



Amended Covenants, Conditions, and Restrictions for Oak Ridge Estates at Lake Tenkiller, an un-platted subdivision of Cherokee County, Oklahoma.

We the undersigned are the owners of the un-platted subdivision referred to as Oak Ridge Estates at Lake Tenkiller. For the purpose of providing an orderly development of the entire tract (described in EXHIBIT A) and for the further purpose of providing adequate restrictive covenants for the mutual benefit of successors in title to the subdivision of said tract, the following restrictions and reservations are imposed to which it shall incumbent on our successors to adhere:

1. All residences to be a min of 1200 sq. ft living space, not including porches, overhangs, etc.
2. No business, trade, or activity shall be carried on upon any residential lot, with the exception of short-term rentals. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
3. No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
4. No recreational vehicle shall be parked in front of the front building line or within view from a street, except on a temporary basis for a period of no more than 3 consecutive days No truck in excess of one ton, trail bikes, recreational vehicles, motor homes, motor coaches, campers, trailers, golf carts, motorcycles, bicycles, boats or boat trailer or similar vehicles other than passenger automobiles, pickup trucks, and vans with a capacity of one ton or less or any motorized vehicles will be parked, or in any manner kept or placed on any portion of a lot unless enclosed in a garage or screen from view from street. This restriction, however, will not be deemed to prohibit commercial and construction vehicles, In the ordinary course of business, from making deliveries or otherwise providing services to a property owner.
5. A detached storage building or a detached garage shall be permitted, provided same is built on site at the same time or after construction of a residence in a location behind the existing residence. The exterior of such storage building, or detached garage shall be of the same character, construction design, and material as the primary structure. All materials used shall be compatible with the natural settings of the area in which the structures are situated. Vivid or strong colors, including but not limited to, turquoise, pink, purple, orange, bright yellow, and bright blue, will not be used on exterior painted or colored siding material.
6. No all metal chain link fences or pens for purposes of containing hunting dogs will be allowed. Wood privacy fences and black coated chain link fencing with wood post and rails shall be allowed. No fences or walls shall be installed on the front portion of any lot in this subdivision, between the front lot line and the front building set



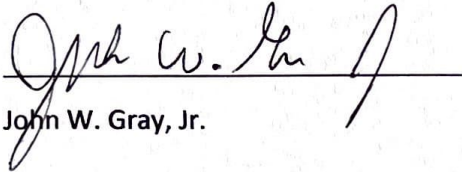
back line, except decorative walls or planters which may extend not more than 10 feet in front of the front building line. No fence shall be constructed within 3 feet of any concrete drainage structure.

7. No clothesline, drying yards, service yards, woodpiles, or storage areas shall be so located as to be visible from a street.
8. No detached garage or other outbuilding shall be permitted on the easements reserved for utilities or drainage.
9. Building materials may be stored for a period of 30 days prior to the start of construction. Construction of a residence must be completed within 18 months after commencement. All other improvements or structures commenced on a lot will be completed within 6 months after commencement.
10. Above ground swimming pools will be allowed as long as they are fully enclosed with a treated decking material and properly maintained in accordance with all safety and health ordinances and is not visible from the street.
11. No yard ornaments in excess of 24 inches in height, animal statues, portable basketball structures, or plastic vivid color playground equipment will be place on any lot in view of a street. Permanently installed basketball structures will be allowed, provided such are located no closer than 20 feet from a street.
12. No oil drilling, oil development, or mining operations will be carried on within the development.
13. No animals, livestock, or poultry or any kind shall be raised, bred, or kept on any lot; except that of cats, dogs, or other normal household pets may be kept, provided that they are not kept, bred, or maintained for commercial use, and provided they are kept within fenced areas. Under no condition shall a pet be allowed to roam freely throughout the subdivision unless accompanied by the pet owner, and pet is on a leash.
14. Each owner and occupant of any part of a lot shall jointly and severally have the responsibility and duty at their sole cost and expense, to keep each lot and any improvements thereon maintained including buildings, improvements, and grounds in a well-maintained, safe, clean, and attractive condition at all times. Maintenance shall include but not limited to, the following: a. Prompt removal of all litter, trash, refuse, and waste, b. Lawn mowing and edging, c. Tree and shrub pruning, d. Watering, e. Maintaining exterior lighting and mechanical facilities in good working order, f. Maintaining lawn and landscape alive, free of weeds, and attractive, g. Maintaining parking areas, driveways, and walkways in good repair, h. Complying with all governmental, health, and police requirements, i. Repainting of improvements, j. Immediate repair of any and all exterior damage to dwellings to improvements. Any and all exterior lighting installed on any lot either be indirect or of such controlled focus and intensity as not to disturb the residents, street traffic, or adjacent property owners.
15. If the parties hereto or any of them, their heirs, assigns, or successors, or any lot owners or persons claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate property situated in said development or subdivision to prosecute any

proceedings at law or in equity against the persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violations. Any party prosecuting any such suit successfully shall be entitled to recover, in addition to other damages, a reasonable attorney fees and court costs incurred in such litigation.

16. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
17. The roadways described in EXHIBIT B shall be for the exclusive use of any property owners of Oak Ridge at Lake Tenkiller and their guests.

Dated this 29 day of June, 2022.


John W. Gray, Jr.

I-2022-005838 Book 1354 Pg 899
07/06/2022 8:12am Pg 0897-0906
Fee: \$36.00 Doc: \$0.00
Cheryl Trammel - Cherokee County Clerk
State of OK



STATE OF TEXAS)

)SS.

COUNTY OF TRAVIS)

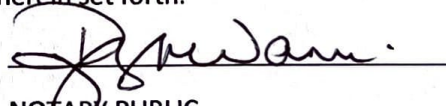
Before me, a Notary Public, in and for said County and State, on this 29th day of June, 2022, personally appeared John W. Gray, Jr., a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

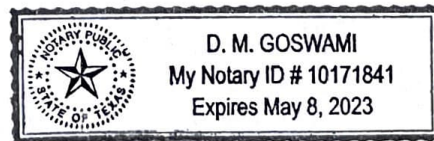
My Commission Expires:

May 8 2023

Commission No.

10171841


NOTARY PUBLIC



I-2022-005838 Book 1354 Pg 900
07/06/2022 8:12am Pg 0897-0906
Fee: \$36.00 Doc: \$0.00
Cheryl Trammel - Cherokee County Clerk
State of OK



Dated this 1st day of July, 2022.


Henry Alvin Jennings, Jr., Trustee


Tanya R. Jennings, Trustee

STATE OF CALIFORNIA)

)SS.

COUNTY OF ORANGE)

Before me, a Notary Public, in and for said County and State, on this 1st day of July, 2022, personally appeared Henry Alvin Jennings, Jr. and Tanya R. Jennings, Trustees of the Henry and Tanya Jennings Trust dated November 15, 2018, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

Commission No.

SPE ATTACHED ACKNOWLEDGEMENT

NOTARY PUBLIC

WELLS
FARGO

I-2022-005838 Book 1354 Pg 901
07/06/2022 8:12am Pg 0897-0906
Fee: \$36.00 Doc: \$0.00
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State of OK



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

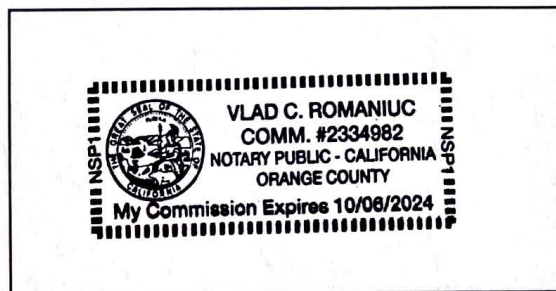
State of California

County of ORANGE

On 07/01/2022 before me, VLAD C. ROMANIUC NOTARY PUBLIC (here insert name and title of the officer),

personally appeared HENRY ALVIN JENNINGS JR. AND TANYA R. JENNINGS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand
and official seal.

Signature _____

For Bank Purposes Only

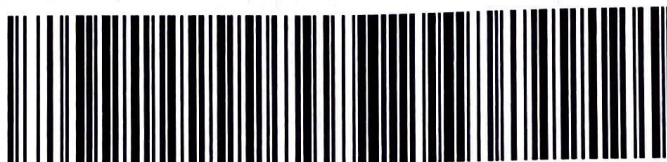
Description of Attached Document

Type or Title of Document AMENDED COVENANTS

Document Date 06/29/2022

Number of Pages 4

Signer(s) Other Than Named Above _____



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ALL THAT PART OF THE SE4 OF SAID SECTION 23, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF OKLAHOMA STATE HIGHWAY NO. 82 AND NORTH OF THE CENTER LINE OF EXISTING COUNTY ROAD,
LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF THE SE4 OF SAID SECTION 23; THENCE S 00°02'57" E, A DISTANCE OF 1570.45 FEET; THENCE S 90°00'00" E, A DISTANCE OF 706.23 FEET TO THE CENTER LINE OF THE EXISTING COUNTY ROADWAY, FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 380.49 FEET, A CENTRAL ANGLE OF 15°57'09", A CHORD OF 105.60 FEET BEARING N 5°28'35" E, THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 105.94 FEET; THENCE N 12°31'49" E, A DISTANCE OF 195.86 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 260.25 FEET, A CENTRAL ANGLE OF 32°22'23", A CHORD OF 145.10 FEET BEARING N 4°01'11" W, THENCE ALONG SAID CURVE A DISTANCE OF 147.05 FEET; THENCE N 23°42'51" W, A DISTANCE OF 12.44 FEET; THENCE N 63°01'49" E, A DISTANCE OF 39.99 FEET; THENCE S 26°58'11" E, A DISTANCE OF 528.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 312.50 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

