



**DECLARATION OF
OWNERS CERTIFICATE, DEDICATIONS,
RESERVATIONS AND RESTRICTIONS
RIVENDELL SECTION 13**

FA 51-00
2405974

KNOWN ALL MEN BY THESE PRESENTS:

RBO, L.L.C., (the "Declarant") hereby certifies that it is the owner and developer of and the only entity having any right, title or interest in and to the lands described as follows, to-wit:

A part of Southwest Quarter (SW/4) and Southeast Quarter (SE/4)
of Section Eighteen (18), Township Ten (10) North, Range Three (3)
West of Indian Meridian, Cleveland County, Oklahoma.

Declarant further certifies that it has caused said tract of land to be surveyed into blocks, lots, streets, and avenues, and has caused a plat to be made of said tract, showing accurate dimensions of lots, set-back lines, right-of-way widths of streets and easements for utilities. Declarant hereby designates said tract of land as **RIVENDELL SECTION THIRTEEN**, and hereby dedicates all streets and easements as shown on said Final Plat to the use of the public, for public highways, streets, drainage and utility easements, free from encumbrances. After initial installation of electric, telephone, cable, and gas lines, any duplicate lines, including transformers and pedestals, must be installed completely underground.

PROTECTIVE COVENANTS

For the purpose of providing an orderly development of a portion of the above described tract, and for purpose of providing adequate restrictive covenants for the mutual benefit of ourselves of our successors in title to the subdivision of a portion of said tract, we hereby impose the following restrictions to the following described portion of said subdivision, to-wit:

Lots One (1) to Nine (9), inclusive in Block Thirty-Six (36); Lots One (1) to Ten (10), inclusive in Block Thirty-Seven (37); Lots One (1) to Two (2) inclusive in Block Thirty-Eight (38); Lots One (1) to Five (5) inclusive in Block Thirty-Nine (39); Lots One (1) to Five (5) inclusive in Block Forty (40) **RIVENDELL SECTION THIRTEEN**, being a part of the Southwest Quarter (SW/4) & Southeast Quarter (SE/4) of Section Eighteen (18), Township Ten (10) North, Range Three (3) West, of the Indian Meridian, Cleveland County, Oklahoma.

Return to:
RBO, L.L.C.
2300 S.W. 89th, Suite A
Oklahoma City, OK 73159

The Property subject to this Declaration may be increased at such time that additional real estate sections to Rivendell Addition are added to Rivendell Addition: Section 1, Section 2, Section 3, Section 4, Section 5, Section 6, Section 7, Section 8, Section 9, Section 10, Section 11, Section 12 and this Section 13. Such additional sections shall constitute land in the vicinity, presently owned by Declarant; such residential sections shall be made subject to these Covenants, Conditions and Restrictions and the owners of such residential lots shall become members of the Homeowners' Association and subject to the same obligations and benefits that the owners of lots in this Plat are entitled. The Declarant shall have the right by instrument duly recorded in the Office of the County Clerk of Cleveland County, Oklahoma to add such additional sections to Rivendell Addition. In addition, the owners of lots in previous and additional sections that in the future comprise part of Rivendell Addition shall have the right to enforce the Dedications, Reservations and Restrictions contained in this Declaration. The Rivendell Homeowners' Association Corp. shall be and is included in this declaration as attached hereto. RBO, L.L.C. may, in additional subdivision plats, impose these Dedications, Reservations and Restrictions on such additional subdivision plats and impose on the Section 13 such Dedications, Reservations and Restrictions, as set forth in such additional subdivision plats so that all lots in all subdivisions will be subject to the same Dedications, Reservations and Restrictions.

1. USE: All of the lots in RIVENDELL SECTION THIRTEEN above described shall be known as, and reserved exclusively for use as residential lots and/or residential building sites for single family structures. The term "Single Family" is intended to prohibit multiple families from permanently living in the same unit. The provision shall be strictly enforced if, in the sole discretion of the Architectural Committee or the Home Owners Association, the multiple family situation has become a nuisance to the neighbors.
2. ARCHITECTURAL COMMITTEE: The Architectural Control Committee's (hereinafter called "ACC") purpose is to promote good design and compatibility within the subdivision and in its review of plans, specifications, plot plans, color schemes and materials or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of the proposed 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 ACC shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of plans, specifications, plot plan and other submittals shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. The approval, disapproval or failure to approve of any plans, specifications, plot plans or other submittals shall not be deemed a waiver of any restrictions, unless the ACC is hereinafter authorized grant the particular waiver. Nothing herein contained shall in any way be deemed to prevent any of the owners of property in the Subdivision from maintaining any legal action relating to improvements within the Subdivision which they would otherwise be entitled to maintain. No building, outbuilding or other structure shall be erected, placed or altered on any building plot in

this subdivision until the building plans, specifications, design and plot plans, showing the location, type of construction, external design and exterior materials of such building, have been approved by the ACC composed of Paul B. Odom III and David P. Odom or by a representative designated by a majority of the members of said Committee. In the event of the death or resignation of any member of said committee, the remaining number of members, shall have full authority and designate a successor. If the aforesaid committee, their authorized representatives or successors fails to approve or disapprove such design and location with thirty (30) days after building plans, building specifications, and plot plan have submitted to them such approval shall be deemed granted and this covenant shall be deemed to have been fully complied with. In the event that building plans, specifications, and plot plan showing the location of such building ARE NOT submitted prior to construction, the owner of the Lot is in violation of this covenant and it shall not be deemed to have been waived by the fact that the ACC does not object to a particular violation prior to completion of construction. The ACC may at any time, after completion of construction, bring an action requiring the lot owner to comply with all restrictions herein contained. If the ACC chooses to grant a waiver subsequent to completion because of hardship, such action shall not be deemed a precedent for similar violations in the future. “The ACC shall be authorized to grant a waiver from any restriction herein contained.” The ACC shall not be liable for any waiver granted or any approval, disapproval or failure to respond to a particular request. Neither the members of such committee, or its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. The powers and duties of such committee, and its designated representatives, shall cease on or after January 1, 2039. Thereafter the Board of Directors of the Rivendell Homeowners’ Association Corp., hereinafter defined, shall assume the powers and duties of the ACC.

3. SET BACKS: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than twenty-five (25) feet to front lot line or nearer than fifteen (15) feet to any side street line. The minimum side yard shall be no nearer that five (5) feet to a side lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot or building site to encroach upon another lot or building site.
4. MINIMUM DWELLING SIZE: On all lots the ground floor area of a single-family main structure, exclusive of one story open porches and garage, shall not be less than 2,600 square feet for a one-story dwelling, nor less than 2,000 square feet for a dwelling of more than one story. In any case, no dwelling shall be erected upon any said lots having less than 2,600 square feet.
5. MINIMUM PLOT SIZE: No single-family dwelling shall be erected or placed on any building plot which has an area of less than 10,000 square feet; nor shall any dwelling be

erected or placed on any residential building lot having a width of less than 85.0 feet at the front minimum building set-back line.

6. ROOFS: The ACC has established guidelines specifying the type, color, style, valley, ridge, and manufacturer of roofing materials. See exhibit "A" attached hereto.

Any other roofing materials to be used in RIVENDELL SECTION THIRTEEN shall be subject to the approval, in advance, of the ACC.

7. ROOF PITCH: All homes shall have a minimum ten (10) pitch roof unless ACC waives this requirement.
8. SIDEWALKS: Sidewalks shall be constructed on each lot, concurrently with the construction of the residence thereon. Each sidewalk shall be parallel to the streets and must be constructed three (3) feet behind the curb line and must also be constructed in accordance with the applicable sidewalk construction specifications of the City of Oklahoma City, Oklahoma.
9. EXTERIOR WALL FINISH: No main residential building shall ever be placed, erected or constructed on any lots or building site in this addition unless at least ninety-five percent (95 %) of the exterior walls thereof be of brick, stone veneer, or dryvit, provided, however, that all windows or doors located in said exterior walls and where the structure is of split-level or two-story, that portion extended above the first ground floor level shall be excluded in the determination of the area of one hundred percent (100%) of said exterior walls and further provided that where a gable-type roof is constructed and a part of the exterior wall is extended above interior room ceiling line due to the construction of such gable-type roof, then that portion of such wall extending above the interior room ceiling may be constructed of wood material and also likewise excluded from the square foot area in determination of what constitutes one hundred percent (100%) of the exterior walls of said main residential building. All other exterior wall materials to be used shall be subject to the approval, in advance, of the ACC.
10. STEM WALL: All houses must be constructed with dug footing foundations that permit brick to come all the way to the ground on all sides of the house without exposing the stem wall in any area.
11. WATER OBSTRUCTION: No structure of any kind which would impede or obstruct the natural flow of water shall be placed within the banks or bed of any creek or stream of water within the addition or below the 100 year flood line. No trash, grass clippings, or debris shall be dumped or placed within the banks of any such creek or stream of water or upon any vacant lot within the addition. The owner of each lot shall be responsible for the proper maintenance of the banks and bed of the portion of any creek or stream of water that is located within the boundaries of the lot. Each lot owner shall keep the creek or stream channel within the lot clear of obstructions.

12. 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 public streets and easements. No lot owner shall construct or permit to be constructed, any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in the Paragraph 12 shall be enforceable by any affected lot owner, and by the City of Oklahoma City.
13. ANTENNA AND SATELLITE DISCS: No antennas shall be installed on any residential structure. Satellite discs not to exceed eighteen (18) inches in diameter or skylights capable of receiving satellite transmissions may be installed. However, the location and the type of such disc must be approved by the ACC before installing the same. The type and location of the disc shall not be to the detriment of neighboring houses. The decision of the ACC as to the granting or refusal to grant permission to install a satellite disc will be final, conclusive and binding upon all owners.
14. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale, or rent, or signs of not more than ten (10) square feet used by a builder to advertise the property during the construction and sales period, unless specific written consent is obtained in advance from the ACC, previously designated, for the temporary installation of a larger size sign
15. ANIMALS: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any block or lot, except that dogs and cats may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. Any other household pets are discouraged and shall not be allowed, unless the property owner shall first obtain the written approval from all abutting property owners, which includes each side and the back yard.
16. FIREPLACES: No house shall be constructed without at least one (1) fireplace with an outside chimney chase. All fireplaces and outside chimney chases are to have an approved one hundred percent (100%) masonry veneer exterior that goes to within eight (8) inches of the flue top or cap. All flues greater than four (4) inches outside diameter shall conform to the above restrictions. All fireplaces shall conform to the city requirements for a wood burning fireplace. The chimney must be two (2) feet higher than any portion of the building within ten (10) feet, but not less than three (3) feet above the point where the chimney passes through the roof.
17. FENCES: No fences shall be installed on the front portion of a lot in this subdivision between the front lot line and the front building set-back line, except on a corner lot where the fence can come within fifteen (15) feet of the property line of the side yard. Fences shall be constructed of wood plank, stockade, or similar wood materials or stone or brick. All other fences must be approved by the ACC.
18. NON-RESIDENTIAL USE & ANNOYANCE: No church, business, professional office, trade or commercial activity of any sort may ever be conducted in any residence or

building of any sort, or upon any portion of any lot or block in Rivendell Section Thirteen. This restriction is not intended to prohibit those types of in-home commercial activities which can be conducted in such a manner that the neighbors are unaware of the existence of the business, e.g. bookkeeping, sales conducted via telephone or the internet, etc. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

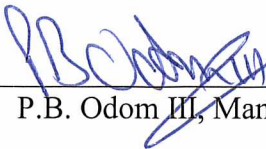
19. TRASH RECEPTACLES: No trash, garbage, or other waste shall be kept except in sanitary containers in appropriate locations, which may be specified by the ACC. Such containers shall be situated and enclosed or screened so as not to be visible from any residential street, private drive or adjacent lot. No trash, garbage or waste receptacles shall remain on the street, except beginning at 6:00 P.M. on the day before the scheduled pick-up and through the day of trash pick-up by the City of Oklahoma City or such authorized provider.
20. BOATS, TRAILERS, ETC.: Boats, trailers, motor homes, or other recreational vehicles may not be parked, kept, or maintained on any street in said addition, but may be kept on the premises provided they are concealed within the residence garage or located behind the front or side building limit lines and are totally concealed from the street and the water and are not visible from neighboring property and are not blocking or obstructing the view of the water by adjoining property owners. In addition, the above are not allowed in the front yard, or on a corner lot in the front or side yard. Automobiles and pickup trucks may be parked in driveway. Commercial vehicles, except for pickup trucks, are prohibited.
21. PARKING: No vehicles of any type shall be stored permanently on any lot or driveway.
22. TEMPORARY STRUCTURES: No existing erected building structure of any sort may be moved onto or placed on any of the above described residential building plots located in this addition, it being the intention of the covenants to definitely prohibit this moving onto or placing of any existing residential structure on any of the lots or blocks in this addition.
23. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

24. DETACHED STRUCTURES: No trailer, basement, tent, shack, garage, servants' quarters, nor any detached structures located on any building site in this subdivision, shall at any time be used as a main residence, temporary or permanent, nor shall any structure of a temporary nature or character be used as a main residence. No detached structures shall be allowed on any lot which does not correspond in style and architecture to the residence to which it is appurtenant. Detached structures or outbuildings shall not be permitted in the front yard. On lots that do not abut the water, small tool or storage sheds of less than one hundred twenty-one (121) square foot floor area, and 6 foot 6 inch (6'6") eaves, with a maximum overall height of 7 feet 6 inches (7'6"), may be maintained within the rear lot, provided such rear lot is enclosed with an approved 6 foot (6') high, sight-proof fence.
25. LANDSCAPING: All builders must preserve all existing trees as much as possible to every practical extent. All builders must provide at least one (1) tree of at least three (3) inches caliber measured six (6) inches from ground level, (either existing or to be planted) in the area between the building line and the street right-of-way. Corner lots must have two (2) trees, one (1) on each street. Trees must be a deciduous or evergreen variety. If above trees die, they must be replaced within thirty (30) days by the property owner, or the Homeowners' Association at its discretion may replant the trees and the cost thereof be paid to the Homeowners' Association upon demand, and until paid, such cost shall constitute a lien against the lot. All builders must landscape the front yards with appropriate shrubs, plants and trees with a minimum expenditure of \$10,000.00 not including sod or irrigation.
26. MAINTENANCE, REPAIRS, AND VACANT LOTS: No trash, ashes, or other refuse may be thrown or dumped on any vacant lot. Each owner of a lot shall keep and trim the trees, repair fences, repair or replace any broken or dilapidated mail boxes, maintain and mow the lot, remove all trash and refuse, and otherwise keep the lot in a clean, presentable condition. Upon failure of the owner of each lot to abide by the conditions herein stated the Association may, in its discretion, mow such areas, trim the trees, repair fences, repair or replace dilapidated mail boxes, remove trash or refuse, and if necessary, levy an assessment upon such lot for the cost involved, which assessment shall constitute a lien upon such lot to the same extent as is provided elsewhere herein with respect to other assessments.
27. GARAGE: The vehicular entryway of the garage shall not face the lot front; PROVIDED, the facing limitation may be waived by the Architectural Committee in a particular instance. All garages must be a rear or side entry garage. No swing-in style garages will be allowed in which the drive goes in front of the front door.
28. ADDRESS BLOCK: Each home must have a cast stone "Address Block" placed either on the mailbox or front of the home.

29. OKLAHOMA SEX OFFENDERS REGISTRATION ACT: No person at any time shall own, lease, reside, visit, stay or be on the premises of any home, lot and/or common area constituting part of any subdivision of Rivendell, which person was required to register pursuant to SEX OFFENDERS REGISTRATION ACT of the State of Oklahoma [57 O.S. §581 et seq. together with any amendments made thereto]. Any violations of this provision by any owner shall cause the owner to forthwith remove and forever bar such person from such home, and upon failure to so do, said owner shall move from said offending home and from Rivendell. In the event, any owner, ACC, association or developer should ascertain or learn that a Registrant under the Oklahoma Sex Offenders Registration Act is or has been residing, temporarily or permanently, in Rivendell, the failure to provide notice of the violation of this provision to the owner of such home shall not and will not constitute acquiescence or permission of such residency or occupancy.
30. CHRISTMAS LIGHTS: Must be removed by February 1st.
31. ENFORCEMENT: Should the owner or tenant of any lot or lots, block, or building sites in this addition violate any of the restrictive covenants or conditions contained herein, and thereafter refuse to correct same and to abide by said restrictions and conditions contained herein after reasonable notice, then in such event, any owner of any block, lot or building site in this addition and/or the ACC and/or the Rivendell Homeowners' Association Corp. may institute legal proceedings to enjoin, abate or correct such violation or violations. The owner of the block, lot or lots, or building site permitting the violation of such restriction or conditions shall pay all attorneys' fees, court cost and other necessary expenses incurred by the person and/or the ACC and/or the Rivendell Homeowners' Association Corp. instituting such legal proceedings to maintain and enforce and aforesaid restrictions and conditions, said attorneys' fees, court costs and other expenses allowed and assessed by the Court for the aforesaid violation or violations shall become a lien upon the land as of the date legal proceedings were originally instituted, and said lien shall be subject to foreclosure in such action so brought to enforce such restrictions in the manner provided by the law.
32. PARTIAL INVALIDATION: Invalidation of any one of these covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
33. AMENDMENT: These Dedications, Reservations and Restrictions may be amended, in whole or in part, by a duly recorded instrument executed and acknowledged by sixty-six and two-thirds percent (66 2/3%) of the Class A & Class B votes outstanding as of the date of the Amendment of all Class A & Class B lot owners in this subdivision and all future subdivisions platted by RBO, L.L.C. and any and all amendments shall first have the approval of RBO, L.L.C. The approval of RBO, L.L.C. shall terminate on December 1, 2046.

Executed this 15 day of May, 20 19.

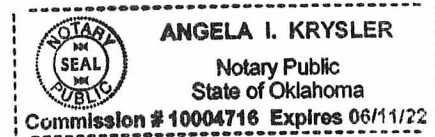
RBO, L.L.C.

By: 
P.B. Odom III, Manager

State of Oklahoma)
) SS.
County of Cleveland)

This instrument was acknowledged before me this 15 day of May,
20 19, by P.B. Odom III, as Manager of RBO, L.L.C.


Notary Public



DECLARATION

RIVENDELL HOMEOWNERS' ASSOCIATION CORP.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the lots constituting **RIVENDELL SECTION THIRTEEN**, RBO, L.L.C. hereby declares that all of the real property in said subdivision, and each part thereof, shall be held, sold, and conveyed, subject to the following easements, covenants, conditions, and restrictions which shall constitute covenants running with the land and shall be binding on all parties having or acquiring any right, title, or interest in said subdivision, their heirs, successors and assigns, and shall inure benefit of each owner thereof.

RBO, L.L.C. has formed the Rivendell Homeowners' Association Corp., a non-profit, corporate entity, established pursuant to the General Corporation Act of the State of Oklahoma, formed for the general purpose of owning and maintaining the common areas and enhancing the value, desirability and attractiveness of RIVENDELL as well as enforcing the covenants of Rivendell Section 13 and any pervious Rivendell subdivisions and all future Rivendell subdivisions.

ARTICLE I

Definitions

SECTION 1: “**Association**” shall mean and refer to **RIVENDELL HOMEOWNERS' ASSOCIATION**, as originally established by Rivendell Homeowners' Association Declarations recorded in Book 2154, Page 988 to 994, inclusive, Cleveland County, Oklahoma.

SECTION 2: “**Common Area**” shall mean the following:

- a. Area lying between the paved portions of S. W. 119th Street and South May Avenue and S.W. 131st Street and the property lines of the lots abutting S. W. 119th Street and South May Avenue and S.W. 131st Street, as shown in the Plats of Rivendell Section One, Rivendell Section Four, Rivendell Section Five, Rivendell Section Six, Rivendell Section Eight, Rivendell Section Nine, Rivendell Section Ten, Rivendell Section Twelve and Rivendell On The Lake; and
- b. Brick fence which will be installed by the developer on the lot lines of the various lots abutting S. W. 119th Street, and South May Avenue and S.W. 131st Street, as shown in the plats of Rivendell Section One, Rivendell Section Four, Rivendell Section Five, and

Rivendell Section Six, Rivendell Section Eight, Rivendell Section Nine, Rivendell Section Ten, Rivendell Section Eleven, and Rivendell On The Lake; and

- c. Medians between the roads leading into the subdivision; and
- d. Common Areas "A" & "B" as shown on the recorded plat of Rivendell Section Seven, Rivendell Section Eight, Rivendell Section Nine, Rivendell Section Ten; and
- e. Waterfall located in Common Area "A", as shown on the recorded plat of Rivendell Section 7; and
- f. Common Area "A" as shown on the recorded plat of Rivendell Section Nine together with all landscaping and structures upon said Common Area "A"; and
- g. Fountain located in Common Area "B" as shown on the recorded plat of Rivendell Section Ten together with all landscaping and structures upon said Common Area "B"; and
- h. Architectural structure that is located in the traffic circle at S.W. 131st Street and Lorien Way along with the landscaping of the area; and
- i. Architectural structure that is located in the traffic circle at S.W. 131st Street and S.W. 131st Terrace along with the landscaping of the area; and
- j. Any area that may be included in the definition of "common area" in all subdivision plats previously and as may be hereafter filed of record covering any portion of Section 18, Township 10 North, Range 3 West, Cleveland County, Oklahoma.

SECTION 3:

"Lot" shall mean any plot of land or part thereof shown on the recorded subdivision map of Rivendell Section One, Rivendell Section Two, Rivendell Section Three, Rivendell Section Four, Rivendell Section Five, Rivendell Section Six, Rivendell Section Seven, Rivendell Section Eight, Rivendell Section Nine, Rivendell Section Ten, Rivendell Section Eleven, Rivendell Section Twelve, Rivendell Section Thirteen and as shown on all subdivision plats that may hereafter be filed covering any portion of Section 18, Township 10 North, Range 3 West, Cleveland County, Oklahoma.

SECTION 4: “**Maintenance**” shall mean the exercise of reasonable care necessary to keep and to water, mow and/or replace grass or trees, and make repairs to the common area.

SECTION 5: “**Member**” shall mean every person who owns a lot in the subdivision, except builders.

SECTION 6: “**Owner**” shall mean the record owner of the title to any lot in the subdivision, but shall not include those holding title merely as security of an obligation or as a builder.

SECTION 7: “**Subdivision**” shall mean the subdivided real property hereinbefore described, in the Plat of Rivendell Section Thirteen and heretofore described in the Plats of Rivendell Section One, Rivendell Section Two, Rivendell Section Three, Rivendell Section Four, Rivendell Section Five, Rivendell Section Six, Rivendell Section Seven, Rivendell Section Eight, Rivendell Section Nine, Rivendell Section Ten, Rivendell Section Eleven, Rivendell Section Twelve and such other subdivisions covering any portion of Section 18, Township 10 North, Range 3 West, Cleveland County, Oklahoma, as may be brought within the jurisdiction of the Association by Declarant or any developer with RBO, L.L.C.’s approval that may hereafter file a subdivision plat covering a portion of said Section 18, and such subdivision plat becoming a part of Rivendell.

SECTION 8: “**Builder**” is any person, firm, or corporation that acquires title to a lot for the purpose of construction a house thereon for resale.

SECTION 9: “**Developer**” is RBO, L.L.C. and its successors and assigns.

ARTICLE II

Membership and Voting Rights

SECTION 1: Each owner of a lot, by acceptance of a deed, consents that such owner shall be a member of the Rivendell Homeowners’ Association Corp. and is subject to all of the terms and conditions as set forth in the Owners Certificate, Dedication, Reservations and Restrictions and in the Declaration of Rivendell Homeowners’ Association Corp. and Bylaws of the Association and to all rules and regulations enacted by the Board of Directors of the Association pertaining to use and enjoyment of the common areas.

- SECTION 2: The Association shall have two (2) classes of voting membership:
- a. The Class A members shall be collectively all of the owners in all subdivisions of Rivendell, except developer and builders, who shall be entitled to one vote for each lot owned. If two or more persons are the joint owners, all such persons shall be members, but only one shall be entitled to vote.
 - b. The Class B members shall be the developer, who shall be entitled to three (3) votes for each lot owned by it and each lot that the developer has conveyed to builder until such time as the builder conveys the lot to an owner.
 - c. Any builder shall not be a member of the Association.

SECTION 3: Whenever a member shall cease to own real property in Rivendell, such member shall automatically be dropped from membership in the Association.

SECTION 4: The Developer shall retain the right to veto any proposed action the Association and the Association shall be bound by the Developer's veto. The Developer shall have this power of veto notwithstanding any language herein to the contrary.

ARTICLE III

Meetings of Members

SECTION 1: There shall be an annual meeting of the members of the Association at such place as may be designated on the third Tuesday in January of each year, and if a legal holiday, then on the next succeeding business day at 7:00 p.m. for the transaction of such business as may come before the meeting.

SECTION 2: Special meetings of the members shall be held whenever called by the President or a majority of the Board of Directors or at the request of ten (10) members.

SECTION 3: Notice of the annual or of a special meeting shall be sent by mail or hand delivered by the Secretary of the Association to the last known address of all members at least ten (10) days prior to the meeting.

SECTION 4: Each Class A member may cast one vote for each lot owned, either in person or by proxy. Each Class B member may cast three (3) votes for each lot owned, either in person or by proxy.

SECTION 5: At any meeting of the members, a quorum shall consist of fifty percent (50%) of the total number of votes outstanding as of the date of the meeting, either present in person or by proxy, and majority in amount of such quorum shall decide any questions that may come before the meeting. If the quorum is not present, another meeting may be called within sixty (60) days, pursuant to giving notice of the same, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

SECTION 6: At the annual meeting, the members shall elect one (1) director to serve for a term of three (3) years. If, during the preceding year, a vacancy has occurred in the Board of Directors, the members at the annual meeting shall elect a director to serve for the unexpired term of the vacancy.

ARTICLE IV

Board of Directors

SECTION 1: The business and affairs of the Association shall be managed by a Board of Directors which shall consist of three (3) members.

SECTION 2: The Board shall hold an annual meeting on the fourth Tuesday of January of each year. All other meetings may be held at the time and place as designated by the Board.

SECTION 3: The majority of the Directors shall constitute a quorum for the transaction of business. The acts of a majority of the Directors present at a meeting at which there is a quorum shall be the act of the Board of Directors.

SECTION 4: Whenever a vacancy in the membership of the Board of Directors shall occur, the remaining members of the Board shall select a member to serve until the next annual meeting of the members.

SECTION 5: The Board of Directors has authority and it will be its duty to:

- a. Exercise for the Association all powers, duties, and authority vested in the Association;
- b. Adopt rules and regulations governing the use, maintenance, and upkeep of the common areas;

- c. Establish, collect, and distribute the annual and special assessments;
- d. File liens and lawsuits to enforce the payment of dues and assessments;
- e. Adopt by-laws for the Association.

ARTICLE V

Officers

SECTION 1: The Board of Directors shall elect, from the Board, officers of the Association which shall consist of: President, Vice-President, and Secretary-Treasurer, who shall each serve for one (1) year.

SECTION 2: At the annual meeting of the Board of Directors, the Board shall elect the officers who shall take office immediately after election.

SECTION 3: The President shall be the Chief Executive Officer of the Association and shall perform such duties as from time to time may be assigned to him by the Board.

SECTION 4: In the case of the absence or disability of the President, the duties of that officer shall be performed by the Vice-President. He shall also perform such duties as may be assigned to him by the Board.

SECTION 5: The Secretary-Treasurer shall keep the minutes of the Board of Directors' meeting and of the annual meeting of the members. The Secretary-Treasurer shall give all notices required by the rules of the Association and shall have custody of all receipts, disbursements and funds of the Association.

SECTION 6: The President, with the advice and consent of the Directors, shall appoint such committees as the Board shall deem necessary to perform the obligations of the Association.

SECTION 7: The officers, directors, and committees shall not be entitled to any compensation for their services.

ARTICLE VI

Assessments

SECTION 1: The owner shall pay the Association annual assessments and special assessments, which assessments will be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney fees, shall be a charge on the land and a continuing lien on each lot against which such an assessment is made. Each such assessment, together with interest, costs, and attorney fees that may be allowed in any legal action for enforcement, shall also be the personal obligation of the owners and be a lien on the property of each lot at the time the assessment fell due.

SECTION 2: The annual assessments shall be used exclusively for the upkeep, improvement, and maintenance of the common area. The annual assessments shall include and the Association shall acquire and pay for out of the funds derived from the annual assessments:

- a. Water, electrical lighting, and other necessary utility services for the common area;
- b. Maintenance of the common area which includes the planting and mowing of grass and the planting and cultivation of flowers and shrubs;
- c. Keeping and maintaining the automatic sprinkler systems, brick wall, and common areas in good state of repair;
- d. To employ laborers to perform the necessary services and to pay for workman's compensation and other insurance, if necessary, covering such employees;
- e. Maintenance and repair to preserve the fountain and lake, including purification of water, stocking of fish and such other items so that the lake can be used and enjoyed by all owners of lots in Rivendell;
- f. To purchase and pay for all other types of insurance, such as general liability insurance, that the Board of Directors may determine necessary for the protection of the Association and its members.

SECTION 3: The annual assessment for Class A members for the current year shall be the assessments heretofore fixed by the Board of Directors. Subsequently,

the annual assessment for Class A members may be increased or decreased so that only amounts sufficient to pay the expenses shall be collected.

SECTION 4: The annual assessment for Class B members shall be one-third (1/3) of the amount paid by Class A members. If the annual assessments are increased or decreased, the Class B members shall pay one-third (1/3) of the amount paid by Class A members.

SECTION 5: In addition to the annual assessments, the Association may levy, in any year, a special assessment upon Class A members for the purpose of defraying any necessary repairs or replacements to the sprinkler system and the fence, or any other capital expenditures. The amount of the special assessment will be determined by the Board of Directors. The Class B members shall pay one-third (1/3) of the amount assessed against Class A members.

SECTION 6: The Board of Directors must establish the annual assessment by the 15th day of February of each year. All annual assessments are due and payable annually in advance on the 15th day of March of each year. Special assessments are due annually in advance within thirty (30) days after the same are fixed by the Board of Directors.

SECTION 7: Any assessment, both annual and special, not paid within thirty (30) days after the due date shall be deemed in default and shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association, acting through its officers, may bring an action at law against the owner personally obligated to pay the same or may foreclose a lien against the property.

ARTICLE VII

General Provisions

SECTION 1: RBO, L.L.C., the Association, or any owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions, covenants, assessments, liens, and charges now or hereafter imposed by the provisions of this document.

SECTION 2: All of the provisions of the Owners Certificate, Dedication, Reservations and Restrictions, as set forth in this document and in all previous subdivisions of Rivendell and all future subdivisions of Rivendell, may be amended by a duly recorded instrument executed and acknowledged by two-thirds (2/3) of the votes outstanding as of the date of the amendment. Votes shall be computed as provided in Article II, Section 2a and 2b. The


Developer may unilaterally, even when it owns only one lot, amend these restrictions as long as such amendment is consistent with the basic plan for the development.

SECTION 3:

All of the provisions of the Owners Certificate, Dedications, Reservations and Restrictions, and all of the covenants and restrictions of the Rivendell Homeowners' Association Declaration are to run with the land and shall be binding on all parties and all persons claiming under them and shall inure to the benefit of and be enforceable by the Association or any member thereof for a period of twenty (20) years and thereafter shall continue automatically in effect for additional periods of ten (10) years. This document may be amended at any time by an instrument signed by not less than two-thirds (2/3rds) of the votes as provided in Article II, Section 2a and 2b. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned owner has caused this instrument to be executed by its Manager at Oklahoma City, Oklahoma, and the corporate seal affixed thereto this 15 day of May, 20 19.

RBO, L.L.C.



P. B. Odom III, Manager

STATE OF OKLAHOMA)
) SS.
COUNTY OF CLEVELAND)

This instrument was acknowledged before me, on this 15 day of May, 20 19, by P. B. Odom III, as Manager of RBO, L.L.C.



Notary Public

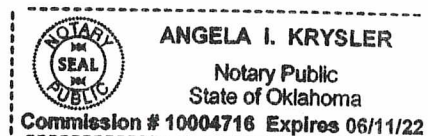


EXHIBIT "A"

May 15, 2019

Dear Homebuilder & Homeowner:

The following is the only roof system meeting Architectural Committee approval for roof requirements in Rivendell Sections 1 through 13, but does not apply to Rivendell on the Lake. ABC Supply is the designated supplier.

- (1) Decking shall be 4 ft. by 8 ft. with a 5/8 in. minimum thickness on new construction; 7/16 in. minimum thickness is approved on re-roofs. Re-roofs may also use existing 1 in. by 8 in. decking if it is already in place.
- (2) Field Material: "Belmont IR" (impact resistant) as manufactured by CertainTeed Corporation
 - Color: Colonial Slate
 - 275 lb. per square
 - U.L. Class A fire resistance
 - ASTM E108 Class A fire resistance
 - U.L. Class F wind resistance (ASTM D3161)
 - ASTM D7158 Class H wind resistance
 - UL certified to meet ASTM D3462 (tear resistance)
 - CSA 123.5 (tear resistance)
- (3) Limited Lifetime Asphalt Shingle Warranty
 - More comprehensive roofing system warranties available through Shingle Master and Select Shingle Master Credentialed Contractors
- (4) CertainTeed Underlayments—can be any of the following four or a combination thereof:
 - a. Roofer's Select (fiberglass reinforced/ asphalt saturated)
 - b. Roof Runner (23 lb. per 10 sq. roll/ UV exposure 90 days/ ASTM D226 and D4869)
 - c. Diamond Deck (38 lbs. per 10 sq. roll/ UV exposure 180 days/ ASTM D226 and D4869)
 - d. Ice and water underlayment—WinterGuard (peel-n-stick underlayment for valleys and around penetrations (ASTM D1970)
- (5) Starter: CertainTeed High Performance starter

- (6) Hip Ridge: CertainTeed Cedar Crest IR (impact resistant)
 - Cedar Crest/ IR: 20 lin. ft. per bundle/ 8 in. exposure/ 12 in. width

- (7) Ridge Vent: CertainTeed 12 in. Ridge Vent with external baffle
 - Weight: 9.6 oz. per ft. with nails
 - Thickness: 1 in.
 - Width: 12 in.
 - Length: ten 4 ft. pieces per box (40 ft.)
 - Color: Black

- (8) W-Valley: manufactured by Gideon Steel, UNA Clad 24 gauge steel
 - Color: Patina Green
 - Width: 24 in. x 120 in. (total stretch of flat stock)
 - 24 gauge
 - Finish: 70% Kynar 500

All of the above material is in stock and ready for shipment at your local ABC Supply Co., Inc. store located at:

1500 W. Reno Avenue
Oklahoma City, OK 73106
(405) 232-1601
(405) 232-1640
Jimmy Shonts

I have made a special arrangement with at ABC Supply & CertainTeed on all of the above items.

Sincerely,



P.B. Odom III



FIRST AMENDMENT TO DECLARATION OF
OWNERS CERTIFICATE, DEDICATIONS,
RESERVATIONS AND RESTRICTIONS

①
FA-2405974
15.00 - Inv.

RIVENDELL SECTION 13

On the 20th day of May, 2019, RBO, L.L.C. filed in the Office of the County Clerk of Cleveland County, Oklahoma a Declaration of Owners Certificate, Dedications, Reservations, and Restrictions and Protective Covenants for an addition platted under the name of Rivendell Section 13, which was recorded in Book 5922, Page 758, et seq.

I, as Manager of RBO, L.L.C. and the undersigned, constituting more than 2/3rds of the votes outstanding as of May 21st, 2019, do hereby amend the Declaration as follows:

I.

That Article VI of the Declaration of Rivendell Homeowners' Association Corp., styled "ASSESSMENTS", "SECTION 8" is added and inserted:

SECTION 8: The Association shall have the power to levy specific assessments ("Specific Assessments") against a particular Lot and Owner for violations of the requirements set out within the Governing Documents (the amount of the Special Assessment to be established by the Association Board), to cover costs incurred in bringing a Lot into compliance with the Governing Documents, or costs incurred as a consequence of the conduct of the Owner or occupants of a Lot, their agents, contractors' employees, licensees, invitees, or guests, including any claims, expenses, and damages relative thereto and indemnification claims, damages, and expenses, or pursuant to a schedule of fines adopted by the Association Board for violations of these Governing Documents; provided the Association Board shall give the Lot Owner prior written notice and an opportunity for a hearing before levying any Specific Assessment under this Section 8.

II.

That Article VII of the Declaration of Rivendell Homeowners' Association Corp., styled "GENERAL PROVISIONS", "SECTION 4" is added and inserted:

SECTION 4: All Lots shall be used and occupied for single family residence purposes by the Owner, by the Owner's family, or the Owner's tenants. At no time, except as required by federal, state or local law or regulation or as required to obtain a purchase money mortgage on a Lot, shall a lease be for a term less than one (1) year. Leases/rentals or occupancy of a Lot as their primary residence by members of an Owner's family, whether by law, marriage, or adoption, within the second degree of sanguinity (e.g., parents, grandparents, siblings, children or grandchildren) shall be considered owner-occupied in relation to this covenant.

All leases and rentals shall be in writing, with copies provided to the Association, and shall provide that the lease/rental and tenants are subject to the terms of the Declaration, as amended, and all other related governing documents of the Addition. Only an entire Dwelling/Lot may be leased or rented, not any portions thereof. Any failure of a lease or

renter to comply with the terms of the Declaration, as amended, and any other governing documents shall be a default under the lease, enforceable by the Association.

All other provisions of all the Protective Covenants shall remain in full force and effect.

Dated this 21st day of May, 2019.

Signature:

Lot/ Block/ Addition:

RBO, L.L.C.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block 36; Rivendell 13

By:

P.B. Odom III Manager

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 37; Rivendell 13

Lots 1, 2, Block 38; Rivendell 13

Lots 1, 2, 3, 4, 5, Block 39; Rivendell 13

Lots 1, 2, 3, 4, 5, Block 40; Rivendell 13

STATE OF OKLAHOMA)
) ss:
COUNTY OF CLEVELAND)

This instrument was acknowledged before me on the 21st day of May, 2019, by P.B. Odom III, as Manager of RBO, L.L.C.

Angela I. Kryslar
Notary Public

My Commission Expires: 6/11/22

Return to: RBO, L.L.C.
2300 S.W. 89th Street, Ste. A.
Oklahoma City, OK 73159

