SECTION II
RESTRICTIONS & COVENANTS
(CONTINUED)

2.18 MAILBOXES SHALL BE DETERMINED BY THE ARCHITECTURAL COMMITTEE AND SHALL BE CONSISTENT THROUGHOUT THE ADDITION. IN THE EVENT THAT THE PRESCRIBED MAILBOXES ARE NO LONGER AVAILABLE, MASONRY MAILBOXES (CONSTRUCTED OF BRICK, NATURAL STONE, OR STUCCO) SHALL BE PERMITTED.

2.19 WITHIN 30 DAYS OF COMPLETION OF ANY DWELLING, THE YARD OF SAID DWELLING SHALL BE SODDED WITH A MINIMUM OF 7500 SQUARE FEET OF SOD. SAID SOD SHALL COVER THE ENTIRE LENGTH OF ANY BAR DITCH ALONG THE ROAD SIDE OF THE LOT (FRONT AND SIDE ON CORNER LOTS). THERE SHALL ALSO BE PLACED A MINIMUM $750 LANDSCAPING PACKAGE IN THE FRONT YARD OF EACH DWELLING. SAID LANDSCAPING PACKAGE SHALL INCLUDE AT LEAST ONE TREE OF AT LEAST 2 INCH DIAMETER FOR THE FRONT YARD.

2.20 A MINIMUM SEPARATION DISTANCE FROM STRUCTURES ON ANY ADJACENT LOT SHALL BE 28 FEET. NO STRUCTURE SHALL BE BUILT WITHIN 14 FEET OF ANY SIDE YARD.

2.21 A MAXIMUM OF TWO ANIMALS TOTAL FROM THE FOLLOWING LISTS SHALL BE ALLOWED PER LOT: HORSES, CATTLE, SHEEP, GOATS, SWINE, EMU, LLAMA, ALPACA, BISON, OR FFA PROJECT ANIMALS. A MAXIMUM OF EIGHT POULTRY ARE ALLOWED PER LOT WITH A MAXIMUM OF FOUR TURKEY SIZED OR LARGER POULTRY. NO ROOSTERS SHALL BE PERMITTED ON ANY LOT. A MAXIMUM OF FIVE HOUSEHOLD PETS ARE ALLOWED ON ANY LOT. PETS CONSIDERED HOUSEHOLD ARE THOSE WITH COMMONLY LIVE IN A DWELLING WITH A FAIR PERCENTAGE OF FAMILIES IN THE UNITED STATES AND INCLUDE SUCH ANIMALS AS DOGS, CATS, FERRETS, AND VARIOUS BIRDS. MINIATURE VERSIONS OF SWINE, COWS OR HORSES ARE NOT CONSIDERED HOUSEHOLD PETS. NO ANIMALS SHALL BE BRED OR MAINTAINED ON ANY LOT FOR COMMERCIAL PURPOSES. LOT OWNERS SHALL INSURE THAT ALL ANIMALS ON THEIR LOT ARE PROPERLY MAINTAINED AND CARED FOR AND SHALL INSURE THAT SAID ANIMALS DO NOT BECOME A NUISANCE TO ADJOINING LOT OWNERS. ALL ANIMALS SHALL BE KEPT AND MAINTAINED ON THEIR LOT AND SHALL NOT BE PERMITTED TO ROAM THE ADDITION FREELY.

2.22 THE OWNER OF EACH LOT SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY OR LOCAL LAWS, STATUTES, ORDINANCES, RULES AND REGULATIONS REGARDING THE USE AND OCCUPANCY OF AN OWNERS PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, HEALTH AND SAFETY ISSUES.

2.23 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 OBSTRUCTION, WHICH WOULD IMPAIR THE DRAINAGE OR STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF ANY AND ALL DRAINAGE DITCHES, SWALES, WATER DETENTION AREAS AND DRAINAGE CULVERTS ON HIS LOT. BEFORE GOING COVENANTS SET FORTH IN PARAGRAPH 2.23 SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER OR BY WAGONER COUNTY, OKLAHOMA.

2.24 IN THE EVENT AN OWNER LEASES OR RENTS THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY THE TENANT OF THE EXISTENCE OF RESTRICTIVE COVENANTS FOR THE FARMS ON HANSEN ROAD AND THE TERMS AND CONDITIONS AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. THE OWNER SHALL PROVIDE A COPY OF THE RESTRICTIVE COVENANTS TO THE TENANT. THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HEREIN. THE OWNER OF EACH LOT ACKNOWLEDGES THAT HE IS AWARE THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THESE RESTRICTIVE COVENANTS IS THE OWNER'S ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT OR ANY ACTION OR INACTION ON THE PART OF THE TENANT.

2.25 THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OF PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY GIVEN RESTRICTION, 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. IN MATTERS PERTAINING TO THE APPEARANCE OF SPECIFIC HOMES IN THE FARMS ON HANSEN ROAD OR THE OVERALL APPEARANCE OF THE FARMS ON HANSEN ROAD ADDITION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS OR DECIDING THE STANDARD TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

ARTICLE 3

HOMEOWNER'S ASSOCIATION

3.1 THE DEVELOPER SHALL INCORPORATE THE FARMS ON HANSEN ROAD HOMEOWNER'S ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY ALLOWED BY LAW, INCLUDING, BUT NOT LIMITED TO, MAINTAINING THE OVERLAND DRAINAGE EASEMENTS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE FARMS ON HANSEN ROAD.

3.2 MEMBERSHIP. EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF A FEE INTEREST OF A LOT IN THE FARMS ON HANSEN ROAD SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF SUCH LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION AS OF THE DATE OF ITS INCORPORATION, INCLUDING THE ACCEPTANCE OF THE BYLAWS OR ANY AMENDMENT THERETO, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

3.3 COVENANT FOR ASSESSMENTS. THE DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS AS ESTABLISHED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION EXECUTED AND RECORDED BY THE DEVELOPER. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY RECORDED FIRST MORTGAGE, WHICH ASSESSMENT SHALL BE AT LEAST EQUAL TO BUT NOT GREATER THAN THE ASSESSMENTS REQUIRED OF THE LOTS IN THE FARMS ON HANSEN ROAD.

3.4 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 SET FORTH HEREIN, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

3.5 CERTAIN OBLIGATIONS OF THE ASSOCIATION. THE ASSOCIATION SHALL BE OBLIGATED FOR THE ADMINISTRATION, MANAGEMENT AND MAINTENANCE OF ALL OVERLAND DRAINAGE EASEMENTS IN THE FARMS ON HANSEN ROAD IN THE EVENT THAT THE LOT OWNER OF THE LOT ON WHICH THE ODE RESTS FAILS TO MAINTAIN SAID ODE PORTION. THE ASSOCIATION SHALL ALSO BE OBLIGATED FOR MAINTAINING THE VALUE AND ATTRACTIVENESS OF THE ADDITION BY USE OF THE ADMINISTRATION OF THE ARCHITECTURAL COMMITTEE AFTER THE DEVELOPER TURNS OVER SUCH AUTHORITY AND RESPONSIBILITY.

SECTION III
AMENDMENT & DUMATION, ENFORCEMENT, SERVERABILITY

1. THE DEVELOPER OF THE FARMS ON HANSEN ROAD RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF ONE OR MORE LOTS IN THE ADDITION TO AMEND, REVISE, OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS OR RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE COUNTY CLERKS OFFICE AT THE COURT HOUSE OF WAGONER COUNTY, OKLAHOMA. FURTHERMORE, THE CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS SET FORTH HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PROPERTY AND ALL LOT OWNERS CLAIMING UNDER THEM UNTIL 10 YEARS FROM THE RECORDING DATE HEREOF AND SUCH CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS SHALL BE AUTOMATICALLY EXTENDED AND RENEWED FOR SUCCESSIVE PERIODS OF TEN YEARS EACH THEREAFTER, UNLESS PRIOR THERETO, THE OWNERS OF TWO THIRDS OF THE LOTS, BY WRITTEN DECLARATION, SIGNED AND ACKNOWLEDGED BY THEM AND RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR WAGONER COUNTY, OKLAHOMA, CAUSE SUCH CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS, OR ANY OF THEM, TO BE ALTERED, AMENDED OR TERMINATED; PROVIDED, THE DEVELOPER RESERVES THE RIGHT, IN THE DEVELOPER'S SOLE DISCRETION AND WITHOUT JOINDER OF ANY OTHER LOT OWNER, AT ANY TIME TO AMEND, REVISE OR TERMINATE ANY ONE OR MORE OF THE SAID CONDITIONS, RESTRICTIONS AND PROTECTIVE COVENANTS BY WRITTEN DECLARATION, SIGNED AND ACKNOWLEDGED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OR WAGONER COUNTY, OKLAHOMA SO LONG AS THE DEVELOPER OWNS ONE OR MORE LOTS IN THE FARMS ON HANSEN ROAD.

2. **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 WAGONER COUNTY, OKLAHOMA.

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 OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Amanda Alsup DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HANSEN ROAD LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS AND THE PERSON OR PERSONS HAVING ANY RIGHT, TITLE OR INTERESTS TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

THE N1/2 OF THE SW/4 OF SECTION 4, T18N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA. LESS THE FOLLOWING: A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 4, T18N, R16E OF THE I.B.&M., ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF SECTION 4, T18N, R16E, I.B.&M., THENCE S01°27'18"E ALONG THE WEST LINE OF SAID SW1/4 A DISTANCE OF 990.48 FEET TO THE POINT OF BEGINNING; THENCE N88°44'22"E A DISTANCE OF 1388.00 FEET; THENCE S01°27'18"E A DISTANCE OF 329.97 FEET TO THE SOUTH LINE OF THE N1/2 OF SAID SW1/4; THENCE S88°43'52"W A DISTANCE OF 1388.00 FEET TO THE SW CORNER OF SAID N1/2 SW1/4; THENCE N01°27'18"W A DISTANCE OF 330.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 69.60 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSION OF LOTS AND STREETS. WE HEREBY DESIGNATE SAID TRACT OF LAND AS THE FARMS ON HANSEN ROAD ADDITION AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS HEREON, THIS 4th DAY OF February 2020.

BEN MAIER, MANAGER

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED BEN MAIER, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE NAME OF HANSEN ROAD LLC, TO THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS 4th DAY OF February, 2020.

NOTARY PUBLIC

Destanie Dennis, Comm. #17000795
Wagoner County
State of Oklahoma
Notary Public
Comm. Expires 1/25/2021

MY COMMISSION EXPIRES: 1-25-21

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, THAT I, TONY ROBISON, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED INTO LOTS THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF FEBRUARY, 2020.

TONY ROBISON, LAND SURVEYOR 1686

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED TONY ROBISON, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE NAME OF HANSEN ROAD LLC, TO THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS 4th DAY OF February, 2020.

NOTARY PUBLIC

Destanie Dennis, Comm. #17000795
Wagoner County
State of Oklahoma
Notary Public
Comm. Expires 1/25/2021

MY COMMISSION EXPIRES: 1-25-21

CERTIFICATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE WAGONER COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THIS 3RD DAY OF February, 2020.

Approved
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF WAGONER COUNTY PLANNING COMMISSION

I, ~~BRENDA ROBERTSON~~ Rachael Cooper, CHAIRMAN/SECRETARY OF WAGONER COUNTY, OKLAHOMA. HEREBY CERTIFY THAT THE COMMISSION APPROVED THE PLAT OF THE FARMS ON HANSEN ROAD ON THE 10 DAY OF FEBRUARY, 2020.

RACHAEL COOPER
DIRECTOR - PLANNING COMMISSION

ACCEPTANCE OF DEDICATION BY BOARD OF WAGONER COUNTY COMMISSIONERS

BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA THAT THE DEDICATION SHOWN ON THE ATTACHED PLAT OF THE FARMS ON HANSEN ROAD IS HEREBY ACCEPTED.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA THIS _____ DAY OF Feb 4th, 2020

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA, DOES HEREBY NOW CERTIFY THAT THE PLAT OF SURVEY FOR THE SUBDIVISION KNOWN AS THE FARMS ON HANSEN ROAD HAS BEEN FILED INTO THE WAGONER COUNTY RECORDS.

COUNTY CLERK

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLA

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTON, COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL OF THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2020.

DATED THIS 10 DAY OF Feb., 2020

Dana Patton by Dina Stamps
COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY OKLA

Doc # 2020-1695 B: 2557 P: 0493
02/10/2020 11:08:06 AM Pg: 3 of Pgs: 3
Fee: $ 53.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

PLC 5 - 458B