

3.12 INTERIOR FENCES OR WALLS:

INTERIOR FENCES SITUATED ALONG THE SIDES AND REAR LOT LINES SHALL COMPLY WITH THE FOLLOWING:

- (A) NO SUCH FENCE SHALL EXCEED FOUR FEET (4') IN HEIGHT. NO FENCE SHALL BE ERRECTED OR MAINTAINED NEARER TO THE STREETS WITHIN THE SUBDIVISION THAN THE BUILDING SETBACK LINES DEPICTED ON THE PLAT EXCEPT FOR DECORATIVE FENCES SET FORTH IN PARAGRAPH (B) IMMEDIATELY BELOW. EXCEPT AS SET FORTH IN PARAGRAPHS (B) AND (C) IMMEDIATELY BELOW, ALL FOUR FOOT (4') FENCES OCCURRING ON THE LOT OR PROPERTY LINES AND TYING BACK TO THE HOUSE STRUCTURE WILL BE CONSTRUCTED OF FOUR FOOT (4') BLACK VINYL-COATED CHAIN LINK WITH TREATED WOOD POSTS AND TOP RAILS.
- (B) DECORATIVE FENCES OR WALLS SHALL BE PERMITTED ON THAT PORTION OF ANY LOT IN FRONT OF THE BUILDING SETBACK LINE. DECORATIVE FENCING OR WALLS SHALL NOT EXCEED THREE FEET (3') IN HEIGHT AND SHALL BE OF THE SOME DECOR, MATERIALS, (I.E., WROUGHT IRON, ETC.) AND STYLING AS USED IN THE ARCHITECTURE AND CONSTRUCTION OF THE DWELLING SITUATED ON THE LOT. NOTE: SCREENING FENCES AND BARRIERS MAY BE ERRECTED UP TO SIX FEET (6') IN HEIGHT BUT MUST BE AN EXTENSION OF THE HOUSE STRUCTURE LINE FROM FRONT TO BACK AND SIDE TO SIDE AND NOT LOCATED ON THE LOT LINE, NOT TO EXCEED 3,500 SQUARE FEET.
- (C) NOTWITHSTANDING THE FOREGOING OR ANYTHING CONTAINED HEREIN TO THE CONTRARY, PERIMETER FENCING SHALL BE REQUIRED ALONG AND PARALLEL TO THE COMMON BOUNDARY OF ALL LOTS WITHIN THIS SUBDIVISION AND THAT CERTAIN LAND OWNED AND OPERATED BY THE GOLF COURSE OWNERS AS THE WOODS GOLF COURSE WHICH PERIMETER FENCING SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - (1) PERIMETER FENCING SHALL BE REQUIRED UPON ALL LOTS SHOWING A COMMON BOUNDARY WITH THE LAND OWNED AND OPERATED BY THE GOLF COURSE, WHICH PERIMETER FENCING SHALL BE CONSTRUCTED ALONG AND PARALLEL TO SAID COMMON BOUNDARY.
 - (2) SAID PERIMETER FENCING SHALL BE FOUR FEET (4') IN HEIGHT.
 - (3) SAID PERIMETER FENCING SHALL BE LIMITED TO CHAIN LINK CONSTRUCTION AND THE FENCING MATERIALS SHALL BE LIMITED TO RESIDENTIAL GRADE FENCING MATERIAL, WHICH SHALL BE BLACK VINYL-COATED CHAIN LINK WITH TREATED WOOD POSTS AND TOP RAILS. PERIMETER FENCING SHALL BE UNIFORM IN HEIGHT, DESIGN AND MATERIAL. NO GATES OR OTHER OPENINGS SHALL BE PERMITTED IN THE PERIMETER FENCING ALONG THE GOLF COURSE PROPERTY LINE.
 - (4) WITH RESPECT TO ALL LOTS WITHIN THE SUBDIVISION UPON WHICH PERIMETER FENCING IS LOCATED, ANY SIDE YARD FENCE LOCATED THEREON SHALL BE FOUR FEET (4') IN HEIGHT AND SAID FENCE WILL FOLLOW THE SAME SPECIFICATIONS AS THE REAR FENCE.
 - (5) FENCING ALONG THE GOLF COURSE AND COMMON AREAS SHALL BE INSTALLED AND APPROVED BY THE GOLF COURSE OWNERS PRIOR TO RECEIVING AN OCCUPANCY PERMIT.
 - (6) ON LOTS THAT ARE ADJACENT TO A GOLF COURSE LAKE(S), IF A FENCE ALONG SAID LAKE(S) IS DESIRED, IT MUST BE A MINIMUM DISTANCE OF FIFTEEN (15) FEET FROM THE NORMAL WATER SURFACE ELEVATION OF SAID LAKE(S).
 - (D) NO FENCE OR WALL SHALL BE ERRECTED ON ANY LOT UNTIL THE PLANS, SPECIFICATIONS AND DESIGN THEREOF HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS PROVIDED IN THIS SECTION ARCHITECTURAL CONTROL COMMITTEE MAY WAIVE IN A PARTICULAR INSTANCE THE REQUIREMENTS OR LIMITATIONS SET FORTH IN PARAGRAPHS 3.12 (A) AND 3.12 (B) OF THIS SECTION.

