



480 24TH AVE NW, #106
NORMAN, OK 73069

SECOND AMENDMENT

TO

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

FOR

DEER CREEK VILLAGE Section 1



20140324010342000
03/24/2014 10:44:21 AM
Bk:RE12491 Pg:663 Pgs:2 DECL
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

This Second Amendment to the Declaration of Covenants Conditions and Restrictions for Deer Creek Village Section 1 is made effective as of the 19th day of March, 2014 by Deer Creek Village, L.L.C., an Oklahoma Limited Liability Company, the “Declarant”.

Declarant is the owner of the land described in Exhibit “A” attached to the original Declaration of Covenants Conditions and Restrictions for Deer Creek Village Section 1 (the “Declaration”) and is referred to herein as the “Property” or the “Addition”. A portion of the Property has been subdivided and platted into lots and blocks under the name of Deer Creek Village Section 1 an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. The original Declaration imposes upon the Addition mutually beneficial covenants and restrictions on the use and improvement of the Lots administration of the Association and maintenance of the Addition. Declarant desires to amend the Declaration in this Second Amendment pursuant to Article xii paragraph 13.1, as set forth below:

Article VII

ASSOCIATION POWERS AND RESPONSIBILITIES

7.4. Compliance and Enforcement.

(a) Every Owner and occupant of a Lot shall comply with the Governing Documents and the rules of the Association. The Board may impose sanctions, including monetary fines, for violation of the Governing Documents or any rule or regulation, after notice and a hearing in accordance with the procedures set forth in the Bylaws.

Article VIII

ASSOCIATION FINANCES

8.7. Specific Assessments, Monetary Fines. The Board may levy Specific Assessments, including monetary fines, against particular Lots for violation of the Governing Documents, expenses incurred or to be incurred by the Association, as follows:

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EXHIBIT "B"

INITIAL USE RESTRICTIONS AND RULES

6. **Recreational Equipment.** Tree houses and platforms in trees are prohibited. Elevated play houses, play towers, climbing equipment, swing sets or similar structures may be erected in the back yards of the homes, provided that a ten (10) foot set back from both side and rear property lines is maintained. Any such equipment erected in the back yard of a home in the Addition shall be limited in height such that no portion of the structure shall exceed 8 feet above the surface of the yard in which it is located. The attachment or use of binoculars, periscopes, telescopes or any such optical viewing enhancement devices from the elevated portion of such equipment is prohibited.

Except for the Amendment set forth above the Declaration of Covenants, Conditions and Restrictions for Deer Creek Village Section 1 shall remain in full force and effect.

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Deer Creek Village Section 1 is dated this 19th day of March, 2014.

"Declarant"

Deer Creek Village, L.L.C.

By: Anthony K. Mirzaie
Anthony K. Mirzaie, Manager

State of Oklahoma)
County of Cleveland)

The above and foregoing instrument was acknowledged before me this 20th day of March 2014 by Anthony k. Mirzaie, Manager of Deer Creek Village, L.L.C.



Kelly K. Clark
Notary Public Seal

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Filing Fee: ~~\$18.00~~
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