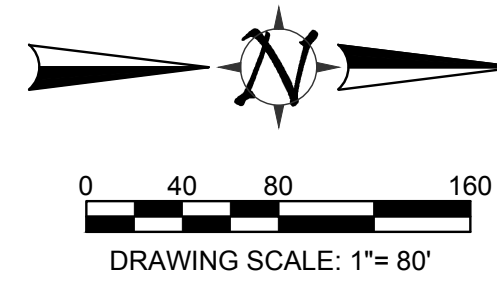
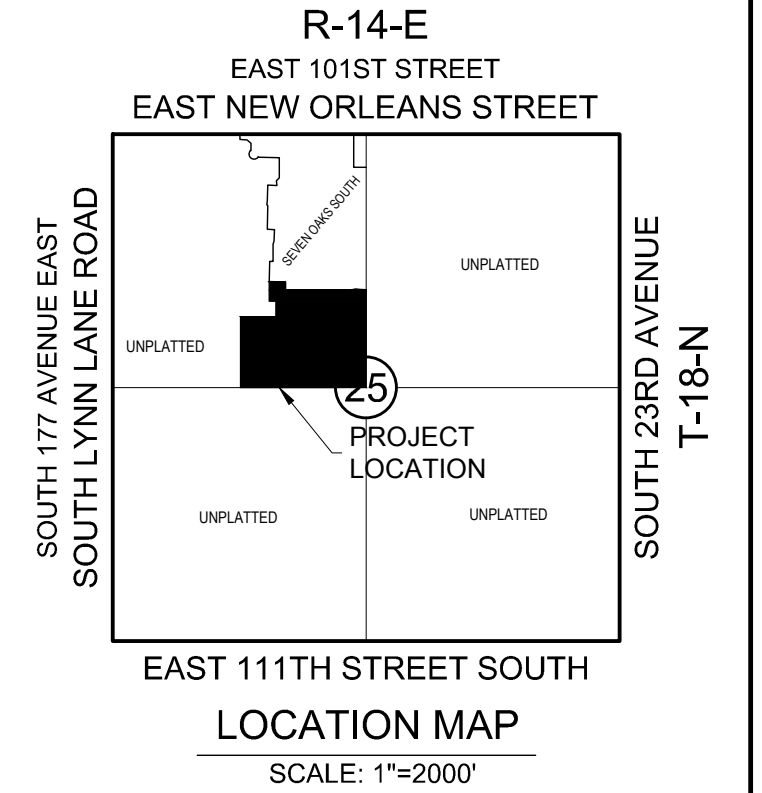


# Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.



**DETENTION NOTE**  
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-9070747

**OWNER/DEVELOPER**  
SEVEN OAKS SOUTH, LLC  
6314 EAST 96TH STREET  
TULSA, OKLAHOMA 74137  
PHONE: 918.261.5200  
ATTN: CHUCK RAMSAY

**ENGINEER**  
AAB ENGINEERING, LLC  
PO BOX 2136  
SAND SPRINGS, OK 74063  
OK CA#6318 EXP: JUNE 30, 2016  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN@AABENG.COM

**SURVEYOR**  
ATLAS LAND OFFICE, LLC  
202 SOUTH MAIN STREET  
WAGONER, OK 74467  
PHONE: 918.485.9987  
ATTN: ALBERT JONES III

STATE OF OKLAHOMA } ss  
I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forging is a true and correct copy of a like instrument now on file in my office.  
Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
EARLENE WILSON, Tulsa County Clerk  
Deputy

**LEGEND**  
B/L..... BUILDING LINE  
RA..... RESTRICTED ACCESS \*\*  
POB..... POINT OF BEGINNING  
POC..... POINT OF COMMENCEMENT  
ROW..... RIGHT OF WAY  
UE..... UTILITY EASEMENT  
BK..... BOOK  
PG..... PAGE  
XXXX..... ADDRESS