(TRACTS 60&61 - 2.55AC):

Part of the NW SE lying North of W Chicken Creek Road in Section 23, T14N, R22E, I.B.M.,

Cherokee County, Oklahoma, described as follows:

Commencing at an existing 1-1/4" square pin at the NW corner of the NW SE;
thence N 88°19'38" E along the North line of the NW SE a distance of 553.34 feet;
thence S 28°50'09" E a distance of 775.08 feet to the POINT OF BEGINNING;
thence S 28°50'09" E a distance of 324.00 feet;
thence S 64°16'30" W a distance of 301.28 feet;
thence S 61°55'02" W a distance of 40.17 feet to the centerline of W Chicken Creek Road;

thence N 27°19'39" W along the centerline a distance of 143.71 feet;
thence N 28°41'11" W along the centerline a distance of 190.50 feet;
thence N 65°45'18" E a distance of 337.80 feet to the point of beginning. Containing 2.55 acres.

LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

(TRACT 62 - 1.27AC):

Part of the NW SE lying North of W Chicken Creek Road in Section 23, T14N, R22E, I.B.M.,

Cherokee County, Oklahoma, described as follows:

Commencing at an existing 1-¼" square pin at the NW corner of the NW SE;

thence N 88°19'38" E along the North line of the NW SE a distance of 553.34 feet;
thence S 28°50'09" E a distance of 613.08 feet to the POINT OF BEGINNING;
thence S 66°32'36" W a distance of 337.79 feet to the centerline of W Chicken Creek Road;
thence S 28°41'42" E along the centerline a distance of 166.63 feet;
thence N 65°45'18" E a distance of 337.80 feet;
thence N 28°50'09" W a distance of 162.00 feet to the point of beginning. Containing 1.27 acres.

LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

(TRACTS 63&64 - 2.53AC):

Part of the NW SE lying North of W Chicken Creek Road in Section 23, T14N, R22E, I.B.M.,

Cherokee County, Oklahoma, described as follows:

Commencing at an existing 1-¼" square pin at the NW corner of the NW SE;

thence N 88°19'38" E along the North line of the NW SE a distance of 553.34 feet;
thence S 28°50'09" E a distance of 289.15 feet to the POINT OF BEGINNING;
thence S 28°50'09" E a distance of 323.93 feet;
thence S 66°32'36" W a distance of 337.79 feet to the centerline of W Chicken Creek Road;
thence N 28°42'33" W along the centerline a distance of 332.88 feet;
thence N 68°03'55" E a distance of 338.02 feet to the point of beginning. Containing 2.53 acres.

AND LESS PUBLIC RIGHTS OF WAY, AND LESS AND EXCEPT ANY EASEMENTS OF RECORD.

LESS AND EXCEPT AN UNDIVIDED 1/2 INTEREST OF OIL, GAS AND OTHER MINERALS

FORMERLY RESERVED.

I-2022-005838 Book 1354 Pg 903
07/06/2022 8:12am Pg 0897-0906
Fee: \$36.00 Doc: \$0.00
Cheryl Trammel - Cherokee County Clerk
State of OK





NEW DESCRIPTION FOR TENKILLER RIDGE ROAD 40FT PUBLIC EASEMENT:

A 40 foot wide easement in the SE/4 of Section 23, being North and East of Chicken Creek Road and North and West of State Highway No. 82, in T14N, R22E, I.B.M., Cherokee County, Oklahoma, being 20 feet on each side of a centerline described as:

Commencing at an existing 1- $\frac{1}{4}$ " square pin at the NW corner of the SE/4;
thence N 88°19'38" E along the North line of the SE/4 a distance of 43.25 feet;
thence S 46°42'50" E a distance of 191.15 feet;
thence S 44°42'25" E a distance of 29.89 feet to the POINT OF BEGINNING;
thence N 60°52'22" E a distance of 44.15 feet;
thence S 86°14'58" E a distance of 250.75 feet;
thence S 83°12'24" E a distance of 697.32 feet;
thence S 83°21'32" E a distance of 185.99 feet;
thence S 83°21'33" E a distance of 661.73 feet;
thence S 78°43'33" E a distance of 411.99 feet to the point of ending.

