

BLOCK 1 SQUARE FEET		
LOT NO. SQ. FT.		
1	8,756.68	
2	7,560.00	
3	7,560.00	
4	7,560.00	
5	7,560.00	
6	7,560.00	
7	8,460.00	
8	7,560.00	
9	7,560.00	
10	7,560.00	
11	7,560.00	
12	9,360.01	
13 7,560.00		
14 7,098,73		

BLOCK 4

SQUARE FEET

LOT NO. SQ. FT.

SQUARE FEET		
LOT NO.	SQ. FT.	
1	7,200.00	
2	7,200.00	
3	7,200.00	
4	7,264.77	
5	13,981.95	
6	14,012.47	
7	7,324.18	
8	7,200.00	
9	7,200.00	
10	7,200.00	
11	7,200.00	
12	7,200.00	
13	7,200.00	
14	14,012.96	
15	11,212.67	
16	7,200.00	
17	7,200.00	
18	7,200.00	
19	7,200.00	
20	7,367.36	
21	10,392.43	
22	10,631.89	
23	8,400.00	

6 7 8	14,012.47 7,324.18
	7,324.18
8	
	7,200.00
9	7,200.00
10	7,200.00
11	7,200.00
12	7,200.00
13	7,200.00
14	14,012.96
15	11,212.67
16	7,200.00
17	7,200.00
18	7,200.00
. 19	7,200.00
20	7,367.36
21	10,392.43
22	10,631.89
23	8,400.00

. 1	6,849.14			
2	6,818.67			
3	7,486.64	г		
4	6,394.50		BLO	CK 5
5	7,486.64		SQUAR	E FEET
6	6,394.50	- 1	040/11	
7	7,486.64		LOT NO.	SQ. FT.
8	6,394.50	- 1	LOT NO.	04.11.
9	7,486.64	- 1	1	10,781.39
10	6,394.50	- [2	6,963.73
11	8,159.61	Г	3	6,250.00
12	6,685.97	ı	4	10,104.85

	BLOCK 6 SQUARE FEET		
LOT NO	SQ. FT.		
1	8,438.32		
2	7,200.00		
3	7,200.00		
- 4	7,200.00		
5	7,200.00		
6	7,200.00		
7	7,200.00		

11

10

6 5

3

2

S 1° 8' 43" F 50 00"

-S 88° 51' 17" W 22.37

FINAL PLAT

CERTIFICATE OF APPROVAL I hereby certify that this plat was approve

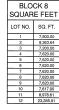
enks City Council

Apul 20, 2021

BLOCK 3

SQUARE FEET LOT NO. SQ. FT. 9,724.71

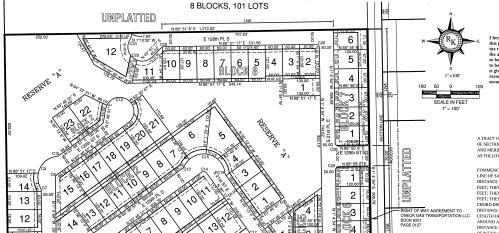
BLOCK 7 SQUARE FEET		
LOT NO.	SQ. FT.	
1	8,369.10	
2	8,040.00	
3	8,040.00	
4	8,040.00	
5	8,040.00	
6	8,530.25	



	CURVE DATA TABLE			
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH	DELTA
C1	13.00"	20.41	18.37	89"56"11"
C2	13.00"	20.43'	18.39'	90"03'49"
C3	37.00	35.43'	34.09'	54°51'46"
C4	13.00	28.39'	23.08'	125°08'14"
C5	38,00"	36.39"	35.01'	54°51'46"
C6	13.00'	28.39"	23.08"	125°06'14"
C7	13.00'	6.57	6.50'	28°57"18"
C8	13.00'	12.45"	11.98'	54°51'46"
C9	75.00'	149.34"	125.86'	114°05'25"
C10	13.00'	6.87	6.79	30°16'22"
C11	13.00'	10.21'	9.95"	44"59'60"
C12	50.00"	196.35"	92.39'	225*0'0"
C13	13.00'	6.87	6.79	30°16'22"
C14	13.00'	20.42'	18.38"	89"59"60"
C15	75.00'	197.06"	145.07	150°32'43"
C16	13.00'	6.87	6.79	30"16"22"
C17	13.00'	20.42'	18.38"	891591601
C18	13.00"	20.42'	18.38"	90,00,00,
C19	13.00"	6.87	6.79'	30°16'22"
C20	75.00"	151.07	126.79	115'24'29"
C21	13.00"	12.45'	11.98'	54°51'46"
C22	13.00	6.87	6.79'	30°16'22"
C23	13.00	20.42'	18.38'	90:0'0"
C24	13.00'	20.42"	18.38'	89"59'60"
C25	12.00'	18.85'	16.97"	90,0,0,
C26	12.00'	18.85"	16.97	89°59'60"
C27	13.00'	20.43	18.39'	90°03'49"
C28	13.00'	10.21'	9.95	44"59'60"
C29	50.00'	147.57	99.55'	169"06"11"
C30	25.00'	14.89'	14.67	34"08"01"
C31	40.00"	62.83'	56.57	90°0'0"
C32	40.00"	62.83'	56.57	90"0"0"
C33	40.00"	62.83'	56.57	90°0′0″
C34	40.00"	62.83'	56.57	90°0′0″
C35	40.00"	62.83'	56.57	90"0"0"
C36	40,00"	62.83'	56.57	90*0*0*

