



Wallace  
design  
collective

Concept A - Brick facade with cast stone cap and three  
wall breaks with ornamental fencing at entry

**Wolf Creek Estates**  
Site Development  
06/15/2022

*Coming  
Soon*

**RESERVING LOTS NOW**

# WOLF CREEK

## ESTATES

- GATED
- ◆ ESTATE-SIZE LOTS
- ◆ PLAYGROUND
- ◆ WALKING TRAILS

**ONE HALF MILE EAST** 

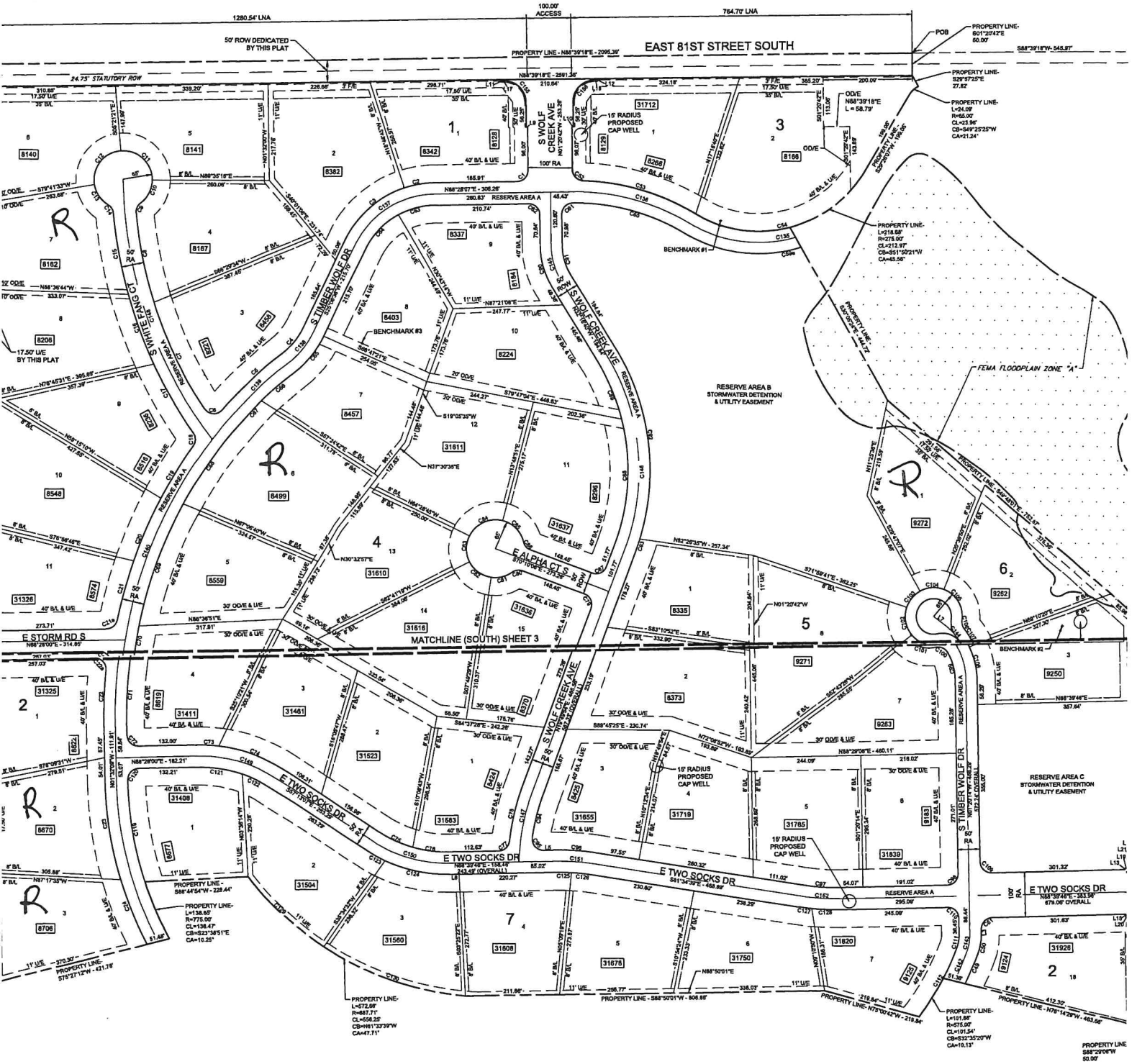


