the construction and maintenance of a dam, spillway and appurtenances and the impoundment of waters

SECTION II

LOT-SPLIT RESTRICTION

The Owner/Developer herein imposes a restrictive covenant, applicable to Lots 1 through 7 and Lots 10 through 13 Block 1, that a lot, described within this Section II, shall not be lot-split or otherwise subdivided without the approval of the Tulsa Metropolitan Area Planning Commission being endorsed on the instrument of conveyance, provided however, the review by the Tulsa Metropolitan Area Planning Commission shall be limited to a determination that the proposed lot-split or subdivision is in accordance with the then existing Subdivision Regulations of the Tulsa Metropolitan Area Planning Commission and that the resulting lots and the other lots within The Estates of Hampton Hills individually and collectively have sufficient vehicular access including emergency vehicular access. The covenant above set forth shall be binding on each affected lot owner, and shall be enforceable by Tulsa County, Oklahoma. In the event that The Estates of Hampton Hills shall be subsequently annexed, the municipality shall succeed to the enforcement rights of Tulsa County, Oklahoma and the review and approval of lot-splits shall thereafter be exercised by the municipal planning commission of the annexing municipality.

SECTION III

PRIVATE RESTRICTIONS

For the purpose of providing for the orderly development of The Estates of Hampton Hills, and for the purpose of maintaining compatibility of the improvements therein, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

A. Use

1. Residential Lots. All lots shall be known and described as residential lots and shall be limited to use for detached single-family residences and purposes.

2. Reserve Areas. Reserve Area "A" and "B" shall be limited to use for utilities, open space, and landscaping are reserved for subsequent conveyance to the homeowner's association referred to in Section III hereof.

B. Yards and Setbacks

1. Street Setback. No building shall be erected nearer to a public street than the building setback lines depicted on the accompanying plat.

2. Side Yards. Each side yard shall not be less than 25 feet in width.

3. Rear Yard. The rear yard shall not be less than 35 feet. Customary accessory structures may be located in the required rear yard, but no building shall be erected nearer than 25 feet to any lot line.

4. Easement Setbacks. No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.

C. Architectural Committee - Plan Review.

No building, fence, wall or free standing mailbox shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved in writing by Lauren Lake Ranch, L.L.C, or its authorized

RECEIVED
JUNE 24, 1996
TULSA METRO. AREA
PLANNING COMM

95627COV

representatives or successors, which are hereinafter referred to as the "Architectural Committee". For each building, the required plans and specifications shall be submitted in duplicate and include a plot plan depicting the facing of the building, drainage and grading plans, and exterior materials and color scheme. In the event the Architectural Committee fails to approve or disapprove any plans, specifications, color scheme, materials and plot plans submitted to it as herein required within 14 days after the submission, or in the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th day following completion thereof, approval of the Architectural Committee shall not be required, and this covenant shall be deemed to have been fully complied with.

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, may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans 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.

The powers and duties of the Architectural Committee shall, on the 1st day of January, 2010, be deemed transferred to the Homeowners' Association provided for in Section IV, or upon written assignment to the Homeowners' Association by the Owner/Developer, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Homeowners' Association.

D. Floor Area.

Single story dwellings shall have a minimum of 3,000 square feet of finished heated living area. One and one-half (1?) or two (2) story dwellings shall have a minimum of 3,500 square feet of finished heated living area; provided however, the first floor shall have a minimum of 2,000 square feet of finished heated living area. The computation of square feet of living area shall exclude garages, open spaces and breezeways.

E. Garages.

Each dwelling shall have an attached garage providing space for a minimum of two automobiles.

F. Foundations.

The exterior surface of any exposed foundation, including stem walls, shall be of brick, stone or stucco.

G. Masonry.

The exterior walls of the first floor (excluding windows and doors) shall be brick, natural rock or stucco. Vinyl siding of any exterior wall is prohibited. Any exterior wall or chimney of a fireplace shall be constructed of brick, natural stone or stucco. The Architectural Committee may in the particular instance and upon written request approve a waiver of the restrictions set forth in this subsection.

H. Windows.

All exterior windows shall be wood or finished metal clad.

I. Roof Flashing.

Exposed roof flashing, vent pipes and chimney covers shall be painted.

