Deed of Dedication
Remington Trails

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Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma

PLC1-47A

B. ARCHITECTURAL COMMITTEE

1. REMINGTON TRAILS ARCHITECTURAL COMMITTEE WILL BE FORMED TO REVIEW AND APPROVE ANY STRUCTURE TO BE BUILT ON ANY LOT OR PART THEREOF, AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. HOWARD TACKETT AND ANTHONY FRANK SHALL BE THE DESIGNATED ARCHITECTURAL COMMITTEE. THE COMMITTEE MAY APPOINT A SINGLE ADDITIONAL MEMBER AT A POINT IN TIME MUTUALLY AGREEABLE TO THE "REMINGTON TRAILS" HOMEOWNERS HOMEOWNER'S ASSOCIATION, THE UNDERSIGNED OWNER AND DEVELOPER, A DULY ELECTED ARCHITECTURAL COMMITTEE SHALL BE FORMED CONSISTING OF MEMBERS OF THE HOMEOWNER'S ASSOCIATION.

2. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN "REMINGTON TRAILS" UNTIL THE FLOOR PLAN, EXTERIOR ELEVATION AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, ALL OF WHICH HAVE BEEN DRAWN BY A PROFESSIONAL ARCHITECT OR HOME DESIGNER, HAVE BEEN APPROVED IN WRITING BY THE DULY AUTHORIZED ARCHITECTURAL COMMITTEE. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN THIRTY (30) DAYS OF RECEIPT OF SUCH SUBMISSION, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN IT'S 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 COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER, AND IT'S APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. THE POWERS AND DUTIES OF THE COMMITTEE OR IT'S DESIGNATED REPRESENTATIVES SHALL CEASE ON DECEMBER 1, 2025. THEREAFTER THE APPROVAL DESCRIBED IN THIS COVENANT SHALL NOT BE REQUIRED UNLESS PRIOR TO SAID DATE, OR EFFECTIVE THEREON, A WRITTEN INSTRUMENT SHALL BE EXECUTED BY THE THEN RECORD OWNERS OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION AND DULY RECORDED, APPOINTING A REPRESENTATIVE OR REPRESENTATIVES WHO SHALL THEREAFTER EXERCISE THE POWERS AS PREVIOUSLY EXERCISED BY THE COMMITTEE FOR SUCH PERIOD AS MAY BE SPECIFIED IN THE INSTRUMENT.

3. SQUARE FOOTAGE: ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 1,700 SQUARE FEET OF LIVING AREA. ONE AND ONE-HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 2,200 SQUARE FEET OF LIVING AREA.

4. STEMWALLS: CONCRETE STEMWALLS SHALL BE COVERED WITH BRICK, NATURAL STONE OR STUCCO.

5. GARAGES: A GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO AND A MAXIMUM OF FIVE AUTOMOBILES SHALL BE PROVIDED ON EACH LOT. GARAGES SHALL BE ENCLOSED. CARPORTS ARE NOT PERMITTED. DETACHED GARAGES SHALL CONFORM TO THE ARCHITECTURAL STYLE OF THE RESIDENCE, AND THE PLANS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.

6. RETAINING WALLS: RETAINING WALLS SHALL BE BRICK, STONE, OR STUCCO. RAILROAD TIE RETAINING WALLS ARE NOT PERMITTED. THE ARCHITECTURAL COMMITTEE SHALL MAKE FINAL DECISIONS ON MATERIALS AUTHORIZED FOR USE IN RETAINING WALLS.

7. PRE EXISTING BUILDINGS: NO PRE EXISTING OR OFF-SITE BUILT RESIDENCE MAY BE MOVED ONTO ANY LOT.

8. OUT BUILDINGS: OUT BUILDINGS OR OTHER PERMANENT STRUCTURES SHALL NOT BE BUILT WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE. IF APPROVED, THEY SHALL BE COMPATIBLE IN MATERIAL AND STYLE WITH THE PRIMARY RESIDENCE. THE MAXIMUM SIZE OF OUT BUILDINGS SHALL BE NO GREATER THAT 1,200 SQUARE FEET. NO PART OF OUT BUILDING SHALL BE CONSTRUCTED WITHIN TWENTY FIVE (25) FEET OF ANY PROPERTY LINE.

9. FENCES:

   A. NO FENCING SHALL EXTEND BEYOND THE FRONT BUILDING LINE, OR THE SIDE BUILDING LINE ON A CORNER LOT, OF ANY RESIDENCE, EXCEPT AS NOTED IN PARAGRAPH "D" BELOW.

   B. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE HOME, EXCEPT AS NOTED IN PARAGRAPH "D" BELOW.

