

OWNER: 322 COMMERCIAL, L.L.C.
 CONTACT: WILLIAM A. LEET
 919 W. ELMIRA ST
 BROKEN ARROW, OKLAHOMA 74012
 PHONE: 918-408-2311

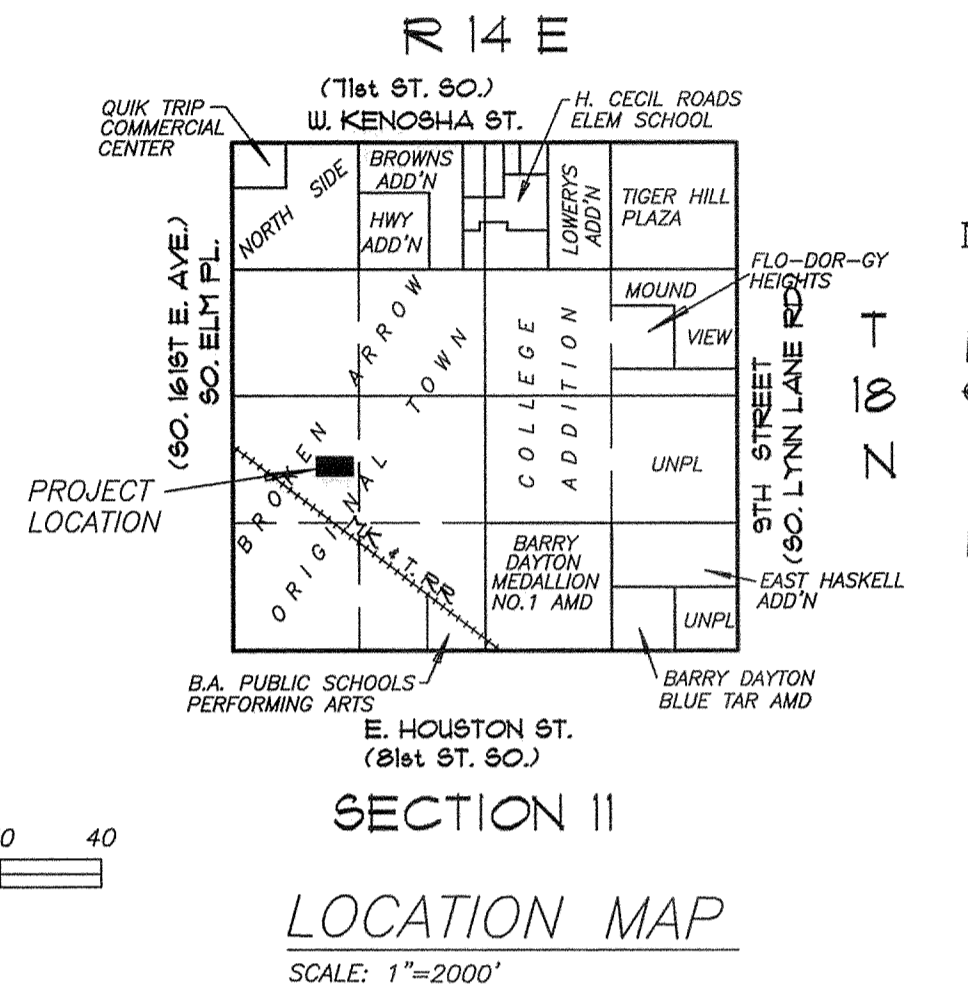
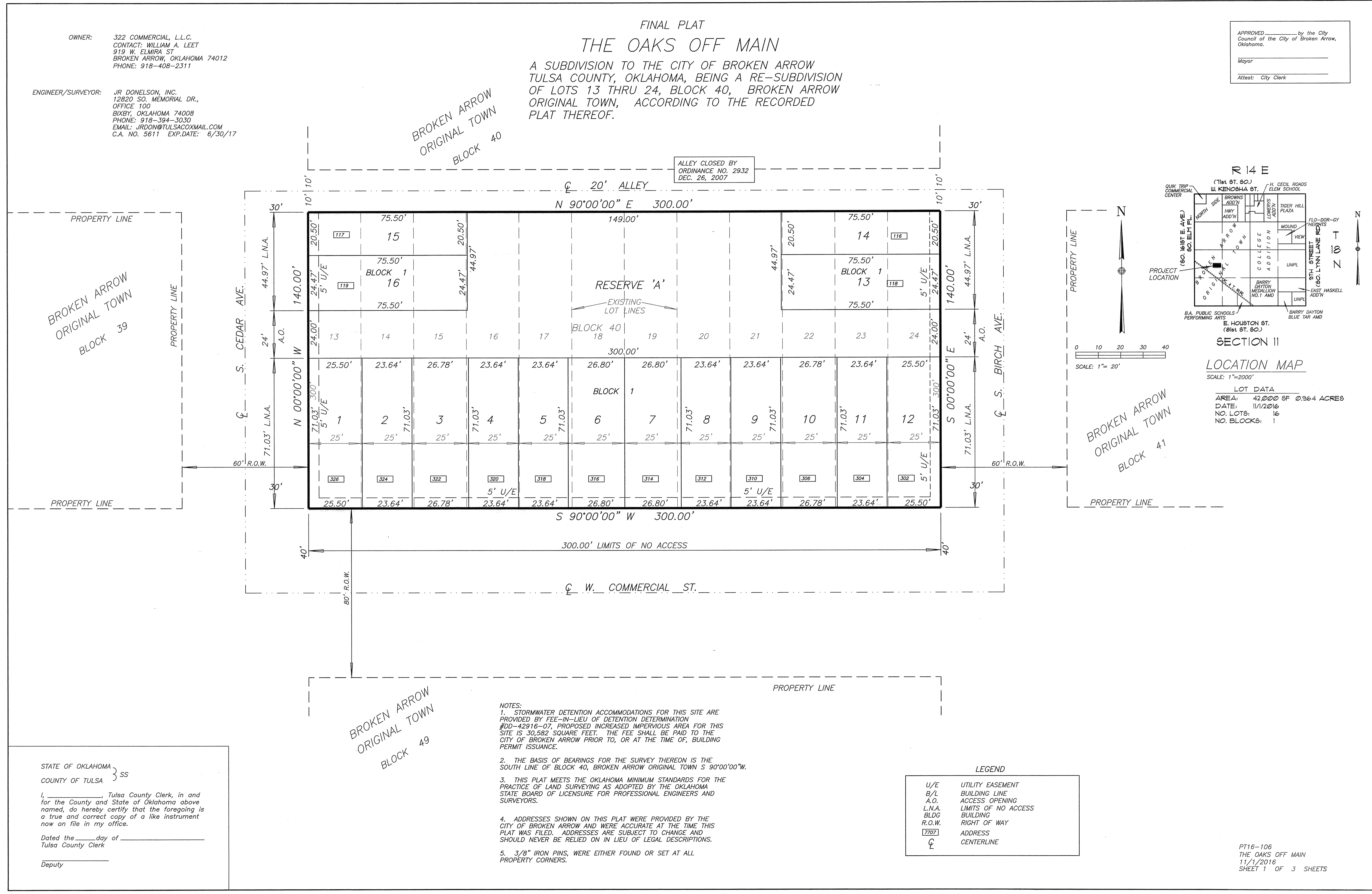
ENGINEER/SURVEYOR: JR DONELSON, INC.
 12820 SO. MEMORIAL DR.,
 OFFICE 100
 BIXBY, OKLAHOMA 74008
 PHONE: 918-394-3030
 EMAIL: JRDON@TULSACOXMAIL.COM
 C.A. NO. 5611 EXP. DATE: 6/30/17