**SUBDIVISION DATA**  
BENCHMARK  
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "TUL 4", SET WEST OF 23RD STREET AND APPROXIMATELY 0.10 MILES NORTH EAST FLORENCE STREET.  
ELEV=633.40' (NAVD 1929)  
BASIS OF BEARINGS  
THE BASIS OF BEARING FOR SAID TRACT IS S 00°06'04" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.  
MONUMENTATION  
ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 1/8" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.  
ADDRESSES  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS NINETY-TWO (92) LOTS IN SEVEN (7) BLOCKS AND ONE (1) RESERVE AREA (23.36 TOTAL ACRES)  
BLOCK 1.....2.42 ACRES  
BLOCK 2.....3.67 ACRES  
BLOCK 3.....0.87 ACRES  
BLOCK 4.....4.14 ACRES  
BLOCK 5.....0.56 ACRES  
BLOCK 6.....4.66 ACRES  
BLOCK 7.....3.13 ACRES  
RESERVE AREA "A".....3.91 ACRES

**WATER AND SEWER**  
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

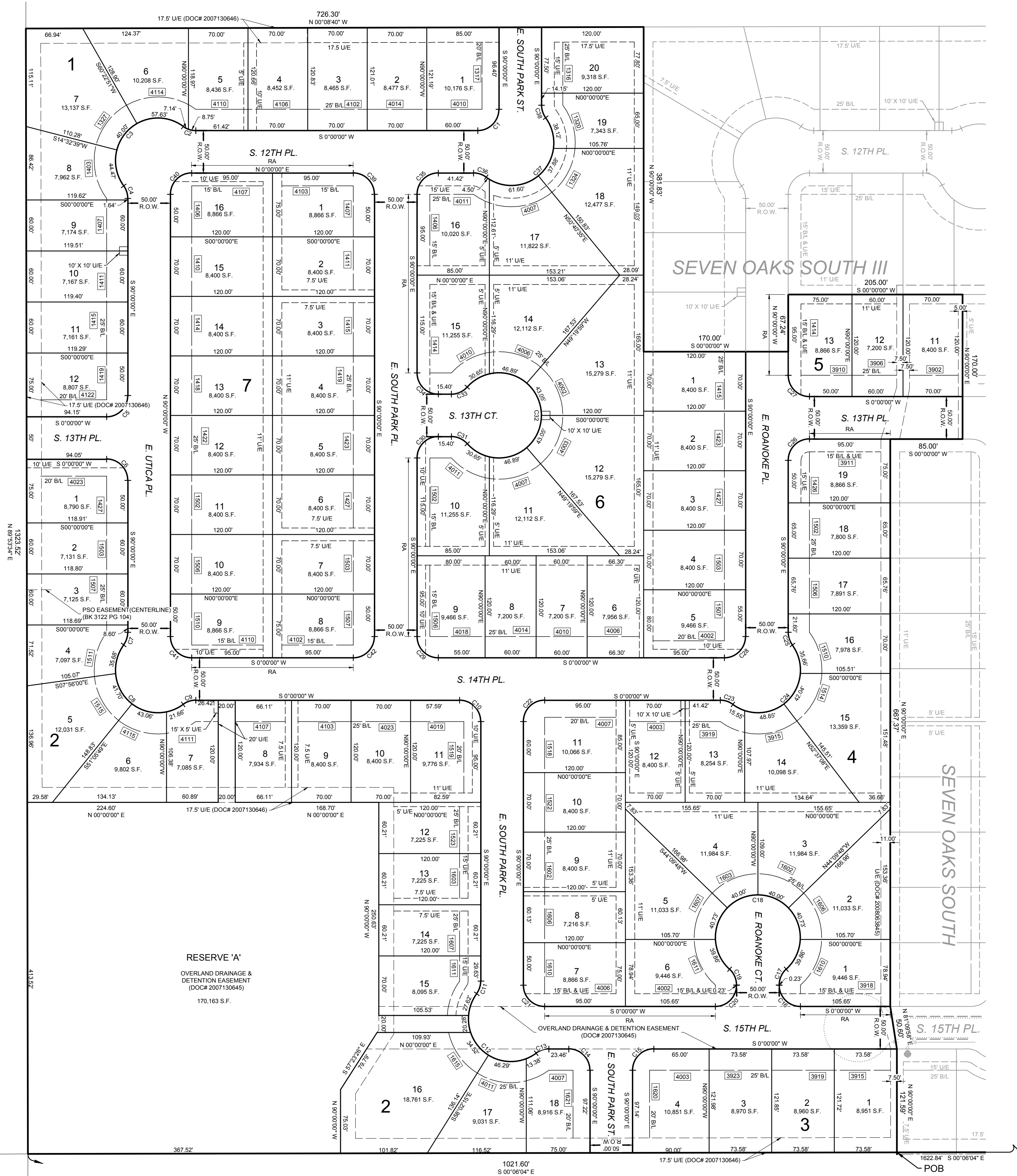
**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	36°24'54"	50.00'	15.89'
C3	162°49'48"	50.00'	142.10'