J. Roof Pitch.

No dwelling shall have a roof pitch of less than 9/12 over 75% of the roof area, provided however, the Architectural Committee may, in the particular instance and upon written request, approve a waiver of this restriction.

K. Roofing Materials.

Roofs shall be wood shingle, tile, slate, or heavy duty organic or inorganic composition shingle which simulates a "weathered wood" look, provided however, the Architectural Committee shall establish for the subdivision, specifications for composition shingle roofing.

L. On-site Construction.

No existing or off-site built dwelling may be moved onto or placed on any lot.

M. Swimming Pools.

Above ground swimming pools are prohibited.

N. Perimeter Fencing.

The Owner/Developer herein reserves an exclusive perpetual easement (which may be subsequently assigned and conveyed to the homeowners' association to be formed pursuant to Section IV) to erect and maintain fencing, walls, entry features, and landscaping along the boundaries of the subdivision adjacent to East 131st Street South and South Lewis Avenue within the area of the lots depicted on the accompanying plat as "F/E", provided however, the owner of a lot or separate parcel of record burdened by the easement shall have the reserved right to construct two points of vehicular access (each not exceeding 30 feet in width) from the lot or parcel to the adjoining section line road.

O. Interior Fencing.

1. Cross Fences. Within Lots 1, 2, 8, 9 and 13 Block 1 no fences or wall (other than perimeter fencing or walls erected by the Owner/Developer or the homeowners' association) shall be erected within 100 feet of the boundary of the lot which is parallel to and in common with the boundary of East 131st Street South or South Lewis Avenue (hereinafter referred to as the "Perimeter Street Boundary") except fences or walls (hereinafter referred to as "Cross Fences") may be erected along other lot boundaries which intersect diagonally or perpendicularly with the Perimeter Street Boundary. Cross Fences extending from the building line to the street right-of-way shall not be view obscuring, shall be wood rail, simulated wood rail, wrought iron, or simulated wrought iron, and shall not exceed the height of the perimeter fencing.

2. Lake Area Fences. Within Lots 1, 2, 3 and 4 Block 1, fences located within 50 feet of the Lake Easement depicted on the accompanying plat shall be wood rail, simulated wood rail, wrought iron, or simulated wrought iron.

3. Other Interior Fencing. View obscuring interior fencing or walls shall not extend beyond the building line or lines of the lot as depicted on the accompanying plat, and if a dwelling is built behind the building line of a lot, no view obscuring fence or wall may extend beyond that point nearest the street at each end corner of the dwelling. No view obscuring interior fences or walls shall be located more than a 50 foot distance from the dwelling. Interior fences or walls, other than Cross Fences shall be of wood, brick, stucco, natural stone or wrought iron. Chain link, meshed or other metal fencing are specifically prohibited. No interior fence or wall shall exceed six feet in height.

4. Waiver. The Architectural Committee may, in the particular instance and upon written request, approve a waiver of the foregoing restrictions.

P. Antennas.

Exterior television, "CB" Radio or other types of antenna shall be prohibited, provided however, satellite dishes or similar outside electronic reception devices not exceeding 20 inches in diameter and not visible from the front boundary of the Lot, shall be permitted. The Architectural Committee may, in the particular instance and upon written request, approve a waiver of the foregoing restrictions.

Q. Lot Maintenance.

No inoperative vehicle or machinery shall be stored on any lot, and each lot shall be maintained in a neat and orderly condition free of rubbish, trash, or other debris and shall be cut, trimmed or mowed to prevent unsightly growth of weeds or tall grass.

R. Recreational Vehicles.

Boats, trailers, campers, inoperable vehicles or other recreational vehicles shall not be stored or parked on any lot for a period exceeding 24 hours if it is in view from the street or from adjacent property. Storage or parking of recreational vehicles should be in enclosed buildings.

S. Clotheslines And Trash Receptacles.

Exterior clothesline poles or other outdoor drying apparatus are prohibited. Garbage cans and other trash receptacles shall be out of view from any adjoining street except during reasonable times necessary to permit curbside pickup.

T. Mailboxes.

As long as a rural type mailbox is in use in The Estates of Hampton Hills for United States Postal Service, all mailbox pedestals shall conform in design and location to specifications and applicable to the subdivision as established by the Architectural Committee.

