



PLC5-448A

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

Oneta Farms Phase I

DEED OF DEDICATION AND BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That RC Wagoner LLC, an Oklahoma Limited Liability Company, hereinafter referred to as the "Owner" and/or "Declarant," is the owner of the following real property situated in Wagoner County, State of Oklahoma, to-wit:

Legal Description - See first page of this Plat

And the Owner has caused the above-described land to be surveyed, staked, platted, granted, donated, conveyed, dedicated, access rights reserved and subdivided into 66 lots in 5 blocks along with the reserve areas, common areas and streets in conformity with the accompanying plat and survey ("the Plat") and has designated the Subdivision as "Oneta Farms Phase I," a Subdivision within the Wagoner County, Oklahoma ("Subdivision"). The Owner hereby subjects the land described above to the provisions, Covenants and Restrictions set forth herein which shall run with the land and be binding on every Lot and every owner thereof for the period as hereafter defined.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

The Owner hereby dedicates to the public the street rights-of-way depicted on the accompanying plat. The owner further dedicates to the public the utility easements designated 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 sewer, telephone and communication lines, electric power line and transformers gas lines, water lines and cable television lines, together with all fittings, including the poles wires, conduits pipes, valves meters, manholes and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to an upon the utility easements for the uses and purposes stated, provided the owner reserves the right to construct, maintain, operate, lay and repair or replace water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying, repairing 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 areas depicted on the plat. The owner herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by Wagoner County, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompany plat no building, structure or other above or below ground obstruction that interferes with stated uses and purposes of the utility easements shall be placed, erected, installed or maintained, provided nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences which do not constitute an obstruction.

B. UNDERGROUND ELECTRIC AND COMMUNICATION

- 1. Overhead poles for the supply of electric and communication service may be located in the perimeter utility easement(s) of the subdivision. street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat.
- 2. All supply lines in the subdivision including electric, telephone, cable television and gas lines shall be located underground in the easements reserved for general utility services and streets shown on the plat of the subdivision. Service pedestals and transformer, as sources of supply at secondary voltages, may also be located in said easements.
- 3. Underground service cables and gas service lines to all structures which may be located on all lots in the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon each said lot: provided that upon the installation of such a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or, extending from the service pedestal, transformer or gas main to the service entrance on the structure or a point of metering.
- 4. The Supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the Plat to the subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it. the supplier of electric, telephone, cable television also reserve the perpetual right, privilege and authority: to cut down, trim or treat any trees and undergrowth on said easement.
- 5. The Owner of each lot in the subdivision shall be responsible for the protection of the underground electric 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 gas facilities. the supplier of service will be responsible for ordinary maintenance of underground facilities, but the owner of each lot in the subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors. The forgoing covenants concerning underground facilities shall be enforceable by the supplier of electric, telephone, cable television or gas services.

C. UNDERGROUND SERVICE

- 1. Overhead lines for the supply of electric, telephone and cable television services may be located within the parameter easements of the subdivision. street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for 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 at secondary voltages, may also be located in the easement

- ways.
- 2. Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main, 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 or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the 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 gas services, through its agents and employees, shall at all times have the right of access to all easement ways 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, cable television or gas 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, cable television or gas facilities. Each 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 each supplier of the electric, telephone, cable television or gas service and the Owner of the lot agrees to be bound hereby.

D. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. The owner of the lot shall be responsible for the protection of the Potable Water, sanitary sewer mains and storm sewers located on 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 sewer.
- 2. Within the utility and drainage 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, sanitary sewer main, storm sewer or drainage ways, or any construction activity which would interfere with potable water, sanitary sewer mains and storm sewers shall be prohibited. Wagoner County, inter alia, may specifically enforce this provision.
- 3. Wagoner County Rural Water District #4, or its successors as the provider, shall be responsible for ordinary maintenance of Potable Water and Sanitary 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. Wagoner County, Oklahoma, or its successors, shall at all times have right of access to all easements 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 storm water facilities. Wagoner County Rural Water District #4, or it's successors, shall have such right of access for the purpose of installing, maintaining, removing or replacing any portion of potable water and sanitary sewer facilities.
- 5. Where water lines and/or sanitary sewer lines are installed within a utility easement, that portion of the utility easement is for the use of Wagoner County Rural Water District #4, Oklahoma, or its successors. The utility easements dedicated herein for the purpose of providing potable water and sanitary sewer are dedicated to Wagoner County Rural Water District #4, its successors or assigns, as the exclusive provider of potable water and sanitary sewer service to the subdivision. Gas, electric, communication, cable, solid waste management, and other providers of utilities, other than potable water and sanitary sewer, may also use said easements.
- 6. The foregoing covenants set forth in this paragraph "D" shall be enforceable by Wagoner County, Oklahoma, Wagoner County Rural Water District #4, their successors, or any utility provider of services and the owner of the lot agrees to be bound hereby.

E. GAS SERVICE

- 1. The Supplier of Gas Service through its agents and employees shall at all times have the right of access to all such easements shown on the plat or as provided for in this certificate of dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of Gas Service.
- 2. The Owner of the lot shall be responsible for the protection of the underground Gas Facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the Gas Service. the supplier of the Gas Service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner, or its agents or contractors.
- 3. The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the Gas Service and the Owner of the lot agrees to be bound hereby.

SECTION II. DEVELOPMENT

The Owner desires to and does hereby establish the following Restrictions on all Lots within the Subdivision to run with the land for the purpose of providing for an orderly development of the Subdivision and all property therein for the mutual benefit of the Owner, its successors and assigns, all future Lot owners and the County.

A. GENERAL

1. APPLICABLE ORDINANCE.

The development of the subdivision shall be subject to the pud provisions of the County's Zoning Code.