3.13 LANDSCAPING REQUIREMENTS:

EACH LOT OWNER SHALL COMPLETELY SOD THE YARD FROM THE REAR OF THE LOT TO THE STREET CURB AFTER COMPLETION OF CONSTRUCTION OF THE HOUSE.

EACH LOT OWNER SHALL PLANT THE EQUIVALENT WORTH OF \$1,000.00 IN LANDSCAPING MATERIALS (TREES, SHRUBS, BUSHES, GROUND COVER, ETC.) EXCLUSIVE OF SODDING. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL PRIOR TO PLANTING. LANDSCAPING SHALL BE IN PLACE BEFORE OCCUPANCY OF THE HOME.

3.14 BALL FLIGHT LICENSE:

OWNER/DEVELOPER HEREBY GRANTS A LICENSE TO THE GOLF COURSE AND TO ITS SUCCESSORS, ASSIGNS AND INVITEES FOR THE BENEFIT OF THE LAND OWNED AND OPERATED BY THE GOLF COURSE OWNERS, TO PERMIT PERSONS LAWFULLY UTILIZING SAID GOLF COURSE TO INADVERTENTLY, UNINTENTIONALLY OR ACCIDENTALLY DRIVE GOLF BALLS FROM SAID GOLF COURSE ONTO THE LANDS DESCRIBED HEREIN (BUT WITHOUT ANY RIGHT OR AUTHORITY TO ENTER UPON THE LANDS DESCRIBED HEREIN, OR ANY PART OR PORTION THEREOF, TO RETRIEVE SAID GOLF BALLS, OR OTHERWISE). OWNER/DEVELOPER AND EACH LOT OWNER ACKNOWLEDGES THAT THE INADVERTENT OR UNINTENTIONAL DRIVING OF GOLF BALLS ONTO LANDS DESCRIBED HEREIN FROM SAID GOLF COURSE WILL NOT CONSTITUTE A NUISANCE OR ACTS OF TRESPASS AND THAT THE GOLF COURSE OWNERS WILL INCUR NO LIABILITY TO OWNER/DEVELOPER OR ANY LOT OWNER AS A RESULT THEREOF. OWNER/DEVELOPER AND EACH LOT OWNER ACKNOWLEDGES THAT THE LAND DESCRIBED HEREIN IS AND SHALL BE OUT-OF-BOUNDS WITH RESPECT TO SAID GOLF COURSE, AND THAT PLAY WILL NOT BE PERMITTED FROM OR UPON THE LANDS DESCRIBED HEREIN, ONTO THE SAID GOLF COURSE OR OTHERWISE (I.E., THE DRIVING OF GOLF BALLS FROM THE LAND DESCRIBED HEREIN ONTO THE ABOVE LANDS OWNED AND OPERATED BY THE GOLF COURSE IS PROHIBITED). THE FOREGOING LICENSE SHALL BE FOR THE BENEFIT OF THE GOLF COURSE OWNERS, ITS SUCCESSORS, ASSIGNS AND INVITEES, PROVIDED HOWEVER, THE SAME SHALL BE ENFORCEABLE SOLELY BY THE GOLF COURSE OWNERS.

SECTION IV. PROPERTY OWNERS ASSOCIATION

4.1 FORMATION OF ASSOCIATION:

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE CELEBRATION AT THE WOODS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), A NON-PROFIT ENTITY ESTABLISHED PURSUANT TO THE GENERAL CORPORATION ACT OF THE STATE OF OKLAHOMA AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVES AND COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE CELEBRATION AT THE WOODS.

4.2 MEMBERSHIP:

EVERY PERSON OR ENTITY, WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE CELEBRATION AT THE WOODS, SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST. THE DEVELOPERS OF THE CELEBRATION AT THE WOODS SHALL MAINTAIN THREE (3) VOTES PER LOT OWNED FOR ELECTION TO THE BOARD OF DIRECTORS AND FOR ANY OTHER VOTING OF THE ASSOCIATION.

4.3 COVENANT FOR ASSESSMENTS:

THE OWNERS AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF AND ON OBTAINING AN OCCUPANCY PERMIT FROM THE CITY OF COWETA, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION AN ANNUAL ASSESSMENT AS ESTABLISHED BY THE BOARD OF DIRECTORS, NOT TO EXCEED \$100.00 PER YEAR PER LOT OWNED; PROVIDED, HOWEVER, THE BOARD OF DIRECTORS MAY INCREASE EACH YEAR SUBSEQUENT TO THE INITIAL ASSESSMENT YEAR, THE MAXIMUM ASSESSMENT BY THE PERCENTAGE INCREASE, IF ANY, SHALL BE TEN PERCENT (10%), AS LONG AS A DEVELOPER OR HOME BUILDER IS THE OWNER OF A LOT, THEY SHALL BE EXEMPT FROM SAID ANNUAL ASSESSMENT AND/OR ASSOCIATION DUES.

4.4 CERTAIN RIGHTS OF THE ASSOCIATION:

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS WITHIN THIS DOCUMENT CONTAINED, AND SHALL HAVE THE RIGHT TO ENFORCE SAID COVENANTS AND AGREEMENTS.

4.6 BONDING:

IT SHALL BE REQUIRED THAT THE SECRETARY/TREASURER OF THE PROPERTY OWNERS ASSOCIATION OF THE CELEBRATION AT THE WOODS BE BONDED. THE ASSOCIATION WILL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR SAID APPROPRIATE BONDING.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, THEIR SUCCESSORS, ASSIGNS AND ALL PARTIES CLAIMING UNDER THEM, WITHIN THE PROVISIONS OF SUBSECTION 1.1, PUBLIC UTILITIES AND GENERAL UTILITY EASEMENTS; SUBSECTION 1.2, ELECTRIC, GAS AND COMMUNICATION SERVICE; SUBSECTION 1.3, PUBLIC UTILITY SERVICE; SUBSECTION 1.4, RESERVE/LANDSCAPE EASEMENT; THE COVENANTS WITHIN SECTION II AND SECTION III SHALL INURE TO THE BENEFIT OF OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION, AND THE PROPERTY OWNERS ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE OWNER/DEVELOPER OR OWNERS OF LOTS WITHIN THE SUBDIVISION, OR THEIR SUCCESSORS OR ASSIGNS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION OR THE PROPERTY OWNERS ASSOCIATION TO MAINTAIN ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

5.2 DURATION:

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 2025 AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

5.3 AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I AND SECTION II MAY BE AMENDED, MODIFIED, CHANGED OR CANCELED ONLY BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN SEVENTY-FIVE PERCENT (75%) OF THE LOTS WITHIN THE SUBDIVISION. THE DEVELOPER RESERVES THE RIGHT TO AMEND THE COVENANTS AT HIS SOLE DISCRETION.

5.4 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 WOODS GOLF COURSE, INC, AN OKLAHOMA COMPANY, HAS EXECUTED THIS INSTRUMENT THIS

21 DAY OF Oct 2008.

THE WOODS GOLF COURSE, INC.

BY: Mike Yocham
MIKE YOCHAM, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF Wagoner) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 27 DAY OF October 2008, PERSONALLY APPEARED MIKE YOCHAM, KNOWN AS THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE WOODS GOLF COURSE, INC., THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT 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 SUCH 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:

May 26, 11

MY COMMISSION NUMBER:

037006502



CERTIFICATE OF SURVEY:

I, LARRY WAYNE BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA HAVE SURVEYED ABOVE NOTED PROPERTY AND DO HEREBY STATE SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 24 DAY OF October 2008.

BY: Larry Wayne Baker
LARRY WAYNE BAKER, LS 1239

STATE OF OKLAHOMA)
COUNTY OF Wagoner) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 24 DAY OF October 2008, PERSONALLY APPEARED LARRY BAKER, KNOWN AS THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME THEREOF TO THE FOREGOING INSTRUMENT 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 SUCH 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:

10-29-2010

MY COMMISSION NUMBER:

02015357



CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY:

I, HEREBY CERTIFY THAT THE ABOVE NOTED SUBDIVISION IS APPROVED FOR USE OF PUBLIC WATER SUPPLY AND SEWER SYSTEM

BY: [Signature]
ENVIRONMENTAL SPECIALIST OF THE STATE OF OKLAHOMA
DEPARTMENT OF ENVIRONMENTAL QUALITY



CERTIFICATE OF COWETA PLANNING COMMISSION:

I, AS CHAIRMAN OF THE COWETA PLANNING COMMISSION, DO CERTIFY THAT THE PROPOSED SUBDIVISION "CELEBRATION AT THE WOODS I" HAS BEEN PROCESSED THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL FOR ACCEPTANCE.

BY: [Signature]
CHAIRMAN

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL

ON: Aug 4, 2008

BY: [Signature]
MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

BY: [Signature]
CITY CLERK



CERTIFICATE OF WAGONER COUNTY TREASURER:

I DO HEREBY NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2008 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS "CELEBRATION AT THE WOODS I"

BY: [Signature]
WAGONER COUNTY TREASURER



CERTIFICATE OF WAGONER COUNTY CLERK:

I, THE COUNTY CLERK OF WAGONER COUNTY, DO HEREBY NOW STATE THAT THE SUBDIVISION CALLED "CELEBRATION AT THE WOODS I" HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

BY: [Signature]
WAGONER COUNTY CLERK



Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By: [Signature]

CELEBRATION AT THE WOODS I
FINAL PLAT
SHEET 3 OF 3

DATE OF PREPARATION: JULY 20, 2007