

FIRST AMENDMENT AND ADDENDUM TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
KINGSRIDGE LAKE ESTATES

THIS FIRST AMENDMENT AND ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KINGSRIDGE LAKE ESTATES (the "First Amendment"), is made on this 1st day of July, 2021, by KRLE LLC, an Oklahoma limited liability company, 5506 Stewart Drive, Mustang, Oklahoma 73064, ("Declarant") and approved by the homeowners of record listed on the signature pages hereof.

WHEREAS, Declarant is the owner of certain real property located in the City of Oklahoma City, Canadian County, State of Oklahoma, which is more particularly described on Exhibit "A".

WHEREAS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KINGSRIDGE LAKE ESTATES was made on the 17th day of September, 2015, by KRLE LLC, an Oklahoma limited liability company, 5506 Stewart Drive, Mustang, Oklahoma 73064, and recorded on October 6, 2015, Doc Number R 2015 2416, in Book RB 4329 at Page 328 of the records of the Canadian County Clerk (the "Original Declaration").

WHEREAS, Declarant now wishes to supplement the Original Declaration's Article VIII, Section 2, amend and restate the Original Declaration's Article IX, Section 1 and Article IX, Section 2, and supplement the Original Declaration's Article XVI by adding Section 18.

NOW THEREFORE, a supplement to Article VIII, Section 2 is inserted so that Article VIII, Section 2 now reads as follows:

ARTICLE VIII

USES OF LAND

Section 2. No Offensive Activity. No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become a nuisance or annoyance to the neighborhood. **For this purpose, the discharge of any type of firearm which discharges a projectile including, without limitation, Bbs and pellets, and the discharge of fireworks shall be an obnoxious and offensive activity which is prohibited on all Lots and Common Areas.**

(The rest of this page is intentionally left blank.)

NOW THEREFORE, Article IX, Section 1 and Article IX, Section 2 of the Original Declaration are hereby amended to read as follows:

ARTICLE IX

ARCHITECTURE, SIZE, MATERIAL PLOTTING, AND FENCING

Section 1. Architecture. Complete plans including plot plans, elevations, floor plans, landscape plans, exterior materials, exterior color schemes and any other specifications required by Declarant for any structure proposed to be erected must first be submitted to Declarant prior to the commencement of any construction upon all Lots. If the Declarant does not act within thirty (30) days following delivery of such plans in the manner required herein, the plans for the structure may be considered approved. Following completion of construction of a residence and during the term of this Agreement, complete plans for all changes to the plot plans, elevations, floor plans, landscape plans, exterior materials, exterior color schemes and any other specifications required by Declarant must be submitted to the Declarant for approval. If the Declarant does not act within thirty (30) days following delivery of such plans in the manner required herein, the plans for changing the structure may be considered approved.

Section 2. Size and Height. Residences constructed shall be the height and contain the minimum floor space, as follows:

Each residence to be constructed on all Lots and Blocks inclusive must be a minimum of 3,000 square feet with a minimum of 1,800 square feet required for the 1st floor. In computing the required square footage, the basement, attached porches, and garages shall be excluded. Excluding a basement which is located below the surface of the Lot, no residence may have more than two (2) floors.

(The rest of this page is intentionally left blank.)

NOW THEREFORE, Section 18, "Fishing Restrictions", is added as a supplement to Article XVI, so that Article XVI, Additional Restrictions on Use, now includes Section 18, Fishing Restrictions as follows:

ARTICLE XVI

ADDITIONAL RESTRICTIONS ON USE

Section 18. Fishing Restrictions. Fishing in the lake shall be restricted to Owners and their immediate family members. For this purpose, "immediate family" shall mean parents, children, grandchildren, siblings, nieces and nephews. Except, other individuals may fish in the lake when accompanied by an Owner or a member of their immediate family. Fishing in the lake is restricted to the common areas, except an Owner whose lot fronts the lake may fish from their own property. All fishing in the lake shall be catch and release so that all Owners and their immediate family members shall enjoy fishing in the lake.

All other provisions of the Original Declaration shall remain in full force and effect as originally written.

IN WITNESS WHEREOF, the Declarant has signed this First Amendment and Addendum the 1st day of July, 2021.

KRLE LLC, an Oklahoma limited liability company

By 
Tony J. Ellison, Manager

(Acknowledgment appears on the following page.)

Acknowledgment

STATE OF OKLAHOMA)
)
COUNTY OF Canadian) SS.

Before me, the undersigned, a Notary Public in and for said County and State on this 1st day of July, 2021, personally appeared Tony J. Ellison, Manager of KRLE LLC, an Oklahoma limited liability company, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed on behalf of said limited liability company for the purposes therein set forth.

Katlin Carroll
Notary Public

