

WJ
Lawyers Title of Oklahoma City, Inc.
Lawyers Title Building - Suite 100
1141 N. Robinson
Oklahoma City, OK 73103

Doc # 2005106996
BK 9781
Ps 199-204
DATE 07/14/05 14:15:50
Filing Fee \$23.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

AFTER RECORDING, RETURN TO:

ERC Land Development Group, LLC
1000 West Wilshire, Suite 308
Oklahoma City, Oklahoma 73116
Attention: Tracy A. Markum

SUNNY POINTE

**FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR SUNNY POINTE, A
RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA
CITY, OKLAHOMA COUNTY, OKLAHOMA**

UNOFFICIAL

9/23

**FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR SUNNY POINTE,
A RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA CITY,
OKLAHOMA COUNTY, OKLAHOMA**

**THE SAME BEING AN ADDITION TO THE CITY OF OKLAHOMA CITY,
OKLAHOMA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE N/2 OF
SECTION 32, T11N, R2W OF THE INDIAN MERIDIAN, ACCORDING TO THE
RECORDED PLAT(S) THERETO.**

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS (the "First Supplemental Declaration") is made this 12th day of July,
2005, by ERC LAND DEVELOPMENT GROUP, LLC, an Arkansas limited liability company,
(the "Declarant").

Section 1 - Purpose of Supplemental Declaration.

The Declarant is the Declarant of Sunny Pointe and is the sole owner of the real property contained within and made a part of Sunny Pointe Section 2, which is a platted addition Recorded at Plat Book 63, Page 38 with the Oklahoma County Clerk and more particularly described at Exhibit "A" attached hereto. The Declarant intends by the Recording of this First Supplemental Declaration to subject, add and annex Sunny Pointe Section 2 to the Original Declaration (hereafter defined) filed in Book 9650 at Page 1 on March 22, 2005 with the Oklahoma County Clerk for Sunny Pointe, a residential community to the City of Oklahoma City, Oklahoma County, Oklahoma including any amendments and supplements thereto (the "Original Declaration"). Terms bearing initial capital letters, unless defined herein, shall have the meaning ascribed to them in the Original Declaration. The Declarant executes and adopts this First Supplemental Declaration pursuant to authority granted and reserved within the Original Declaration.

Section 2 - Supplemental Declarations.

Section 2.1. Addition, Annexation and Subjection of Sunny Pointe Section 2.
Pursuant to the authority and right reserved and granted within the Original Declaration at Article 9 and elsewhere, the Declarant hereby subjects the real property within Sunny Pointe Section 2 to the Original Declaration and any amendments and supplemental declarations thereto. The Declarant adopts the Original Declaration and any amendments and supplemental declarations thereto in their totality and subjects and impresses each of them against all real property contained within Sunny Pointe Section 2 with the intent that each covenant shall touch,

concern and run with the real property contained in Sunny Pointe Section 2 from the date of Recording this First Supplemental Declaration, including that all Owners of Lots shall be members of the Association.

Section 3 – Additional Declarations.

All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions and exhibits found within the Original Declaration and any amendments and supplemental declarations thereto are hereby incorporated by reference as if each were fully set out within this First Supplemental Declaration. All such terms and provisions, unless expressly and specifically modified by this First Supplemental Declaration, shall remain in effect as first Recorded in the Original Declaration as amended, Declarant hereby reaffirming the same.

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

UNOFFICIAL