

ed of Dedication and Restrictive Covenants THE WOODS AT OAK GROVE II

SECTION V. ENFORCEMENT, AMENDMENTS, AND SEVERABILITY

A. ENFORCEMENT. The covenants are to run with the land and shall be binding on all owners within the subdivision and all persons claiming under them unless modified as hereinafter provided, for a period of twenty (20) years from date hereon, after which time the same shall be automatically extended for successive periods of ten (10) years unless an instrument, approved by the city and signed by current owners of at least 75% of the lots, agreeing to change such covenants in whole or in part, is filed of record. These covenants are enforceable by an owner of lot(s) in the subdivision by appropriate action at law or equity, including, without limitations, an action to restrain or enjoin any violations hereof. These covenants, with the exception of part B of section IV, may be enforced by the city. Invalidation of any one of these covenants shall in no way affect the validity or the other provisions herein contained.

B. AMENDMENTS. These covenants and restrictions may be amended at any time by an instrument approved by the city and signed by the owners of at least 75% of the lots and filed of record with the Wagoner County Clerk. Provided, however, the developer reserves the right in its sole discretion to amend any of the terms or provisions of the terms and conditions of part B of section IV so long as it is the owner of any lot. The amendment or termination by any party of a term, covenant or item contained in any other section of this certificate of dedication must also be approved by any affected utility or the City of Coweta, Oklahoma, or as otherwise required by applicable law.

C. 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 set forth herein, which shall remain in full force and effect.