FINAL PLAT
THE OAKS OFF MAIN

A SUBDIVISION TO THE CITY OF BROKEN ARROW
 TULSA COUNTY, OKLAHOMA, BEING A RE-SUBDIVISION
 OF LOTS 13 THRU 24, BLOCK 40, BROKEN ARROW
 ORIGINAL TOWN, ACCORDING TO THE RECORDED
 PLAT THEREOF.

APPROVED _____ by the City
 Council of the City of Broken Arrow,
 Oklahoma.
 Mayor _____
 Attest: City Clerk _____

ALLEY CLOSED BY
 ORDINANCE NO. 2932
 DEC. 26, 2007



LOT DATA

AREA:	42,000 SF 0.964 ACRES
DATE:	11/1/2016
NO. LOTS:	16
NO. BLOCKS:	1

BROKEN ARROW
 ORIGINAL TOWN
 BLOCK 39

BROKEN ARROW
 ORIGINAL TOWN
 BLOCK 41

BROKEN ARROW
 ORIGINAL TOWN
 BLOCK 49

STATE OF OKLAHOMA }
 COUNTY OF TULSA } SS

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

Dated the _____ day of _____
 Tulsa County Clerk
 Deputy _____

- NOTES:
1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION #DD-42916-07, PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 30,582 SQUARE FEET. THE FEE SHALL BE PAID TO THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF, BUILDING PERMIT ISSUANCE.
 2. THE BASIS OF BEARINGS FOR THE SURVEY THEREON IS THE SOUTH LINE OF BLOCK 40, BROKEN ARROW ORIGINAL TOWN S 90°00'00"W.
 3. 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 SURVEYORS.
 4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN LIEU OF LEGAL DESCRIPTIONS.
 5. 3/8" IRON PINS, WERE EITHER FOUND OR SET AT ALL PROPERTY CORNERS.