FRAZIER MEADOW

PLANNED UNIT DEVELOPMENT NO. 116 PART OF THE SE/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA



5

6

SOUTH EAST SECTION CORNER SECTION 5 T 17 N, R 13 E (POINT OF COMMENCEMENT)

OWNER

Frazier Meadows, LLC

10545 South Memorial Drive

Tulsa, Oklahoma 74133

UNPLATTED

BENCHMARK

THE DATUM IS

UNPLATTED

MONUMENT NOTES

3/8" IP WITH CAP

AT ALL LOT CORNERS

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$35,660.00 per trust receipt no.17107 to be applied to 2022 taxes. This certificate is NOT to be construed as payment of 2022 taxes in full but is given in order that this plat may be filed on record. 2022 taxes may exceed the amount of the

Dated: 03/21/2022



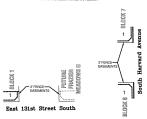
LOCATION MAP

- FRAZIER MEADOWS I

LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIREEN (13) RAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5: THENCE SSE*52.2°W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1222.00 FEET TO A POINT, THENCE SOTION*5*FW TOO R. DISTANCE OF 500 FEET TO THE POINT OF BEGINNING. THENCE SOTION*5*FW FOR A DISTANCE OF 510.00 FEET THENCE NOTO FEET THENCE NOTO SET OR A DISTANCE OF 500.00 FEET, THENCE SOTION*5*FW FOR A DISTANCE OF 500.00 FEET, THENCE SOTION*5*FW FOR A DISTANCE OF 500.00 FEET, THENCE SOTION*5*FW FOR A DISTANCE OF 520.00 FEET, THENCE SOTION*5*FW FOR A DISTANCE OF 25.00 FEET, THENCE SOTION*5*FW FOR A DISTANCE OF 25.00 FEET, A CHORD DISTANCE OF 500.00 FEET, A CHOR 22.37 FEBT: THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEBT, A LENGTH OF 20.41 FEBT, A CHORD DISTANCE OF 18.37 FEBT, AND A CHORD BEARING OF \$43753 TZW. THENCE \$07'04'54'FE FOR A DISTANCE OF 100.01 FEBT; THENCE \$885*11'TW FOR A DISTANCE OF 100.00 FEBT TO THE POINT OF BEGINNING. AREA CONTAINING 32.51 ACRES, MORE OR LESS



ENGINEER

RK and Associates, PLC 4815 South Harvard Ave. Ste. 290 Tulsa, Oklahoma 74135 Richard Kosman, P.F. Phone: 918(277-4784) rkosman@sbcglobal.net Certificate of Authorization No. 4831 Expires June 30, 2022

SURVEYOR

Cliff Bennett, PLS Bennett Surveying, Inc. P.O. Box 848 Chouteau Oklahoma 74337 Phone: 918(935-0350) cliff@bennettsurveying.com Certificate of Authorization No. 4502 Expires June 30, 2022

LEGEND

- UTILITY EASEMENT
- WATER LINE EASEMENT
- LANDSCAPE EASEMENT
- RIGHT OF WAY
- BULLIONG LINE
- LIMITS OF NO ACCESS
- LIMITS OF ACCESS
- POWER OF BEGINNING
- EASEMENT
- EFECTION DE ASSEMBLY

= FENCING EASEMENT PIPE LINE RIGHT OF WAY

B/W DED = RIGHT OF WAY DEDICATION PER COVENANTS.