B. DEVELOPMENT STANDARDS

Permitted Use: Detached single-family residential dwelling units

Maximum Number of lots: 66
Minimum Lot Width: 60 feet
Minimum Lot Size: 7000 square feet
Maximum Building Height: 2 stories (35 feet)

A single story dwelling shall have at least 1,000 square feet of finished heated living area.

If a dwelling has two levels or stories immediately above and below each other measured vertically and all such levels or stories are above the finished exterior grade of such dwelling, then such dwelling shall have at least 1,000 square feet of finished heated living area on the first story or level and shall have a total of the various levels or stories of at least 1,400 square feet of finished heated living area.

Off-street Parking: minimum 2 enclosed off-street parking spaces required per dwelling unit

Minimum Yard Setbacks
front yard 25 feet
rear yard 20 feet
side yard abutting a street 15 feet
side yard NOT abutting a street 5 feet

SECTION III. HOME OWNERS ASSOCIATION

A. Formation of Home Owners Association: Additional Lands

The Owner has formed or shall cause to be formed a Home Owners Association ("HOA") to govern the Subdivision to be known as Oneta Farms ~~County~~ Property Owners Association. The HOA shall be established in accordance with the statutes of the State of Oklahoma and Bylaws prepared by Owner or its assignee, for the general purposes of maintaining the common areas, including without limitation all reserve areas, and enhancing the value, desirability and attractiveness of the Subdivision and any additions thereto. Owner shall be entitled to appoint the board of directors for the HOA as provided in the Bylaws. It is contemplated that additional lands/phases adjoining the Subdivision, and subsequently platted for single family residential purposes, may be annexed by the Owner or its assignee to the Subdivision and geographic jurisdiction and Bylaws of the HOA, which may be accomplished by the Owner or its assignee by filing a supplemental declaration hereto, or by noting such annexation on a separate deed of dedication for the additional lands/phases to be annexed hereto, or other instrument adding such additional lands/phases to the Subdivision and the jurisdiction of the HOA, in which case any such lands/phases and the subsequent owners thereof shall be under the jurisdiction of the HOA and all rules pertaining thereto.

B. Membership

Every person or entity who accepts a deed for a Lot in the Subdivision and is a record owner of the fee interest of a Lot in the Subdivision shall be a member of the HOA and subject to its Bylaws and rules. Membership shall be appurtenant to and shall not be separated from ownership of a Lot.

C. Assessments

Each owner of a Lot, except Owner/Declarant, by acceptance of a deed therefor, is deemed to covenant and agree to pay to the HOA certain assessments to be established by the board of directors in accordance with these Covenants and as amended and the Bylaws of the HOA, to be executed by the Owner for the maintenance and improvement of the common areas owned or maintained by the HOA and for other purposes which benefit the Subdivision and the owners of Lots therein, and any such assessments shall be a lien on the Lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage.

D. Maintenance of Common Areas

The HOA shall be responsible for the maintenance of all common areas as depicted on the Plat or as described in these Covenants and as amended, which may include but not be limited to entryways, detention/retention ponds, perimeter fencing and other common areas and reserve areas as depicted on the Plat or these Covenants and as amended.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. Enforcement

The Covenants and Restrictions set forth herein shall inure to the benefit of and shall be enforceable by the County, the HOA, the Owner and any owner of a Lot, and in any judicial action brought to enforce the Covenants established herein, a party may seek all appropriate remedies at law, including injunctive relief, to enforce the Covenants set forth herein.

B. Duration

These Covenants shall run with the land and shall be binding upon the Owner and all subsequent owners and persons claiming under them within the Subdivision until January 1, 2040, after which time said Covenants shall be deemed automatically extended for successive periods of ten (10) years unless otherwise amended or terminated as provided herein.

C. Amendment or Termination

The Covenants contained within Section I may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner and approved by the County.

Except for Section I as stated above, Owner or its assignee may supplement or amend any of these Covenants stated herein at any time in whole or in part by executing and recording an instrument with the County Clerk. The provisions of any instrument supplementing or amending these Covenants shall be effective from and after the date it is recorded in the records of the County Clerk.

D. Severability

Invalidation of any Covenant or Restriction set forth herein, or any part thereof, by any court or otherwise shall not invalidate or affect any of the other Covenants or Restrictions herein.

IN WITNESS WHEREOF, RC WAGONER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS 13th DAY OF FEB, 20 19.

AN OKLAHOMA LIMITED LIABILITY COMPANY

BY David C. Frie

TITLE MANAGER

ACKNOWLEDGMENT

ARKANSAS
STATE OF OKLAHOMA

COUNTY OF WASHINGTON) SS

ON THIS 13th DAY OF FEBRUARY, 20 19, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED DAVID C. FRIE, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE/SHE WAS THE MANAGER OF RAUSCH COLEMAN HOMES OF TULSA, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE/SHE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE/SHE HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS 13th DAY OF FEBRUARY, 20 19.

NOTARY PUBLIC

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12900934
Comm. Exp. 11-17-22

MY COMMISSION EXPIRES: 11-17-22

I, ADAM K. HINDS, LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED, AND THAT SAID PLAT DESIGNATED HEREIN AS "ONETA FARMS PHASE I", AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

EXECUTED THIS 12th DAY OF FEB, 20 19.

Adam K. Hinds

ADAM K. HINDS, LPLS
FRONTIER LAND SURVEYING, LLC
600 W. 18TH STREET
EDMOND, OK 73013
P: 405.285.0433
7232 EXP: 6-30-2020



STATE OF OKLAHOMA)

) SS

COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 18th DAY OF Feb, 20 19, PERSONALLY APPEARED (NAME), TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Clay Dreyer
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-2-20

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Clay Dreyer
DEPUTY