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
BLDG	BUILDING
R.O.W.	RIGHT OF WAY
[7207]	ADDRESS
⊙	CENTERLINE

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
THE OAKS OFF MAIN

KNOW ALL MEN BY THESE PRESENTS:

NOW THEREFORE, the Undersigned, 322 COMMERCIAL, LLC, an Oklahoma Limited Liability Company, being the owner in fee simple of the real estate and being situated in the City of Broken Arrow, Tulsa County, State of Oklahoma, and described as follows:

A Replat of Lot 13 Through Lot 24, Block 40, BROKEN ARROW ORIGINAL TOWN, a subdivision in Broken Arrow, Oklahoma.

and the Undersigned Owner has caused the described realty to be surveyed, staked, platted and subdivided into lots, blocks and streets in conformity with the accompanying plat and have designated the same as "THE OAKS OFF MAIN", an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma. The Undersigned Owner dedicates, grants, donates, and conveys to the public the streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

"322 COMMERCIAL, L.L.C." shall be referred to in this Deed of Dedication as "Owner/Developer".

"Successors" shall be referred to in this Deed of Dedication as "Property Owners Association".

SECTION I. PUBLIC COVENANTS

Now, therefore, the Undersigned Owner/Developer hereby dedicates, grants, donates and conveys to the public the streets rights-of-way depicted on the accompanying plat and do hereby guarantee clear title to all land that is so dedicated. The Owner/Developer does further dedicate for the public use the easements and rights of way as shown for the several purposes of constructing, maintaining, operating, repairing, and removing or replacing any and all public utilities, including storm and sanitary sewers, telephone lines, power lines and transformers, gas lines and water lines, and cable television lines, together with all fittings and equipment for each of such facilities, including the poles, wires, conduits, pipes, valves, meters and any other such appurtenances thereto with the right of ingress and egress to and upon such easements and rights of way for the uses and purposes aforesaid; provided, however that 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 over, across and along all of the utility easement areas as shown on the plat for the purpose of furnishing services to the area included within the plat.

The Undersigned Owner/Developer does hereby relinquish the rights of ingress and egress to the above described property within the bounds designated as "Limits of No Access" (LNA) and shown on the plat, except as may be hereafter released, altered, or amended by the City of Broken Arrow and approved by the Broken Arrow Planning Commission or its successors, or as otherwise provided by the Statutes and Laws of the State of Oklahoma pertaining thereto. The foregoing covenant shall be enforceable by the City of Broken Arrow, Oklahoma or its successors and the owners of each lot agrees to be bound thereby.

FURTHER, the Owner/Developer, for the purpose of providing and orderly development of the property above-described, (hereinafter referred to as "THE OAKS OFF MAIN", and for the purpose of ensuring adequate restrictions for the mutual benefit of the undersigned Owner/Developer, its successors, grantees and assigns, does hereby impose the following restrictions and covenants, which shall be enforceable by the lots within "THE OAKS OFF MAIN".

A. Water and Sewer Service

In connection with the provisions for water and sanitary sewer services, all of the Lots in "THE OAKS OFF MAIN" are subject to the following covenants and restrictions, to-wit:

1. The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located in their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, public sanitary sewer main, or storm water. Within the utility easement areas depicted on the accompanying plat, the alteration of grade 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.
2. The City of Broken Arrow, or its successors, will be responsible for ordinary maintenance of public water main, or public sanitary sewer main, but the owner of each lot will pay for damage or relocation of such facilities cause or necessitated by acts of the owner or his agents or contractors.
3. The City of Broken Arrow or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.
4. The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Broken Arrow or its successors, and the owner of each lot agrees to be bound hereby.
5. All water and sanitary sewer lines shall be maintained in good repair by the utility contractor in accordance with the terms and conditions of the Maintenance Bond of which the City of Broken Arrow is the beneficiary. If any repair issues arise, the Developer shall assist the City of Broken Arrow in coordination and facilitation with the appropriate contractor.