U. Animals.

No animals, livestock or poultry of any kind may be maintained, bred, sold or kept except that dogs, cats, or other customary household pets and horses may be kept provided they are not used for commercial purposes.

V. Noxious Activity.

No noxious or offensive trade or activity shall be carried out upon any lot, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood.

W. Signage.

No sign other than customary name plat and address shall be located on any lot in public view, except one sign of not more than five (5) square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

X. Materials and Storage.

No lot shall be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction and the construction shall be completed within nine (9) months, thereafter. Each lot shall be maintained in a neat and orderly condition.

Y. Utility Services.

Utility services shall be underground.

Z. Exterior Lighting.

Exterior lighting shall be limited to non-glare bulbs or shielded fixtures.

SECTION IV

HOMEOWNERS' ASSOCIATION

A. Formation of Homeowners' Association

The Owner/Developer has formed or shall cause to be formed an association or associations of the owners of the Residential Lots within The Estates of Hampton Hills (hereinafter referred to as the "Homeowners' Association") to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas, including but without limitation entry features and perimeter fencing, and enhancing the value, desirability and attractiveness of The Estates of Hampton Hills.

B. Membership

Every person or entity who is a record owner of the fee interest of a Residential Lot shall be a member of the Homeowners' Association. Membership shall be appurtenant to and may not be separated from the ownership of a lot.

C. Assessment

Each record owner of a Residential Lot within The Estates of Hampton Hills shall be subject to assessment by the Homeowners' Association for the purposes of improvement and maintenance of the common areas.

SECTION V

ENFORCEMENT, DURATION, AMENDMENT 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 are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by Tulsa County, Oklahoma or in the event of subsequent annexation by a municipality shall inure to the benefit of and shall be enforceable by the municipality. The covenants contained in Section III. Private Restrictions shall inure only to the benefit of the owners of the Residential Lots and the Homeowners' Association. If a lot owner shall violate any of the covenants within Section III., it shall be lawful for any owner of a Residential Lot or the Homeowners' Association to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought by the Homeowners' Association or an owner of a Residential Lot which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breech thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

B. Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less that thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

C. Amendment

The covenants contained within Section I, Streets, Easements and Utilities 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 Tulsa County, Oklahoma and the Tulsa Metropolitan Area Planning Commission, or in the event of annexation by a municipality the written instrument shall be approved by the municipality. The covenants contained within Section III, Private Use Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by Lauren Lake Ranch, L.L.C during such period that Lauren Lake Ranch, L.L.C is the owner of at least 1 Residential Lot within The Estates of Hampton Hills or alternatively the covenants contained within Section III. may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of more than 75% of the Residential Lots. In the event of any conflict between an amendment or termination properly executed by Lauren Lake Ranch, L.L.C (during its ownership of at least 1 Residential Lot), and any amendment or termination properly executed by the owners of 75% of the Residential Lots within The Estates of Hampton Hills, the instrument executed by Lauren Lake Ranch, L.L.C shall prevail during the time of Lauren Lake Ranch, L.L.C's ownership of at least 1 Residential Lot. The provisions of any instrument amending or terminating covenants as above set forth 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 as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners, have executed this instrument this 24th day of June, 1996

Lauren Lake Ranch, L.L.C,
an Oklahoma limited liability company

By: E.A. Schermerhorn
E.A. Schermerhorn - Managing Member

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me this 24th day of June, 1996 by E.A. Schermerhorn, as Managing Member of Lauren Lake Ranch, L.L.C.

Dianna W. Henry
Notary Public

My Commission Expires:
January 13, 1998

CERTIFICATE OF SURVEY

I, Jack C. Cox of Cox and Associates, Inc., a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "The Estates of Hampton Hills", a subdivision in Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Jack C. Cox
Jack C. Cox
Registered Professional Land Surveyor
Oklahoma No. 531

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The foregoing Certificate of Survey was acknowledged before me this 24th day of June, 1996 by Jack C. Cox.

Dianna W. Henry
Notary Public

My commission expires:
January 13, 1998

RECEIVED
JUNE 24, 1996
TULSA METRO. AREA
PLANNING COMM

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