C4	36°24'54"	25.00'	15.89'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'
C7	36°24'54"	25.00'	15.89'
C8	162°49'48"	50.00'	142.10'
C9	36°24'54"	25.00'	15.89'
C10	90°00'00"	25.00'	39.27'
C11	36°24'54"	25.00'	15.89'
C12	162°49'48"	50.00'	142.10'
C13	36°24'54"	25.00'	15.89'
C14	90°00'00"	25.00'	39.27'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	25.00'	39.27'
C17	48°11'23"	25.00'	21.03'
C18	276°22'46"	50.00'	241.19'
C19	48°11'23"	25.00'	21.03'
C20	90°00'00"	25.00'	39.27'
C21	90°00'00"	25.00'	39.27'
C22	90°00'00"	25.00'	39.27'
C23	36°24'54"	25.00'	15.89'
C24	162°49'48"	50.00'	142.10'
C25	36°24'54"	25.00'	15.89'
C26	90°00'00"	25.00'	39.27'
C27	90°00'00"	25.00'	39.27'
C28	90°00'00"	25.00'	39.27'
C29	90°00'00"	25.00'	39.27'
C30	90°00'00"	25.00'	39.27'
C31	48°11'23"	25.00'	21.03'
C32	276°22'46"	50.00'	241.19'
C33	48°11'23"	25.00'	21.03'
C34	90°00'00"	25.00'	39.27'
C35	90°00'00"	25.00'	39.27'
C36	36°24'54"	25.00'	15.89'
C37	162°49'48"	50.00'	142.10'
C38	36°24'54"	25.00'	15.89'
C39	90°00'00"	25.00'	39.27'
C40	90°00'00"	25.00'	39.27'
C41	90°00'00"	25.00'	39.27'
C42	90°00'00"	25.00'	39.27'

**BACKFLOW PREVENTER VALVE TABLE**

BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	MANHOLE RIM ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	MANHOLE RIM ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	MANHOLE RIM ELEVATION
1	1	679.00*	A1	679.99	3	2	674.80	M	673.44	6	7	671.30*	D3	674.11
1	2	677.10	A1	679.99	3	3	673.20*	M	673.44	6	8	670.30	D3	674.11
1	3	676.00*	A1	679.99	3	4	671.80*	L	671.88	6	9	669.20*	D3	674.11
1	4	675.00	A	672.62	4	1	674.00*	P	675.03	6	10	673.40*	D3	674.11
1	5	674.30	A	672.62	4	2	674.40*	P	675.03	6	11	674.80*	D3	674.11
1	6	673.90	A	672.62	4	3	674.70	F1	673.33	6	12	675.50*	D3	674.11
1	7	673.70	A	672.62	4	4	674.70	F1	673.33	6	13	675.50*	D4	678.70
1	8	673.40	C	670.25	4	5	674.40	E4	669.72	6	14	675.50*	G3	675.51
1	9	672.70	C	670.25	4	6	673.60	E4	669.72	6	15	675.30*	G3	675.51
1	10	672.10	C	670.25	4	7	668.10*	E4	669.72	6	16	678.40	G3	675.51
1	11	671.50	D	667.27	4	8	668.00*	E4	669.72	6	17	679.80	G3	675.51
1	12	670.80	D	667.27	4	9	668.00*	E4	669.72	6	18	690.30	D5	682.88
2	1	669.60	D	667.27	4	10	668.80*	E3	669.73	6	19	682.00*	B1	683.02
2	2	669.00	D	667.27	4	11	669.90*	E3	669.73	6	20	684.00*	B1	683.02
2	3	668.30	E	664.76	4	12	672.90*	F1	673.33	7	1	676.80	C5	673.05
2	4	668.00	E	664.76	4	13	673.80*	F1	673.33	7	2	675.60	C5	673.05
2	5	668.00	E	664.76	4	14	674.60	F1	673.33	7	3	674.50	C4	672.50
2	6	667.80	F	665.75	4	15	675.00*	Q	677.86	7	4	673.40	C4	672.50
2	7	667.10	F	665.75	4	16	675.50*	Q	677.86	7	5	672.30*	C4	672.50
2	8	667.10	F	665.75	4	17	676.00*	R	679.74	7	6	671.30*	C4	672.50
2	9	667.00	G	666.00	4	18	676.30*	R	679.74	7	7	669.00*	C3	668.81
2	10	668.50	G	666.00	4	19	677.00*	R	679.74	7	8	670.10	C3	668.81
2	11	669.30	H1	667.64	5	1	684.10*	U	693.41	7	9	668.80*	C3	668.81
2	12	668.20	H	666.67	5	2	684.00*	U	693.41	7	10	668.00*	C3	668.81
2	13	667.50*	H	666.67	5	3	683.00*	U	693.41	7	11	669.50*	C4	672.50
2	14	667.50*	H	666.67	5	1	679.80	D4	678.70	7	12	670.20*	C4	672.50
2	15	668.50	H	666.67	5	2	678.10*	D4	678.70	7	13	670.90*	C4	672.50
2	16	669.40	I	665.50	6	3	676.50*	D4	678.70	7	14	671.50*	C4	672.50
2	17	669.50	K	668.25	6	4	675.60	E1	671.49	7	15	672.20*	C5	673.05
2	18	669.80*	L	671.88	6	5	674.90	E1	671.49	7	16	673.00*	C5	673.05
3	1	676.10	M	673.44	6	6	672.20*	D3	674.11					

FINISHED FLOOR ELEVATION SHALL BE 1'-0" ABOVE FINISHED PAD ELEVATION.  
IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.  
\*REQUIRES BACKFLOW PREVENTER VALVE.





# Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

## OWNER/DEVELOPER

SEVEN OAKS SOUTH, LLC  
6314 EAST 96TH STREET  
TULSA, OKLAHOMA 74137  
PHONE: 918.261.5200  
ATTN: CHUCK RAMSAY

## ENGINEER

AAB ENGINEERING, LLC  
PO BOX 2136  
SAND SPRINGS, OK 74063  
OK CA#6318 EXP: JUNE 30,2016  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN@AABENG.COM

## SURVEYOR

ATLAS LAND OFFICE, LLC  
202 SOUTH MAIN STREET  
WAGONER, OK 74467  
PHONE: 918.485.9987  
ATTN: ALBERT JONES III

### A. SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

### B. ANTENNAS

EXTERIOR TELEVISION, "CB" RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, EXCEPT SATELLITE DISHES NOT EXCEEDING 20" IN DIAMETER MAY BE AFFIXED TO A REAR BUILDING WALL OR DORMER IF BELOW THE EAVE, OR GROUND MOUNTED WITHIN A REAR YARD IF NOT EXCEEDING 6' IN HEIGHT, AND IN EACH INSTANCE THE SATELLITE DISH SHALL NOT BE VISIBLE FROM THE STREET VIEW OF THE DWELLING.