6. Waterlines less than 4" in diameter and sanitary sewer lines less than 8" in diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the property owners served by said service lines.

B. Electric, Telephone, Cable Television and Natural Gas Service.

In connection with the installation of underground electric, telephone, cable television and natural gas services, all lots are subject to the following:

1. Overhead pole lines for the supply of electric service, telephone and cable television service may be located along the North line of the subdivision. Street light poles or standards may be served by underground cables and elsewhere throughout said addition, all supply lines including electric, telephone, cable television and gas lines, shall be located underground, in the easement ways dedicated for the 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 of secondary voltages, may be located in such easement ways.
2. Except to houses on lots described in paragraph "A" above, which may be served from overhead electric service lines, telephone lines and cable television cables, underground service cables and gas service lines may be run from the nearest service pedestal, transformer or nearest gas main 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 such service cable or gas service line to a particular structure, the supplier of electric service, telephone service, cable television service, or gas service line to a particular structure, the supplier of the service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on each lot covering a five foot strip extending 2.5 feet on each side of such service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.
3. The supplier of electric, telephone, cable television and natural gas services, through their proper agents and employees, shall at all times have the right of access to all easement ways shown on the plat, or provided for in this deed of dedication for the purposes of installing, maintaining, removing, or replacing any portion of said underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.
4. The owner of each lot shall be responsible for the protection of the underground electric, telephone, cable television and natural gas facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground electric, telephone, cable television or natural gas facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by the acts of the owner or its agents or contractors.
5. The foregoing covenants concerning underground electric, telephone, cable television and natural gas facilities shall be enforceable by the supplier of electric, telephone, cable television or gas service, and the owner of each lot agrees to be bound hereby.

C. The Undersigned Owner/Developer will do the following:

Sidewalks shall be constructed at the time of construction of the lot improvements.

D. Paving and Landscaping Within Easements.

The owner of a lot shall be responsible for repair of damage to the properly-permitted landscaping and paving occasioned by the necessary installation of, or maintenance to, the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Broken Arrow or the supplier of the utility service shall use reasonable care in the performance of such activities.

SECTION II.
PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purposes of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

THEREFORE, 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. Architectural Design Committee – Plan Review

1. No building, improvements, concrete driveway, 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 the Owner/Developer or his successors, which are hereinafter referred to as the "Architectural Design Committee". For each building, the required plans and specifications shall be submitted in duplicate, and include a site plan with drainage concept, floor plan, exterior elevations, exterior materials. In the event the Architectural Design Committee fails to approve or disapprove plans and specifications submitted to it as herein required within 14 days after 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 Design Committee shall not be required and this covenant shall be deemed to have been fully complied with.
2. The Architectural Design 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 Design Committee shall not be liable for any approval, disapproval or failure to approve hereunder and its approval of building plans shall not constitute a warranty of responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any lot owner in the subdivision from prosecuting any legal action relating to improvements within the subdivision which they would otherwise be entitled to prosecute.
3. The Architectural Design Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting and other landscape design items to promote compatibility and conformity within the Subdivision. The Architectural Design Committee reserves the authority to review, approve, modify or reject the type of landscaping or landscape design items which may be placed in public view by any lot owner and determined in the discretion of the Architectural Design Committee to be incompatible with the overall landscape design standards of "The Oaks off Main."
4. The powers and duties of the Architectural Design Committee shall, on the 1st day of January, 2020, be deemed transferred to the homeowners' association provided for in Section IV, or upon written assignment to the homeowners' association by the Architectural Design Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the homeowners' association.
5. The Architectural Design Committee reserves the right in their sole discretion and without joinder of any owner at any time so long as 322 COMMERCIAL, L.L.C., is the owner of any lot or part thereof to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by them as Architectural Design Committee and filed in the County Clerk's office in the Courthouse of Tulsa County, Oklahoma.

B. Floor Area of Dwelling

1. Two Bedroom. If a dwelling has two bedrooms the Minimum Square Footage required shall be 1407 square feet of finished heated living area.
2. Three Bedroom. If a dwelling has three bedrooms the Minimum Square Footage required shall be 2050 square feet of finished heated living area.
3. Four Bedroom. If a dwelling has four bedrooms the Minimum Square Footage required shall be 2201 square feet of finished heated living area.
4. Computation of Living Area. The computation of living area shall not include any basement, garage, or attic area used for storage. All living area measurements shall be taken to outside of frame line.