CONTACT  
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# FINAL PLAT

## WOLF CREEK ESTATES-PHASE I

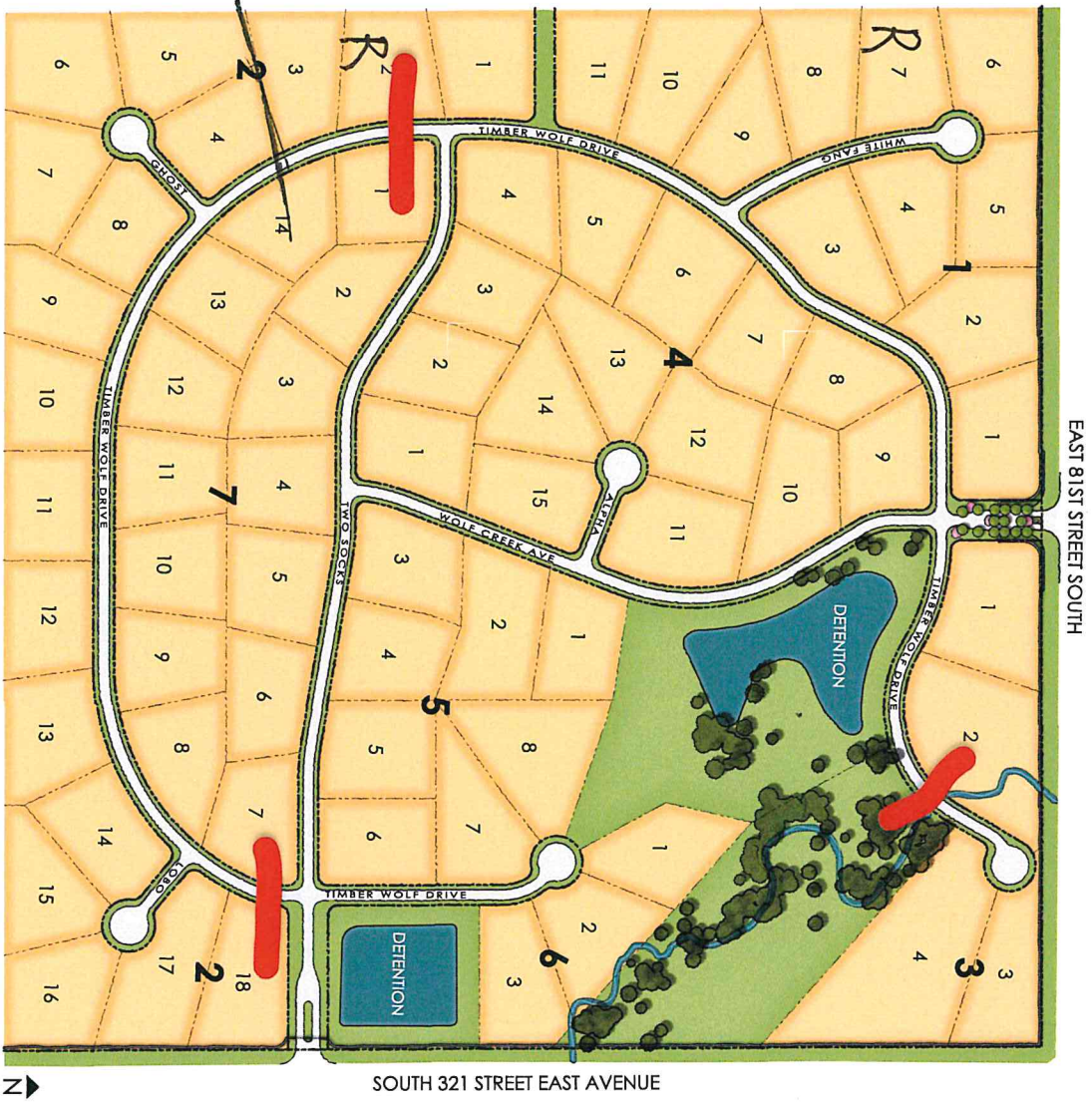
A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,  
BEING A PART OF THE NE/4 OF SECTION SEVENTEEN (17)  
TOWNSHIP 19 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN.







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**Wolf Creek Estates**  
Site Development  
06/15/2022

Block	Lot	Size	AC	Amount	Reserved:
1	1	72,908.89	1.67	\$130,000.00	
1	2	81,730.37	1.88	\$150,000.00	
1	3	81,390.46	1.86	\$150,000.00	
1	4	69,919.42	1.60	\$125,000.00	
1	5	67,919.92	1.55	\$125,000.00	
1	6	72,324.55	1.66	\$130,000.00	
1	7	67,477.70	1.54	\$120,000.00	Reserved
1	8	74,684.94	1.71	\$130,000.00	
1	9	65,527.01	1.50	\$125,000.00	
1	10	86,090.30	1.97	\$160,000.00	
1	11	62,143.83	1.42	\$125,000.00	
2	1	68,628.13	1.57	\$125,000.00	
2	2	67,380.16	1.54	\$120,000.00	Reserved
2	3	66,619.35	1.52	\$125,000.00	<i>Reserved</i>
2	4	62,072.17	1.42	\$125,000.00	
2	5	73,262.77	1.68	\$130,000.00	
2	6	76,123.87	1.74	\$140,000.00	
2	7	69,778.13	1.60	\$130,000.00	
2	8	63,370.88	1.45	\$125,000.00	
2	9	62,237.77	1.42	\$125,000.00	
2	10	61,540.84	1.41	\$125,000.00	
2	11	61,716.62	1.41	\$125,000.00	
2	12	63,734.06	1.46	\$125,000.00	
2	13	69,551.16	1.59	\$125,000.00	
2	14	67,790.87	1.55	\$125,000.00	

2	15	63,252.95	1.45	\$125,000.00	
2	16	68,964.55	1.58	\$125,000.00	
2	17	84,708.37	1.94	\$160,000.00	
2	18	75,628.33	1.73	\$145,000.00	
3	1	85,567.89	1.96	\$160,000.00	
3	2	118,150.06	2.71	\$205,000.00	
3	3	70,807.86	1.62	\$130,000.00	
3	4	162,994.50	3.74	\$205,000.00	
4	1	65,156.08	1.49	\$125,000.00	
4	2	63,579.56	1.45	\$125,000.00	
4	3	64,120.91	1.47	\$125,000.00	
4	4	68,842.80	1.58	\$125,000.00	
4	5	69,268.17	1.59	\$125,000.00	
4	6	83,331.04	1.91	\$160,000.00	<i>Reserved</i>
4	7	61,762.01	1.41	\$125,000.00	
4	8	60,751.56	1.39	\$125,000.00	
4	9	62,472.29	1.43	\$125,000.00	
4	10	72,764.64	1.67	\$130,000.00	
4	11	80,605.34	1.85	\$150,000.00	
4	12	77,966.68	1.78	\$150,000.00	
4	13	71,798.54	1.64	\$130,000.00	
4	14	71,252.86	1.63	\$130,000.00	
4	15	65,424.25	1.50	\$125,000.00	
5	1	60,183.85	1.38	\$125,000.00	
5	2	80,778.10	1.85	\$145,000.00	
5	3	66,370.10	1.52	\$125,000.00	

5	4	64,769.60	1.48	\$125,000.00	
5	5	70,012.69	1.60	\$130,000.00	
5	6	63,737.16	1.46	\$125,000.00	
5	7	70,637.51	1.62	\$130,000.00	
5	8	88,970.24	2.04	\$180,000.00	
6	1	64,163.45	1.47	\$125,000.00	<i>Reserved</i>
6	2	66,608.92	1.52	\$125,000.00	
6	3	68,518.30	1.57	\$125,000.00	
7	1	61,615.13	1.41	\$125,000.00	
7	2	64,697.56	1.48	\$125,000.00	
7	3	64,214.72	1.47	\$125,000.00	
7	4	63,407.94	1.45	\$125,000.00	
7	5	67,747.98	1.55	\$125,000.00	
7	6	62,183.80	1.42	\$125,000.00	
7	7	62,942.50	1.44	\$125,000.00	
7	8	64,208.92	1.47	\$125,000.00	
7	9	60,309.92	1.38	\$125,000.00	
7	10	63,978.84	1.46	\$125,000.00	
7	11	61,505.35	1.41	\$125,000.00	
7	12	66,191.20	1.51	\$125,000.00	
7	13	64,943.87	1.49	\$125,000.00	
7	14	60,996.92	1.40	\$125,000.00	
Reserve	A	682,754.25	15.67	NA	
	B	407,959.44	9.36	NA	
	C	333,980.36	7.66	NA	
	D	135,993.93	3.12	NA	



**WOLF CREEK ESTATES  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS**

**KNOW ALL MEN BY THESE PRESENTS:**

WOLF CREEK ESTATES, LLC. HEREINAFTER REFERRED TO AS THE "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA TOWIT:

NORTHEAST QUARTER (NE/4) SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN NORTH (18N), RANGE SIXTEEN EAST (16E) OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF,

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO SIXTY-EIGHT (68) LOTS, FIVE (5) BLOCKS, AND THREE (3) RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "WOLF CREEK ESTATES", A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "WOLF CREEK").

