

W1

Return to: **Matthew L. Winton, Esq.**
VAUGHN, WINTON & CLARK^{PLLC}
3233 East Memorial Rd., Suite 103
Edmond, Oklahoma 73013
405.478.4818/405.478.4819 fax
WWW.VAUGHNANDWINTON.COM

44 Pgs



20110215010187410
02/15/2011 09:22:15 AM
Bk:RE11570 Pg:898 Pgs:44 AMEN
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

For the Recorder

AMENDMENT TO THE DECLARATION FILED AT BOOK 4683, PAGE 1279 WITHIN THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA FOR WOODBRIDGE AT THE TRAILS ADDITION, ACCORDING TO THE RECORDED PLAT THERETO

This Amendment to the Declaration is made effective as of the date of filing, by a sufficient percentage of the owners of Lots within the Woodbridge at the Trails Addition to the City of Edmond, Oklahoma County, State of Oklahoma (the Addition), according to the recorded plat, as such owner votes are recorded in the corporate records of the Association, and as evidenced by the signature pages attached hereto.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Woodbridge at the Trails is a platted addition to Oklahoma County, such plat being filed at Book 48, Page 51, the Addition being a replat of Lot 2, Block 1 of the Trails Addition created by the plat recorded at Book 44, Page 55 for the Trails Addition.

WHEREAS, a Declaration to the Addition was filed at Book 4683, Page 1279,

WHEREAS, the owners of parcels within the Addition desire to amend, modify, add to, or change certain provisions within the Declaration.

WHEREAS pursuant to notice and meeting, a sufficient percentage of record owners of parcels within the Addition voted to amend the Declaration and to approve the amendments contained herein, the ballots of such owners voting to approve being attached hereto.

WHEREAS copies of the signature pages and/or proxies of such owners are contained in the corporate records of the Secretary of the Association, with copies of the same retained in the files of Matthew L. Winton, Esq. of the firm VAUGHN, WINTON & CLARK^{PLLC} and are attached hereto;

NOW THEREFORE, the Declaration to the Addition is hereby amended to add the following language. Any term, provision, or clause not expressly and clearly amended by this Amendment is hereby ratified and reaffirmed as if fully incorporated within this Amendment.

44
99

AMENDMENTS

SECTION 1.17. The second sentence in Section 1.17 "Owner" is hereby deleted and not replaced.

SECTION 1.18. Section 1.18 is hereby deleted in its entirety and replaced with the following:

Section 1.18 "Lot" shall mean the parcels of real estate intended for individual ownership depicted on the plat at Book 48, Page 51 recorded within the Oklahoma County Clerk's Office (the Plat).

SECTION 2.3. Section 2.3 is hereby deleted and not replaced.

SECTION 3.2. The language "to his tenants" within the first sentence of Section 3.2 is hereby deleted and not replaced.

SECTION 3.3. Section 3.3 is hereby deleted in its entirety and replaced with the following:

Each Dwelling Unit shall be Owner-occupied from the date title to the Dwelling Unit is transferred from the record owner at the time this Amendment is filed to another; from that date of title transfer, the Dwelling Unit shall only be Owner-occupied.

For purposes of this Section 3.3, "Owner-occupied" shall mean a Dwelling Unit whose occupants are the Owner, the Owner's family by blood, marriage, or adoption, and for whom no consideration is paid for the purpose of such occupancy.

SECTION 5.15. The word "lessees" within Section 5.15 is hereby deleted and not replaced.

NEW SECTION 6.1.1. A new subsection is hereby added as follows:

Section 6.1.1 Roofing Shingles. Notwithstanding any provision to the contrary within this Declaration, all roofs shall be covered/shingled with a laminated composition shingle having a minimum warranty of 30 years and being of the "weathered wood" color.

NEW SECTION 6.1.2. A new subsection is hereby added as follows:

Section 6.1.2 Dwelling Unit Exterior Paint. Notwithstanding any provision to the contrary within this Declaration, all Dwelling Unit Exterior surfaces receiving periodic painting shall be painted substantially the same color as all other Dwelling Unit Exterior surfaces having received periodic painting. The purpose of this standard is to increase the uniformity and aesthetic appeal of Dwelling Unit Exteriors being of the same color throughout the Woodbridge at the Trails Addition.

SECTION 8.3. The language “or any owner/tenant acquiring possession of a unit” within the first sentence of Section 8.3 is hereby deleted and not replaced.

SECTION 9.2. The word “lessees” within Section 9.2 is hereby deleted and not replaced.

SECTION 9.3. The word “lessees” within Section 9.3 is hereby deleted and not replaced.

SECTION 10.5. The words “tenant” and “lessees” within the first sentence of Section 10.5 are hereby deleted and not replaced.

IN WITNESS WHEREOF, the undersigned owners have executed the foregoing Amendment as set out in the attached signature pages.

[SIGNATURE PAGES FOLLOW]