C. Garages / Driveways

Each dwelling shall maintain a two car garage able to occupy two vehicles. Damaged garage doors must be repaired or replaced and painted with an approved color. Glass is Prohibited in garage doors.

D. Masonry

1. Two Story Units. First and Second floors are to be Brick. Siding Prohibited. Over the Two (2) car garage approved siding is allowed. Siding must be primed and painted in color harmony with the brick. Colors must be approved by the Developer.
2. Three Story Units. First, Second and Third floors are to be Brick. Siding Prohibited. Over the Two (2) car garage approved siding is allowed. Siding must be primed and painted in color harmony with the brick. Colors must be approved by the Developer.

E. Windows

1. Vinyl or Metal frames either anodized or electrostatically painted in color harmony with the exterior brick. Wood windows are Prohibited.
2. Window Coverings: Temporary, non-window covering materials, banners, flags, decals are Prohibited for use as a window coverings or displays in Windows.

F. Siding

Steel, Aluminum and Plastic siding Prohibited.

G. Recreation Vehicles / Trailers

Boats, RV's, Semi's and Trailers are Prohibited.

H. Inoperative Vehicles

Inoperable Vehicles of any kind are Prohibited in all areas, including the Reserve Area, Alley and Street Parking.

I. On-site Construction

No existing or off-site built structure shall be moved onto or placed on any lot.

J. Outbuildings

Detached Structures and Storage Buildings are Prohibited.

K. Fencing

1. Fencing shall be in accordance with the City of Broken Arrow Zoning Code. Interior fencing or walls are Prohibited.

L. Antennas

Exterior television, CB Radio or other type of antenna are Prohibited.

M. Satellite Dishes

Satellite dishes cannot be placed in areas visible from the street.

N. Grills and Outdoor fireplaces

Burning/Grilling or storage of these items are prohibited at the "covered porch" and "Balconies" or anywhere within 15 feet of a structure.

SECTION IV. SURFACE DRAINAGE

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 property 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. No property owner shall modify or change the direction of drainage of surface stormwater from the original approved construction plans on file at the City of Broken Arrow. The property owner shall prevent the alteration of grade within all easement areas from the original contours (finish grade) or allow any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities. The covenants set forth in this paragraph shall be enforceable by any affected property owner and by the City of Broken Arrow, Oklahoma.

As owner we hereby certify that we have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the Owner\Developer have executed this Deed of Dedication on this _____ day of _____, 20____.

322 Commercial, LLC,
an Oklahoma Limited Liability Company
Member Manager

STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My commission expires: _____

SURVEYORS CERTIFICATE

I, _____, a Licensed Land Surveyor in the State of Oklahoma, hereby certifies that I have fully complied with the requirements of this regulation and the subdivision laws of the State of Oklahoma governing surveying, dividing and mapping of the land; that the plat, "THE OAKS OFF MAIN", is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this _____ day of _____, 20____.

Charles K. Howard, RLS #297
CA 5611 Exp. 6-30-17

STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under me hand and seal the day and year last above written.

Notary Public

My Commission expires: _____

O. Lot Maintenance

Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis.

P. Trash Containers

Trash receptacles or containers, except during periods of collection, are prohibited at curbside or outside of the garage doors for a period of more than 24 hours. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

Q. Mailboxes

Mailboxes shall be Brick only.

R. Animals

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

S. 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.

T. Signage

Flags, Banners, For Sale or Lease Signs must be approved by the Developer before placing or installing where visible from the street.

U. Outside Storage and Materials

No lot shall be used for the storage of construction materials for a period of greater than 30 days prior to the start of construction and all construction shall be completed within 9 months thereafter. Each lot shall be maintained in a neat and orderly manner. Once construction and landscaping is completed, no outside storage is permitted.

V. Landscaping

- 1. All open lot areas shall be sodded and the front of each residence professionally landscaped within 30 days of completion of home. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home.
- 2. The use of artificial or manmade plant material is prohibited. Without the approval of the Owner/Developer, ornamental landscape design items or prohibited, seasonal and holiday exterior decorations may be used if timely and seasonally displayed. Other types of ornamental landscape design items may be permitted with pre-approval of the Owner/Developer.

W. The owner/developers of THE OAKS OFF MAIN reserve the right in their sole discretion and without joinder of any owner at any time so long as it is the owner of any lot or part thereof to amend, revise or abolish any one or more of the above Section II covenants and restrictions by instrument duly executed and acknowledged by them as developers and filed in the County Clerk's office in the Court House of Tulsa County, Oklahoma.