PLAT

FINAL

Deed of Dedication and Restrictive Covenants

Frazier Meadows I

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Frazier Meadows I, LLC, an Okiahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Okiahoms, to wit:

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/A, SE/A) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (15) EAST OF THE INDIAN BASE AND MERIDAIN, GITY OF JEHNS, TULSA COUNTY, STATE OF OKLAHOMA MONE PARTICULARLY DESCRIBED AS

COMMINSION AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE S89°5225°W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 122.00 FEET TO A POINT. THENCE NOTIFICATION 5 FOR A DISTANCE OF 122.00 FEET TO A POINT. THENCE NOTIFICATION 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR A DISTANCE OF 122.00 FEET THENCE STORY 5 FOR THE STORY 5 F

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, platted, dedicated and access rights reserved. And subdivided into Eight (6) Blocks, One Hundred (100) Lots, Reserver 'A 8-18', and Streets in conformity with the accompanying plat and has designated as and as "Frazier Meadows I", an Addition to the City of Jenks, Tulas County, State of Oktahoma (the 'Subdivision').

Now, therefore, the Owner/Developer, for the purpose of providing for the colorly, development of the Subclaims and for the purpose of insuring adequate restrictions for the mutual bearind of the Owner/Developer, is accession, generally assistance of the purpose of insuring adequate restrictions for the mutual bearing of the Owner/Developer, is accession, generally assistance to the owner/Developer of the owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the coverants which only assistance of the coverants which only assistance of the coverants settled in the Saction 1 below, with respect to such coverants only.

Section 1 Streets and Utility Easements

- 1.1 The Owner-Developer doze hereby addicate for public the north and west 50 feet from the section lines associated with East 11st Steet South and South Harvard Ave, use for chreeks and utility purposes including the utility examents as expected on the accompanying plat as UEV = "O'llable Easternst," is the severely purpose of construction, maintaining, operation, repairing, replacing, and/or removing alwy and all public utilities, including stem sevens, satisfact present lateral presents the financial control of the properties of the public or an expertise or an expertise of the public or any other appurhences thereto, with the right of impress and oppers to and upon the utility examents for the uses and purposes developed the public or appurhences thereto, with the right of impress and oppers to and upon the utility examents for the uses and purposes developed the public or appurhences thereto, with the right of impress and oppers to an expertise or an expertise or an expertise of the public or appurhence or the public or an expertise or an
- 1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street legislished surfaces particulated on accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the Cty of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light toles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, litelyzone, cable believision and gas lines shall be located underground, in the essement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service padestals and transformers, as sources of supply at secondary violages, may also be located in said easement-ways.

- 1.1.2 Underground service innes to all sourcires which may be boased within the subdivision may be not from the neaser service problest, uper man or insentioned to the point of using determined by the obscioned construction of such the outbress of the control of the control of such the outbress of the control of the
- 1.1.3 The supplier of electric, belophone, cablo blevision, gas and other stills services, through its agents and employees, shall ast all times have inject of cooks to all utility assements depicted on the standard pate or forehwes provided for the idea of electricism for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable thevision, or gas facilities or other utility services installed by the supplier of the utility service.
- 1.1.4 The owner of the lot shall be responsible for the protection of the undersproad desires, beliephone, cable believishing and other utility service bescliets obtained on their growing, when shall be event the identition of grade or sing construction actively which may interfere with the electric, beliephone, cable television, gas and other utility service facilities. The supplier of service shall be represented for cortisonsy maintenance of the underproad facilities, but even even tallary by dramage or grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designed on the Plat.
- 1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.
- 1.1.6 The ONEOX Gas Transportation. L.L.C., So Foot wides pleatine Right-of-May as shown on the face of the pist and referenced by Box 6007 Page 0127 shall be for the exclusive use of the pistine right-drew pixther and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permisent nature may be constructed upon or over said eleasement without written consent of the easement holder.

1.2 Water and Sanitary Sewer Service

- 1.2.1 The owner of each lot shall be responsible for the posticion of the public water maries and of the public senting were facilities color to his lot and shall prevent the allestand on glade or any construction anality which may interfere with said public value man, or public sanitary sever man. Waterlines less than of Gameter and sanitary sever the real and Gameter and sanitary sever the real of Gameter and sanitary sever the real to the responsibility of the lot owner severed by said services lines. Whith the sality existence and sold replacement and that lot the responsibility of the lot owner severed by said services lines. Whith the sality existence transact depicted on the accompanying manner or the same of the sality services and the sality existence that sality existence and the sality existence and severe manner and sality for damages or relocation of such facilities caused or necessatized by sate of the owner or his agents or contration, including him teriminate of particles.
- 1.2.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sewer mains, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- 1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such essement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, mainfailing, rereplicing any portion of said underground water and sever facilities.
- 2.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its accessors, and the owner of each lot agrees to be bound hereby.

1.3 Gas Service

- 1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.
- 1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of service shall be responsible for ordany mathemace of the underground facilities, but he owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.
- 1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

- 1.4.1 The owner of the lot affected shall be responsible for the epair of any landscaping, paving, Interior fincing or other improvements affected by accessary maintenance of valves, eveer, natural gas, communication, cable feloxistion, or electric facilities within the utility assement areas depicted upon the accompanying plat, provided however, the City of Jense, Oklahoma or supplier of utility service shall use reasonable core in the performance of such activities.
- 1.4.2. The Frazier Meadows Homeowners Association shall be responsible for Perimeter Fencing along East 131st Street South & South Harvard Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 50 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jerist, to include cuts an adjuster, street name signs in pilose, vaule screen established, utilities and steel right installed, and disnage structures constructed in accordance with the approved pians on life in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the regiment gleeting standards of the City of Jerist Paris.

Section 2 Planned Unit Development Restrictions

- 2.1 "Frazier Meadows I" was filed as a planned unit development (Designated as PLID NO 116) which was approved by the City of Janks City Council or IAAZ 2182, 2227, The planned unit development provisions of the City of Janks Conty of Head 2182, and the City of Janks Conty of Head 2182, and the City of Janks Conty of Head 2182, and the City of Janks Conty of Ja
- 2.2 Therefore, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as because the earl orth.

2.1 Planned Unit Development Standards 2.1.1 Land area (net): 32.51 Acres

2.1.2 Permitted Uses: Uses permitted as a matter of right in the RS-2 (sinate family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and othe uses which may be incidental thereto. Except as Amended by the PUD as follows:
Maximum number of dwelling units:

naximum number or owening units.	101
Minimum lot width Block 1, 2, 3, 5, 6, 7 & 8:	60 ft.
Minimum lot width Block 4:	50 ft.
Minimum lot area:	6,200 sq. ft.
Minimum Livability Space:	1,600 sq. ft.
Maximum building height:	35 ft.

2.1.3 Minimum yard requirements:

BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLO	CK 7, BLOCK 8
Front yard	25 ft.
Front yard (BLOCK 3, LOTS 12 - 23)	37 ft.
Front yard (BLOCK 4, LOTS 1 - 12)	15 ft.
Front yard (BLOCK 5, LOTS 2 - 4)	15 ft.
Front yard (BLOCK 8, LOT 11)	15 ft.
Side yard	5 ft.
Exterior side yard	15 ft.
Rear yard	20 ft.
BLOCK 6, BLOCK 7	
Front yard	15 ft.
Front yard to garage	20 ft.
Side yard	5 ft.
Exterior side yard	15 ft.
Rear yard	25.6

- 2.1.4 Foundation/Stem walls: Foundation and stemwalls shall be covered with brick, stone, stucco or other materials approved in writing by the Architectural Committee. No exposed stem walls.
- 2.1.5 Masonry: The first floor of each dwelling will have 100% masonry, not including windows and beneath covered porches. No Steel, Aluminum or Plastic Siding shall be permitted on any Building or any Residential Lot,
- 2.1.6 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5 of the property line. Exterior fences along South Harvard N.A. East 1315 Extreet shall be setablished with Masonry or Rock Pillary.
- 2.1.7 All Single Family Dwelling Units shall have a minimum of 1.600 square feet of finished heated living area.

Section 3 Surface Drainage

3.1 Surface Drainage - 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 princie streets and essentents. No lot owner shall construct or permit be constructed any fermioning or other obstructions which would impair the drainage of brain and surface waters over and across inhalm ici. The freegoing coverants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Letter, Childman.

Section 4 Reserve Areas, Perimeter Fencing and Landscaping

4.1 Reserve Area "A"

- 4.1.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/downlooper does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserver "A" except for errae constanted with Swimming Pol and Community Center. Reserver "A" shall also be used for Clubhouse, Swimming Pool, Community Center, Open Green Space, Walkways and Vehicle Panking.
- 4.1.2. In the event the OwnerDeveloper or the Homosomera Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "Y as above set forth, set Oly of deads, Ol, may fill on forced a copy of the statement of costs. Thereafter, the costs shall be a lien against each residential bit within Fazzier Medidovs. I Provided however, the lien against each residential bit within 17 this of the costs. The Oly of Jerks or the Heise Public Works Authority may then collect such costs by adding such costs to residential to owner's water billing fees within Frazier Authority and plan collect such costs by adding such costs to residential to owner's water billing fees within Frazier Authority.
- 4.1.3 A lien established as above provided may be foreclosed by the City of Jenks. Oklahoma.
- 4.1.4 In addition to above described purposes and restrictions of Reserve "A", this area shall additionally serve as recreational open space for residents of Frazier Meadows I, and access to utilities.
- 4.1.5 Clubhouse & Community Center shall meet the same Design Requirements of the Houses and be of compatible Architectural Design.

4.2 Reserve Area "B"

- 4.2.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/developer does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserve * B**, Reserve * B**, Reserve * C**, Re
- 4.2.2 In the event the Owner/Developer or the Homeowners Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "B" is as slove set britt, the City of Jerks, OK, may file of record a copy of the substituent of costs, thereafter, the costs shall be a lise raignant con-treatedness of which Frazier Medowart. Provised however, the lien against each residential to shall be infriend to 1/145 of the costs. The City of Jerks of the Jerks Public Works Authority may then collects can collect by adding authorities to residential for them switch tilling few with Frazier for the Jerks Public for the Jerks P
- 4.2.3 A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma.
- 4.2.4 In addition to above described purposes and restrictions of Reserve "B", No Buildings shall be constructed in this
- 425 Fencina

4.3 Conveyance and Maintenance of All Reserve Areas

4.3.1 All Reserve Ariess shown on the accompanying Plat are reserved for subsequent conveyance to a Homowners Association comprised of the owners of residential lobs within the subdivision as set Borth under Section 6. The Homocowners Association shall perform all maritemance to the settlent receives by achieve the intended purpose of each Reserve Aries. Maintenance shall be at the cost of the applicable Homowners Association as set forth under Section 6.

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property within the bounds designated as "limits of no access" (L.N.A.) on the accompanying plat, which "limits of no access" any be amended or released by the Jennies planning commission, or its successor, or as otherwise provided by the statutes and laws of the State of Oktahoma pertaining thereto.

Section 6 Homeowners Association

- 6.1 Frazier Meadows Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with Frazier Meadows an association of the comiss of the loss within this path reventible referred to as the "Frazier Meadows for the path of the path
- 6.2 Membership. Every person or entity who is a record of the fire interest of a lot shall be a member of the Frazier Meedows Nomeowners Association. Membership shall be mandatory and apportment to and may not be separated from the ownership of a 17. The acceptance of seeds to a lot shall conflict acceptance of membership to the Frazier Meedows Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs like.
- 6.3 Covenant of Assessment. The owner and each subsequent owner of a lot, by acceptance of a deed therefor, coverant and agrees to july to the frazier Medictives Homeowner's Association looks and assessments to be established to the control of the Control of
- 6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each Lot, provided however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.
- 6.5 Certificate of Assessment: The Homosowers Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homosowers Association setting from whether the assessments on a specified Ltd have been paid. A properly executed certificate of the Homosowers Association as to the status of assessments on a Lot is blinding upon the Homosowers Association as of the dark of the Section 1.
- 6.8 Non-payment Remedies. An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid which 10 days after the data data, the notion of the lient of lient of the lient of lient and the lient of lient and lient lient of lient and lient lient
- 6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

3 Section 1 ACTIONED CHART Of Immittee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and constructions internated sociational bears. The Owner/Devoloper and his persponsible for interpreting the development and constructions internated bears. The Owner/Devoloper and will approve the committee. If the Owner/Devoloper and will be to half the day, his promised additional members. As a point agreeable to Owner/Devoloper, a duty exceled Architectural Committee shall be formed on the promised and the construction of prized on any lot in the Subdivisions which the written approved in the Architectural grants to be undertised and promote any other improvements or structure may be commenced, exceled, constructed or placed on any lot in the Subdivisions which the written approved in the Architectural Committee. The architectural grants to be untitrited and approved in excellent and constructions of the architectural grants to be untitrited and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to be untitled and approved in the Architectural grants to the Budderive and the architectural grants are the architectural grants.

- i) An accurate site plan including structure designs
- ii) All square footage shall be stated on the building plans submitted to the Architectural Committee
- Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;
- iv) Details regarding the composition of all roofing and external building materials, including color schemes;
- v) Drainage and grading plans; and
- vi) Any other plans or details required by the Architectural Committee.
- In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surrounding buildings and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.
- 7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vaccancy or vacancies created by the death or resignation of any of the aforesaid members, and send the expensive process of the expensiv
- 7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of buding plans shall not constitute a warranty or responsibility for buding methods, materials, procedures, sorturated lesting, produing, drainage, or code volicitions. The approval or disapproval for the failure to approve my buding plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.
- 7.2 Carnorts are not nermitted

7.3 FENCING:

- 7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.
- 7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter tence.
- 7.3.3 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abturing a public street to a point no closer than 7.5 of the property line. There shall be concret cutting along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and but using setel
- 7.3.4 Perimeter fencing along Harvard Avenue and East 131st Street shall be completed prior to release of any occupancy

7.4 DRIVEWAYS:

- 7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.
- 7.4.2 Driveways are required on each lot, and shall be constructed of all-weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.
- 7.5 Pre-existing Buildings. No pre-existing or off-site pre-built residence or building may be moved onto any lot; provided however, that the Owner/Developer of the subdivision, may maintain a sales office in a temporary structure for the sale of lots in the subdivision.
- 7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and octors as the primary residence.
- 7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with spas in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenics Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shalled from view from the street and adjacent lots.
- 7.8 Antennas: No existion radio or television tower, sental or antenna shall be located upon any lot, provided however, as satellite dish no greater than 3 sets in dameter may be installed with the approval of the Architectural Committee, provided further, nome the same on seatibility dish shall be installed upon sent of lot and shall be closed only or the active add and shall not be visible from the street. The location of any such statellity dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish in not visible from any public or private street.

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- 7.13 Recreational Vehicles. No compent, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be paratise or stored in the Subdivision for a period to exceed 4th nour accessly within an endoced gainge within parage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 4th nour.
- 7.14 Athletic and Recreational equipment: Basketbell goals allowed in driveway no greater than 10 feet from garage (able of drive by garage), swing sets, occur goals, transpolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 2.2 General.
- 7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed or moved to prevent growth of weeds or fail grass. Grass and landscaping shall be maintained on a repular teals: Trash containers, exceed utring periods of collection, shall be bended out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any for the public and from on any for the public and from the place of the public and from the public and f
- 7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot
- 7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.
- 7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or for by the homeowner, developer, building, or a realion. These signs shall not exceed standard size. Political and school-related signs less than four (4) square feet are allowed as per the City of Jenks sign ordinance. Any other exception must be approved by the Architectural Committee.
- 7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.
- 7.10 Mailborn Co long as a most type mailbor in max under this pile by the londer States Peaul Revice, all mailborn and mallous desides all and control in edication by the sepondic pile and provided by the Architectural Committee and the Booston and design hald control to the long specifications of the United States Peaul Service. The mailborn shall be positioned to that be fort take as a popularisation in the long of the out page of less from the laise deep of a diversery. Tracket be fort to the same popularisation in the long of the out page of less from the laise deep of a diversery. Tracket the long of less of less from the laise of less of less from the laise of less of less from the laise of less from the laise of less of less from disperse the laise of less from t
- 7.20 Rooftop Protrusions: Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles.
- 7.21 Roof Material: Roofing shall be self-sealing 30 year Alliss or similar (Weatherwood composition shingles, metal or state tile or equivalent providing, however, in the event such roofing should hereinafter not be rescontally available, antennative config or dominants event the damantative config or dominants event the proposed atternative to set or extractional Committee that the proposed atternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.
- 7.22 Roof Pitch: Residences shall have a roof pitch of at least 4/12 over 80% of the roof area. Provided, however, the Architectural Committee may valve this restriction for an area of the roof not to exceed 20%. This criteria is primarily intended for domers and back covered paties.
- 7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.
- 7.24. Distinge: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their foll is graded in accordance with said grading plan. It is the discovered that controlled the property owner must make immediate changes to thing said lot into compliance with the drainage plan.
- 7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.
- 7.28 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer, Properly owners shall be responsible to their properly owners shall be responsible to their properly owners shall be responsible to their properly owners shall be held responsible for cleanup if concrete delivered to a lot is spilled or weathed onto strester or other lots.
- 7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection
- 7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not plant a inhead or cleake a nutsance to the recipitors. All pets shall be restartance in such management of the provided of t
- 7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.
- 7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 7.31 Guttering: Home guitering shall dispurse, water in the same direction as the relateral value flow of the Lt. Whenever, possible, guitering shall direct water through the street of rever destand admining flow of the lot, if all guitaring is requised for all homes. Tight lines shall be used as necessary to drivert water so as to not affect adjacent properties and shall be directed to the street where possible.
- 7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.
- 7.33 Utility Transformers. All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.
- 7.34 Law Compliance: The disposal of hazardous substances anywhere with the Frazier Lakes Estates community that might contaminate or impact the lake (Reserve A) and sol contant of surrounding or neighboring properties is prohibated. Each owner shall permotely and properly ornogly with all federal, state, occurry or colar laws, statess, ordinance, uses and regulations regarding use and occupancy of owner's properly and construction and maintenance of any improvements thereon, including plant of military laws and hazalta and sales and hazalta and sales.
- 7.35 Learing. In the event an owner leases their residence, the owner has an affirmative duty to notify the tarrant of the existence of the Finzare Massiown Horizowners Association, and the terms and conditions of the residence of the Finzare Massiown Horizowners Association, and the terms and conditions of the residence of the residence of the Finzare Massiowners and any another the residence of the Horizowners Association with the name and phone number of the terest and the address and phone number where the terms are designed towner. Description of the Horizowners Association with the name and phone number of the terest and the address and phone number where the terms are designed towners. Overselect of the requirements are the requirements with the proposal of the Association of the part of the Massion of the part of t

- 7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot.
- 7.37 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.
- 7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property ownerbuilder, within six (8) months of completion of construction, shall plant one 2 1/2" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.
- 7.30 These restrictive concents together with the other documents incorporated tester by protection, shall be construed as an entity and the preference section of all interments as a which. The institution of the protections of the interment of the construed as if such cause or provision were not herein contained, or to otherwise piece mainman effects to the releast of the undertipated. The failure of the parather or any succession in the to enforce any given restriction, coverant, or condition, at months of the contraction of the section of the section of the section of the contraction of the section of the
- 7.40 The OversiDevision reasons the right in its usin discretion and valled jurisder of any of the several of any other lost along times, to long as its owner of our of most list, bearing rivined and administrations contained in this Section 7 by instrument duly executed and administrations contained in the Section 7 by instrument duly executed and administration and the contract of the Contract

Section 8 Enforcement, Duration, Amendment and Termination

- 8.1 The satisface is barrier set time an convenient to row with the lawer and set all as boding years the satisface of borriers. As of the satisface is a set of the satisface of the satisfac
- 8.2 The coverants contained within Section 1 Streets and Utility Essement , Section 2 Planned Unit Development Restrictions, Section 3 Stratco Drainage, Section 4 Reserve Areas Perimeter Fencing and Landscaping, Section 5 Limits of No Access, and Section 5 Flaret Metabouts Historynewiners Association herein may be amended or terminated by a Section 1 Section
- 8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations horeunder in the capacity of 'Owner/Developer' and the successor shall succeed to such rights and obligations as if original deligibated Owner/Developer hereunder.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this day of FEB. 2022.

Frazier Meadows I, LLC, an Oklahoma liyriffed ligbility egirpany

State of Oklahoma)) ss County of Tulsa)

Given under my hand and seal the day and year last above written.

Marilyn Matules

My commission no. _____

Expires MARLYN MATLES Solary Public as of tor fin

Certificate of Survey

I, CLIFF, Standary.

a Professional Land Surveyor in the State of Okiahoma, do hereby centry that I have carefully and accurately surveyed, subdivided, and plated the text of land described above, and that the control of the state of the s

Clis Bure

Registered Professional Land Surveyor Oklahoma No. 1815



) ss County of Tuisa

Before me, the undersigned, a notary public in and for said county and state, on this PF4 day of F456_and n. 2022, personally appeared C4.46.6 R/sen4.7 To me known to be the identical person who subscribed healther name as registered land surveyor to the foregoing coefficient, as higher free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seel the day and year last above written.

R. Work Benevit Notary Signature

My commission no. 1800 6241

Expires 06-21- 2022