   C. FENCES SHALL BE WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR CHAIN LINK, AS PER ARCHITECTURAL COMMITTEE'S APPROVED DETAIL. IF CHAIN LINK, THE LINKS SHALL BE EITHER GREEN OR BLACK, AND ALL SUPPORT POSTS SHALL BE WOOD WITH A WOOD CAP RAIL. IF PRIVACY FENCE IS BUILT, IT SHALL BE SIX (6) FOOT IN HEIGHT AND BE CONSTRUCT OF DOG EARED WOOD PICKETS, WITH THE PICKETS FACING THE STREET OR NEIGHBOR (GOOD SIDE OUT). AS PER ARCHITECTURAL COMMITTEE'S APPROVED DETAIL. ALL FENCED SHALL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE, EXCEPTIONS CAN BE MADE UPON WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE.

   D. ORNAMENTAL FENCES ONLY, NOT EXCEEDING THREE (3) FEET IN HEIGHT, COMPATIBLE WITH THE ARCHITECTURE OF THE RESIDENCE, MAY BE BUILT FORWARD OF THE BUILDING LINE SHOWN ON THE PLAT WITH WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE.

10. ROOF:

   A. 30 YEAR COMPOSITION SHINGLES WITH A SIMULATED "WEATHERED WOOD" COLOR SHALL BE USED ON ALL RESIDENCES IN "REMINGTON TRAILS". OTHER ROOF MATERIALS MAY BE APPROVED BY THE ARCHITECTURAL COMMITTEE UPON WRITTEN REQUEST.

   B. RESIDENCES SHALL HAVE A ROOF PITCH OF AT LEAST 7/12. PORCHES OR COVERED PATIOS MAY HAVE A 4/12 PITCH. A ROOF PITCH OF LESS THAN 4/12 IS NOT PERMITTED.

   C. SHEET METAL, ALUMINUM VENTS FLUE LINER TERMINALS, CHIMNEY CAPS OR OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED.

   D. ROOF MOUNTED EQUIPMENT, INCLUDING MECHANICAL, AIR-CONDITIONING, AND SOLAR EQUIPMENT, WILL NOT BE ALLOWED.

11. MASONRY: MINIMUM OF 100% MASONRY (BRICK, NATURAL STONE, OR STUCCO) TO THE FIRST FLOOR PLATE LINE, EXCLUDING WINDOWS, DOORS AND OPEN PORCHES OR PATIOS, SHALL BE REQUIRED ON ALL EXTERIORS. THE ARCHITECTURAL COMMITTEE MAY APPROVE UPON WRITTEN REQUEST AN EXCEPTION TO THIS PROVISION.

12. POOLS: OUTDOOR SWIMMING POOLS SHALL BE IN-GROUND AND PERMANENT. CHILDREN'S WADING OR PLAY POOLS OF A TEMPORARY NATURE ARE PERMITTED. LOTS WITH SWIMMING POOLS SHALL PROVIDE SUFFICIENT SECURITY FENCING SWIMMING POOL ANCILLARY EQUIPMENT SHALL BE SHIELDED FROM VIEW OF ADJACENT PROPERTY OWNERS AND THE STREETSCAPE.

13. LIGHTING: EXTERIOR LIGHTING, EXCEPT TEMPORARY SEASONAL DECORATIVE LIGHTING (35 DAYS OR LESS) AND LOW VOLTAGE LANDSCAPE LIGHTING, IS LIMITED TO NON-GLARE BULBS OR SHIELDED FIXTURES.

14. ANTENNAS/SATELLITE DISHES: OUTSIDE ELECTRONIC RECEPTION DEVICES OTHER THAN 18" SATELLITE DISHES SHALL NOT BE ALLOWED AND SHALL BE MOUNTED TOWARD THE REAR OR THE RESIDENCE.

15. TRAILERS/ VEHICLES: BOATS, TRAILERS CAMPERS, INOPERATIVE VEHICLES, AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 48 HOURS UNLESS IT IS CONFINED TO THE BACK YARD WITH PRIVACY FENCING TO SHIELD IT'S VIEW FROM ADJOINING PROPERTY OWNERS. NO PART OF MOTOR HOMES MAY BE WITHIN TWENTY FIVE (25) OF ANY PROPERTY LINE.

16. TRASH: THE OWNER OF EACH LOT AND/OR RESIDENCE SHALL KEEP THE SAME FREE FROM RUBBISH, LITTER, AND NOXIOUS WEEDS. ALL TRASH, GARBAGE, RUBBISH, OR LITTER SHALL BE KEPT IN CONTAINERS ADEQUATE FOR THAT PURPOSE AND SHALL BE STORED AND CONCEALED FROM VIEW UNTIL THE DESIGNATED DATE FOR COLLECTION.

17. CLOTHES LINES: NO EXPOSED CLOTHES LINE POLES OR OUTDOOR CLOTHES DRYING APPARATUS WILL BE PERMITTED ON ANY LOT.

18. GENERAL UP KEEP: ALL STRUCTURES, LANDSCAPING, AND IMPROVEMENTS SHALL BE MAINTAINED IN GOOD CONDITION AND IN GOOD REPAIR AT ALL TIMES.

19. SIGNS: NO SIGN OR OTHER ADVERTISING OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY LOT LONGER THAN 24 HOURS, EXCEPT THAT NEATLY PAINTED REAL ESTATE SIGNS OF STANDARD RESIDENTIAL SIZE MAY BE PLACED IN THE FRONT YARD OF A RESIDENCE THAT IS "FOR SALE".

20. NOISE: EXCESSIVE NOISE THAT INTRUDES ON THE PEACEFUL ENJOYMENT OF A RESIDENTIAL PROPERTY IS NOT PERMITTED.

21. MAILBOXES: SO LONG AS A RURAL TYPE MAILBOX IS IN USE IN "REMINGTON TRAILS" BY THE UNITED STATES POSTAL SERVICE, ALL MAILBOXES AND MAILBOX PEDESTALS IN "REMINGTON TRAILS" SHALL CONFORM IN DESIGN TO THE SPECIFIC PLAN APPROVED BY THE ARCHITECTURAL COMMITTEE AND THE LOCATION AND DESIGN SHALL CONFORM TO THE SPECIFICATIONS OF THE UNITED STATES POSTAL SERVICE. THE MAILBOX SHALL BE POSITIONED SO THAT THE FRONT FACE IS APPROXIMATELY 6 INCHES FROM THE EDGE OF PAVEMENT AND 6 INCHES FROM THE INSIDE EDGE OF A DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTIGUOUS LOT AREA. THE BOTTOM OF THE MAILBOX SHALL BE 38 INCHES FROM STREET LEVEL.

22. FIREPLACE: ALL NON-MASONRY FIREPLACE CHIMNEYS SHALL HAVE AN ARCHITECTURAL COMMITTEE APPROVED SINGLE STYLE TERMINATOR CAP. SHEET METAL OR ALUMINUM VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS, OR OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED.

23. STORAGE OF MATERIALS: NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETE WITHIN NINE (9) MONTHS. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

24. ANIMALS/LIVESTOCK: NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED, OR KEPT AT ANY RESIDENCE OR ON ANY LOT. HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES AND ARE TO BE CONFINED TO THEIR LOT AND NOT ALLOWED TO ROAM THROUGHOUT THE SUBDIVISION.

25. SEMI-TRAILERS: SEMI-TRAILERS AND SEMI-TRAILER TRUCKS SHALL NOT BE ALLOWED OR PARKED ON OR REPAIRED ON ANYWHERE WITHIN THE SUBDIVISION.

26. GARAGE SALES: GARAGE SALES SHALL NOT OCCUR WITHIN THE SUBDIVISION MORE THAN ONCE PER YEAR ON ANY LOT.

27. FIREARM USE: NO DISCHARGE OF FIREARMS, OF ANY KIND, WITHIN THE SUBDIVISION WILL BE PERMITTED.

28. ACCESS TO INDIVIDUAL LOTS: ACCESS TO INDIVIDUAL LOTS FROM STREETS WITHIN THE SUBDIVISION SHALL BE ACROSS AN APPROVED CULVERT LOCATED UNDER A HARD SURFACED DRIVEWAY.

29. TEMPORARY STRUCTURES: NO TRAILER, TENT, GARAGE OR OTHER BUILDINGS PREVIOUSLY ERECTED SHALL AT ANYTIME BE USED AS A RESIDENCE EITHER TEMPORARY OR PERMANENT.

30. SEPARATION OF STRUCTURES: THE MINIMUM SEPARATION DISTANCE FROM ADJACENT STRUCTURES SHALL BE 30 FEET. IF AN ADJACENT STRUCTURE HAS NOT BEEN BUILT THE MINIMUM SIDE YARD SHALL BE 15 FEET.

31. HOMEOWNER COMPLIANCE: EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY, OR LOCAL LAWS, STATUTES, ORDINANCES, RULES, AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNER'S PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, AND HEALTH AND SAFETY ISSUES.

32. 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 OR 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 "REMINGTON TRAILS" OR THE OVERALL APPEARANCE OF "REMINGTON TRAILS" SUBDIVISION, 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.

33. THE OWNER AND DEVELOPER OF "REMINGTON TRAILS" RESERVES THE RIGHT IN IT'S SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS CONTAINED IN THIS SECTION 2 BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE COUNTY CLERK'S OFFICE AT THE COURT HOUSE OF WAGONER COUNTY, OKLAHOMA. SUBSEQUENT TO THE FORMATION OF "REMINGTON TRAILS" HOMEOWNER'S ASSOCIATION, THE OWNER AND DEVELOPER MAY ASSIGN THIS RESERVATION TO THE HOMEOWNER'S ASSOCIATION. HOWEVER, THE BY-LAWS OF THE HOMEOWNER'S ASSOCIATION SHALL PROVIDE THAT A (ANY) COVENANT SHALL NOT BE CHANGED OR ABOLISHED UNLESS APPROVED BY SIXTY PERCENT OF THE MEMBER OF THE HOMEOWNER'S ASSOCIATION.

WITNESS OUR HAND THIS 13th DAY OF November, 2006.

SUNCRAFT, INC.
AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: Howard Tackett
PRESIDENT: HOWARD TACKETT

STATE OF OKLAHOMA,)
) SS.
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 13th DAY OF November, 2006. PERSONALLY APPEARED HOWARD TACKETT TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO BE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

BARRICK ROSENBAUM NO. 05005255

MY COMMISSION EXPIRES
6/6/2009

NOTARY PUBLIC OKLAHOMA
OFFICIAL SEAL
BARRICK ROSENBAUM
WAGONER COUNTY
05005255
EXPIRATION DATE JUNE 6, 2009

CERTIFICATE OF SURVEY

WE, HRAOK, INC, AND I, ALAN C. HALL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'REMINGTON TRAILS', A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

AS OF THIS 13th DAY OF November, 2006.

ALAN C. HALL, PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1283

PROFESSIONAL LAND SURVEYOR
ALAN C. HALL
1283
OKLAHOMA

STATE OF OKLAHOMA,)
) SS.
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 13th DAY OF November, 2006 PERSONALLY APPEARED ALAN C. HALL TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS THE MAKER THEREOF TO BE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

BARRICK ROSENBAUM NO. 05005255

MY COMMISSION EXPIRES: JUNE 6, 2009

NOTARY PUBLIC OKLAHOMA
OFFICIAL SEAL
BARRICK ROSENBAUM
WAGONER COUNTY
05005255
EXPIRATION DATE JUNE 6, 2009

CERTIFICATE OF COUNTY TREASURER

THE UNDERSIGNED COUNTY TREASURER FOR WAGONER COUNTY, OKLAHOMA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT SHOWN ON THE ATTACHED PLAT AND FIND THAT ALL AD VALOREM TAXES HAVE BEEN PAID FOR ALL PRIOR YEARS AND A DEPOSIT COVERING THE 20____ TAXES HAS BEEN MADE.

Glenn Marshall Wagoner Co. Treasurer 11-22-06
WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

APPROVAL-WAGONER COUNTY METROPOLITAN PLANNING COMMISSION

I, Brenda Robertson, ~~CHAIRPERSON~~ OF THE WAGONER COUNTY AREA PLANNING COMMISSION, DO HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF REMINGTON TRAILS ON THIS 13th DAY OF December, 2006.

Brenda Robertson
~~CHAIRPERSON~~

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE WAGONER OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND HEREBY APPROVE THIS PLAT FOR THE USE OF COMMUNITY WATER SYSTEM AND ~~COMMUNITY~~ SEWAGE SYSTEMS. 11-16-06
DN 51-T

ENVIRONMENTAL SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

STATE OF OKLAHOMA APPROVED
NOV 16 2006
DATE
DEPARTMENT OF ENVIRONMENTAL QUALITY

ACCEPTANCE OF DEDICATION OF BOARD OF COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA, THAT THE DEED OF DEDICATION SHOWN ON THE ATTACHED PLAT OF REMINGTON TRAILS IS HEREBY ACCEPTED. THE ROADS WILL BE MAINTAINED BY THE COUNTY. ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA THIS 15th DAY OF December, 2006.

WAGONER COUNTY COMMISSION

CERTIFICATE OF COUNTY CLERK

I, CAROLYN ~~KESSLER~~ KUSLER, THE COUNTY CLERK OF WAGONER COUNTY, DO HEREBY STATE THE SUBDIVISION CALLED REMINGTON TRAILS HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

Carolyn M Kusler
CAROLYN ~~KESSLER~~ KUSLER, WAGONER COUNTY CLERK

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Lynn Roberts
DEPUTY

Remington Trails
Sheet 3 of 3
Date Prepared: November 13, 2006

MA 10942