X. Enforcement: Enforcement to restrain violation of the covenants or to recover damages shall be by proceedings at law in a court of competent jurisdiction or in equity against any person or persons violating or attempting to violate any covenant herein, and may be brought by the Owner or Owners of any lot or having any interest therein, whether acting jointly or severally. The owner/developer or "THE OAKS OFF MAIN" Property Owners Association, Inc. shall not be obligated to enforce any covenant or restriction through legal proceedings.

SECTION III. PROPERTY OWNERS ASSOCIATION

A. Property Owners Association: 322 Commercial, L.L.C., has formed THE OAKS OFF MAIN PROPERTY OWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association") a non-profit entity established pursuant to the Business Corporation Act of the State of Oklahoma and formed for the general purposes of maintaining the common open areas, including Reserve "A" and the alley along the north property line of "THE OAKS OFF MAIN". The creation of this Association shall be completed at the sole discretion of the 322 Commercial, L.L.C. However, the same shall be no later than the last day of construction of the last home in "THE OAKS OFF MAIN". The Property Owners Association will require each dwelling owner to purchase home/property insurance for the dwelling on the lot in "THE OAKS OFF MAIN" for loss and replacement of the dwelling unit in the event it is damaged or destroyed.

B. Membership: A lot owner becomes a member at closing and that lot and house has been sold and occupied, the Owner therefore becomes a member of THE OAKS OFF MAIN PROPERTY OWNERS ASSOCIATION, INC. and membership shall be appurtenant to and may not be separated from the ownership of a lot or portion thereof. The acceptance of a deed to a lot by the home owner shall constitute acceptance of the Association as of the date of incorporation, or as of the date of the recording of the deed, whichever occurs last.

C. Covenant for assessments: The homeowner, and each subsequent owner of a lot or portion thereof, by acceptance of a deed therefore, is deemed to covenant and agree to pay the Association an annual assessment as established by the board of directors. No vacant lot will be assessed, unless through a written consent of the owner. Annual assessment rates shall be established each year by the assent of 51% of the Lot owners within the subdivision. Annual assessments together with 10% interest, costs and reasonable attorney's fees shall be continuing lien on the lot and the personal obligation of the ownership of the lot at the time of assessment.

D. Payment of Assessments. Each lot owner by acceptance of a deed to a lot or lots, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association, Except for the Owner\Developer: (a) initial assessments; (b) monthly, quarterly or annual maintenance assessments; and (c) special assessments for capital improvements. Such assessments shall be established and collected as determined by the Association. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, should be charged on each lot and shall be a continuing lien upon the lot against which the assessment is made. Each assessment, together with interest, cost and reasonable attorneys' fees, shall be the personal obligation of the owners of the lot at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass through the successors-in-title unless expressly assumed by them. The Association shall fix the regular monthly, quarterly or annual assessments according to the provisions of the By-Laws and Certificate of Incorporation of the Association. In addition to the regular monthly, quarterly or annual assessments, authorized above, the Association may levy, in any assessment period, a special assessment applicable to the period only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, maintenance, repairs or replacement of a capital improvement.

E. Delinquent Assessments. Any assessment which is not paid when due shall be delinquent and shall constitute a lien on the lot against which the assessment is made. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of interest per annum as set by the Board Directors from time to time, but not to exceed the maximum rate of interest allowed by law, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose its lien against the lot, or both, and interest, costs and reasonable attorneys' fees for any such action shall be added to the amount of the assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use or abandonment of such owner's lot.

F. Lien. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien; provided, however, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessment as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve the lot from the lien for assessments thereafter becoming due.

SECTION IV. ENFORCEMENT, AMENDMENT, ETC.

A. Duration, Amendment and Severability. 1. Duration. These restrictions shall remain in full force and effect until January 1, 2026, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or canceled by a written instrument signed and acknowledged by the owners of two-thirds (2/3) of the lots in "THE OAKS OFF MAIN". Provided, however, so long as the Owner/Developer, or any or any equity majority owned by a current shareholder of Owner, owns a lot in "THE OAKS OFF MAIN", the Owner retains the right, IN ITS SOLE DISCRETION, to: (i) veto any proposed amendments and (ii) amend, in its discretion, any covenant or term contained herein (other than all of Section I, which may be altered only with the written consent of the City of Broken Arrow).

3. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect. Any successor(s) in title to the lots within "THE OAKS OFF MAIN", to enforce any given restriction or covenant or condition at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants.