

**DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS
FOR SCISSORTAIL LANDING 4TH ADDITION
TO THE OKLAHOMA COUNTY, OKLAHOMA**

This Declaration is made this _____ day of _____, 2007, by Shaz Investment Group, Inc., an Oklahoma corporation, as Owner of the land and improvements ("Subject Property") described as follows, to-wit:

All of the Lots and Blocks in SCISSORTAIL LANDING 4TH Addition to Oklahoma County, Oklahoma, as described on the Plat filed of record on November 1, 2006 at Book 65, page 99, records of the Oklahoma County Clerks office.

R E C I T A L S

WHEREAS, Shaz Investment Group, Inc., an Oklahoma corporation, hereafter referred to as the "Declarant", is the owner of the Subject Property except as shown hereinbelow; 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 1st day of November, 2006, in the County Clerk's office of Oklahoma County, Oklahoma, at Plat Book 65, page 99; 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 (or a related company such as a predecessor in interest) was also the owner of an adjacent tract of land previously platted into separate Lots as the SCISSORTAIL LANDING SECTION 1 Addition, said plat being filed of record in Plat Book 63, page 96, County Clerks office for Oklahoma County, Oklahoma, and the Declaration of Covenants, Conditions and Restrictions for the Scissortail Landing Section 1 Addition (the "ORIGINAL DECLARATIONS") being filed on September 8, 2005, at Book 9849, page 1954, records of the County Clerks office of Oklahoma County, Oklahoma.

NOW, THEREFORE, except as specifically stated hereinbelow, Declarant does hereby adopt the terms, conditions and provisions set out and contained in the ORIGINAL DECLARATIONS filed for the Scissortail Landing 1st Addition as aforesaid at Book 9849, page 1954, as if the terms of those ORIGINAL DECLARATIONS are fully set forth herein and does hereby declare that the Subject Property described hereinabove and the plat of SCISSORTAIL LANDING 4TH ADDITION is subject to those ORIGINAL DECLARATIONS, which restrictions, use limitations, obligations, and provisions thereof shall be deemed to run with the land described hereinabove 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 Scissortail Landing HOA, Inc., the mandatory homeowners association created to govern the benefits and duties of ownership of a Lot in the Subject Property.

ADDITIONAL PROVISIONS

The Following provisions are hereby added as additional or amended provisions to the ORIGINAL DECLARATIONS, TO-WIT:

1. Section 4.5 is hereby deleted in its entirety and replaced by the following language:

4.5 Signs, Displays and Billboards; Declarant's Right. No signs or billboards shall be permitted on

any Lot or Common Area without the prior written consent of the Declarant; provided, this prohibition shall not apply to the Declarant or his assigns and successors.

(A). No sign advertising a property "For Rent" or "For Lease" (or words to that effect) may be placed in any lot or Common Area without the prior written consent of the Homeowners Association. Owners are permitted to rent property, but an Owner may not advertise the property for rent by placing a sign in the Lot or Common Area without permission as aforesaid.

(B) No signs, bumper stickers, posters, banners, or other displays protesting the conduct or an action or failure to take action by an owner, the Board or Directors of the Homeowners Association, the Declarant or another third party entity may be placed on any Lot, Driveway or Common Area. Signs which, in the sole discretion of the Homeowners Association's Board of Directors, are interpreted as violating this provision may be removed without notice or permission. Further, Owners shall be subject to a fine of \$100.00 per day for each day this provision is violated.

2. Section 3.3 is hereby deleted in its entirety and replaced by the following language:

3.3 Minimum Square Footage. Unless otherwise stated herein, no residence shall contain less than One Thousand Two Hundred (1200) square feet of living area. The first floor of any two story residence must contain a minimum of eight Hundred (800) square feet of living area.

The above, if any, are the only changes, modifications or additional provisions to the ORIGINAL DECLARATIONS and the modifications and additional provisions shall hereafter apply to the Lots and Blocks in the Subject Property (SCISSORTAIL LANDING 4TH Addition).

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