NEW DESCRIPTION FOR GRAY ROCK ROAD 40FT PUBLIC EASEMENT:

A 40 foot wide easement in the SE/4 of Section 23, being North and East of Chicken Creek Road and North and West of State Highway No. 82, in T14N, R22E, I.B.M., Cherokee County, Oklahoma, being 20 feet on each side of a centerline described as:

Commencing at an existing 1- $\frac{1}{4}$ " square pin at the NW corner of the SE/4;
thence N 88°19'38" E along the North line of the SE/4 a distance of 553.34 feet;
thence S 28°50'09" E a distance of 206.88 feet to the POINT OF BEGINNING;
thence S 28°50'09" E a distance of 892.20 feet;
thence S 35°59'25" E a distance of 434.35 feet to the point of ending.

NEW DESCRIPTION FOR SERENITY CIRCLE 40FT PUBLIC EASEMENT:

A 40 foot wide easement in the SE/4 of Section 23, being North and East of Chicken Creek Road and North and West of State Highway No. 82, in T14N, R22E, I.B.M., Cherokee County, Oklahoma, being 20 feet on each side of a centerline described as:

Commencing at an existing 1- $\frac{1}{4}$ " square pin at the NW corner of the SE/4;

thence N 88°19'38" E along the North line of the SE/4 a distance of 1361.64 feet;

thence S 01°38'28" E a distance of 289.82 feet to the POINT OF BEGINNING;

thence S 01°47'06" E a distance of 296.66 feet to the center of a 50 foot radius cul-de-sac and the point of ending.

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Fee: \$36.00 Doc: \$0.00
Cheryl Trammel - Cherokee County Clerk
State of OK



NEW DESCRIPTION FOR FALCON CREST LANE 40FT PUBLIC EASEMENT:

A 40 foot wide easement in the SE/4 of Section 23, being North and East of Chicken Creek Road and North and West of State Highway No. 82, in T14N, R22E, I.B.M., Cherokee County, Oklahoma, being 20 feet on each side of a centerline described as:

Commencing at an existing 1- $\frac{1}{4}$ " square pin at the NW corner of the SE/4;

thence N 88°19'38" E along the North line of the SE/4 a distance of 2430.53 feet;

thence S 16°38'15" E a distance of 328.46 feet to the center of a 50 foot radius cul-de-sac and POINT OF BEGINNING;

thence S 29°37'38" W a distance of 187.82 feet;

thence S 43°04'26" W a distance of 170.51 feet;

thence S 60°59'34" W a distance of 175.04 feet;

thence S 75°13'47" W a distance of 91.97 feet;

thence on a curve to the left with a radius of 220.56 feet a distance of 167.77 (chord = S 57°22'17" W, 163.75');;

thence S 39°59'21" W a distance of 141.36 feet;

thence S 48°26'06" W a distance of 224.03 feet;

thence S 39°40'32" W a distance of 235.54 feet;

thence S 56°08'20" W a distance of 152.24 feet;

thence S 52°18'25" W a distance of 76.60 feet;

thence S 32°12'19" W a distance of 191.80 feet;

thence S 46°11'19" W a distance of 112.65 feet to the center of a 50 foot radius cul-de-sac and point of ending.

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07/06/2022 8:12am Pg 0897-0906
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NEW DESCRIPTION FOR MOON RIVER RD. 40FT PUBLIC EASEMENT:

A 40 foot wide easement in the SE/4 of Section 23, being North and East of Chicken Creek Road and North and West of State Highway No. 82, in T14N, R22E, I.B.M., Cherokee County, Oklahoma, being 20 feet on each side of a centerline described as:

Commencing at an existing 1-1/4" square pin at the NW corner of the SE/4;

thence N 88°19'38" E along the North line of the SE/4 a distance of 2297.73 feet;

thence S 01°40'22" E a distance of 598.90 feet to the POINT OF BEGINNING;

thence S 13°52'32" E a distance of 78.17 feet;

thence S 18°51'09" W a distance of 158.08 feet;

thence S 15°25'02" E a distance of 118.92 feet;

thence S 14°28'14" W a distance of 93.11 feet;

thence S 32°57'32" W a distance of 164.95 feet;

thence S 29°23'56" W a distance of 204.03 feet;

thence S 43°51'38" W a distance of 257.84 feet;

thence S 50°43'31" W a distance of 365.88 feet to the center of a 50 foot radius cul-de-sac and point of ending.