### C. 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 AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

### D. RECREATIONAL VEHICLES

BOATS, TRAILERS, CAMPERS AND OTHER RECREATIONAL VEHICULAR EQUIPMENT SHALL NOT BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE.

### E. NON-RECREATIONAL TRAILERS, MACHINERY AND EQUIPMENT

NO NON-RECREATIONAL TRAILERS, MACHINERY OR EQUIPMENT SHALL BE STORED, PLACED OR PARKED ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE, OR ON ANY STREET WITHIN THE SUBDIVISION; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, MACHINERY AND EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE.

### F. CLOTHESLINES AND GARBAGE RECEPTACLES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT OR ANY RESERVE AREA.

### G. ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES.

### H. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT OR UPON ANY RESERVE AREA, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

### I. SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT. SIGNS USED BY THE OWNER/DEVELOPER OR A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD MAY BE UP TO TWELVE (12) SQUARE FEET.

### J. 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 SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

### K. GARAGE SALES/YARD SALES

GARAGE SALES/YARD SALES WILL BE ALLOWED ONCE EACH CALENDAR YEAR. THE DATE WILL BE SET BY THE BOARD OF DIRECTORS OF THE SEVEN OAKS SOUTH HOMEOWNER'S ASSOCIATION.

### BB. TEMPORARY TRASH RECEPTACLES

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION OF ANY DWELLING IN THE SUBDIVISION. THE TEMPORARY TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

### CC. BASKETBALL GOALS

NO BASKETBALL GOAL OR STRUCTURES ARE ALLOWED IN ANY OF THE STREET RIGHTS OF WAY.

## SECTION III. HOMEOWNERS' ASSOCIATION

### A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SEVEN OAKS SOUTH (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 THE STORM WATER DETENTION FACILITIES AND RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF ALL PHASES OF SEVEN OAKS SOUTH ADDITIONS.

### B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A 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 LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS.

## SECTION IV. 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, PUBLIC 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 THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, PRIVATE RESTRICTIONS, AND SECTION III, HOMEOWNERS' ASSOCIATION, SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION IV, IT SHALL BE LAWFUL FOR ANY OWNER OF A 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 TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTION IV AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY 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 THAN 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, PUBLIC 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 THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION II, PRIVATE RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST 1 LOT. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION III, HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A MAJORITY VOTE OF THE MEMBERS OF THE HOMEOWNER' ASSOCIATION AS EVIDENCED BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION EVIDENCED BY AN INSTRUMENT PROPERLY EXECUTED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST 1 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: SEVEN OAKS SOUTH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SEVEN OAKS SOUTH, LLC,  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
CHARLES L. RAMSAY JR., MANAGER

STATE OF OKLAHOMA )  
                                  )SS  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY CHARLES L. RAMSAY JR., MANAGER OF SEVEN OAKS SOUTH, LLC.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: NOVEMBER 20, 2015  
COMMISSION NUMBER: 11010522

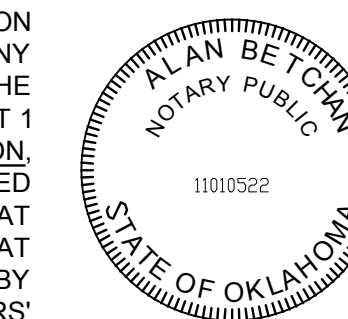
CERTIFICATE OF SURVEY

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "SEVEN OAKS SOUTH II" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

ALBERT JONES III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580

STATE OF OKLAHOMA )  
                                  )SS  
COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, PERSONALLY APPEARED ALBERT JONES III, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.



NOTARY PUBLIC  
MY COMMISSION EXPIRES:  
COMMISSION NUMBER: