

**DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS  
FOR STONEBRIAR SECTION IV ADDITION  
TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

This Declaration is made this 31st day of January, 2008, by Stonebriar Development, LLC, an Oklahoma Limited Liability Company, owner of the land and improvements ("Subject Property") described herein on Exhibit "A" which is attached hereto and incorporated herein.

**RECITALS**

WHEREAS, Stonebriar Development, LLC, hereafter referred to as the "Declarant", is the owner of the Subject Property located in Oklahoma County, Oklahoma and described herein on the attached "Exhibit A"; and

WHEREAS, the Subject Property has been platted into Lots for separate ownership, subject to these Declarations, which plat has been filed for record on the 30th day of January, 2008, in the County Clerk's office of Oklahoma County, Oklahoma, at Plat Book 66, page 92; and

WHEREAS, Declarant desires to submit the Subject Property and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§ 851 et seq, as amended); and

WHEREAS, the Declarant was also the owner of an adjacent tract of land previously platted into separate Lots as the Stonebriar Addition, said plat being filed of record in Plat Book 63, page 14, Oklahoma County Clerks office for Oklahoma County, Oklahoma, and the Covenants, Conditions and Restrictions for Stonebriar Addition being filed on November 29, 2005, at Book 9935, page 581, records of the County Clerks office of Oklahoma County, Oklahoma.

WHEREAS, an Amendment to the ORIGINAL DECLARATIONS ("AMENDMENT") was filed on August 8, 2006 and recorded at Book 10203, Page 1712, records of the County Clerks office of Oklahoma County for the purpose of defining permitted fences on certain Lots in Stonebriar, which amendment does not affect the Lots dedicated herein in Stonebriar Section 4; and

NOW, THEREFORE, except as specifically stated herein, Declarant does hereby adopt the terms, conditions and provisions set out and contained in the Declaration of Covenants, Conditions and Restrictions for the Stonebriar Addition (the "ORIGINAL DECLARATIONS"), as amended in the AMENDMENT filed thereto, which ORIGINAL DECLARATIONS for the Stonebriar Addition are filed at Book 9935, page 581, as if the terms of the ORIGINAL DECLARATIONS and AMENDMENT are fully set forth herein and does hereby declare that the Subject Property described on Exhibit "A" hereto and the plat of Stonebriar Section 4 is subject to those ORIGINAL DECLARATIONS, which restrictions, use limitations, obligations, and provisions thereof shall be deemed to run with the land described on Exhibit "A" and shall be for the use and benefit to the Declarant, its successors and assigns and to any person or entity acquiring or owning an interest in the Subject Property and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

The adoption of the Declarations described hereinabove shall specifically include and apply to membership in the Stonebriar HOA, Inc., the mandatory homeowners association created to govern the benefits and duties of ownership of a Lot in the Subject Property.

The exceptions and modifications to the ORIGINAL DECLARATIONS for Stonebriar Section 4 are as follows, to-wit:

1. There shall be added the following paragraph to Section 3.6 of Article III, Driveways, Sidewalks Mailboxes, as follows:

Lot Four (4), Block One (1), Stonebriar Section IV lies adjacent to Common Area "A" upon which there shall be located a driveway to service a pool and clubhouse. Pursuant to the requirements of the City of Oklahoma City the driveway for Lot Four must be at least one hundred (100) feet from the driveway for the pool and clubhouse on Common Area "A". Therefore, the driveway for Lot Four must be located as near as possible to the lot line between Lot Four and Lot Three which shall be sufficient for a one hundred foot separation between the two driveways.

2. There are no other changes to Original Declarations.

IN WITNESS WHEREOF, the undersigned, being the Declarant and Owner of all of the Lots in Stonebriar Section 4 has executed these presents the 31st day of January, 2008.

Signed by John Coleman, Manager of STONEBRIAR DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, Declarant

**EXHIBIT "A"**  
**STONEBRIAR SECTION IV**

All of the Lots in Stonebriar Section 4 Addition as described on the Plat of Stonebriar Section 4 recorded on January 30, 2008 at Book 66, page 92, records of the Oklahoma County Clerks office, which plat contains the following metes and bounds legal description, to-wit:

[metes and bounds legal description purposely omitted]