**SECTION I. STREETS, EASEMENTS AND UTILITIES**

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND REPLACING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING THE AFOREMENTIONED UTILITIES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL

BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY WAGONER COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. UNDERGROUND SERVICE LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION, STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USEAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OR SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINTIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A FIVE (5) FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISON OR PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE,

CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

4. THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

5. WAGONER COUNTY, OKLAHOMA, AND RURAL WATER DISTRICT #5, OR THEIR SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT TO ACCESS TO ALL EASEMENTSWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND WATER OR STORM SEWER FACILITIES.

6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY WAGONER COUNTY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF WOLF CREEK ESTATES, SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNERS(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY WAGONER COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OR DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, WAGONER COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

**SECTION II. RESERVE AREAS**

A. RESERVE AREAS "A" AND "B"

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF WAGONER COUNTY, OKLAHOMA, THE OWNER HEREBY ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS RESERVE AREAS "A" AND "B" AS DESIGNATED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE THE SUBDIVISION, AND FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UTILITIES.

STORM WATER DETENTION AND DRAINAGE FACILITIES CONSTRUCTED SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF WAGONER COUNTY AND PLANS AND SPECIFICATIONS APPROVED BY THE WAGONER COUNTY ENGINEER.

NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN RESERVE AREAS "A" AND "B" UNLESS APPROVED BY THE WAGONER COUNTY ENGINEER, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE OR CONTOURS IN RESERVE AREAS "A" AND "B" UNLESS APPROVED BY THE WAGONER COUNTY ENGINEER.

RESERVE AREAS "A" AND "B" AND THE FACILITIES THEREON LOCATED SHALL BE MAINTAINED BY THE OWNER THEREOF AND MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

IN THE EVENT THE OWNER OF RESERVE AREAS "A" AND "B" FAILS TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, WAGONER COUNTY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BECOME A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY WAGONER COUNTY, OKLAHOMA.

B. RESERVE AREA "C"

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS RESERVE AREA "C", "FEMA FLOODPLAIN", OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION, AND FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UTILITIES.

DRAINAGE FACILITIES LOCATED WITHIN RESERVE AREA "C" AND OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF WAGONER COUNTY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE WAGONER COUNTY ENGINEER.

NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN RESERVE AREA "C" OR "OVERLAND DRAINAGE EASEMENTS", NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN AREA "C" OR "OVERLAND DRAINAGE EASEMENTS" UNLESS APPROVED BY THE WAGONER COUNTY ENGINEER PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE COUNTY ENGINEER.

**SECTION III - PRIVATE BUILDING AND USE RESTRICTIONS**

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS THAT RUN WITH THE LAND, AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

1. LOT USE. LOTS SHALL BE USED ONLY FOR RESIDENTIAL SINGLE-FAMILY PURPOSES. NO LOT SHALL BE USED FOR ANY BUSINESS, COMMERCIAL OR MANUFACTURING PURPOSE; HOWEVER, THE DEVELOPER MAY PERMIT A MODEL HOME OR SIMILAR SALES OFFICE TO BE IMPLEMENTED AND MAINTAINED BY BUILDER FOR A FIXED PERIOD OF TIME AT THE DEVELOPER'S SOLE DISCRETION. NO RESIDENTIAL LOT MAY BE SUBDIVIDED TO ACCOMMODATE TWO OR MORE SEPARATE OWNERS OR DWELLINGS. NO STRUCTURE SHALL BE PLACED, ALTERED, ERECTED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT WHICH EXCEEDS TWO (2) STORIES IN HEIGHT. NO MODULAR, PRE-MANUFACTURED BUILDINGS, OR STRUCTURE OF TEMPORARY CHARACTER MAY BE MOVED ONTO LOT. NO MOBILE HOME SHALL BE MOVED INTO OR BE PRESENT IN THE SUBDIVISION. ALL RESIDENCES CONSTRUCTED SHALL CONTAIN A MINIMUM OF 2750 SQUARE FEET OF FINISHED HEATED LIVING AREA (MEASURED TO OUTSIDE OF MASONRY) FOR SINGLE STORY BUILDINGS, EXCLUSIVE OF A MINIMUM OF THREE (3) CAR GARAGE, ATTIC STORAGE SPACE AND PORCHES. ONE AND ONE-HALF OR TWO STORY DWELLINGS WILL NOT HAVE LESS THAN 2000 SQUARE FEET ON GROUND FLOOR LEVEL AND MINIMUM OF 750 SQUARE FEET ON THE SECOND FLOOR. DWELLINGS SHALL NOT EXCEED FORTY-FIVE FEET (45') IN HEIGHT, AND NO ACCESSORY BUILDING SHALL EXCEED THIRTY FEET (30') IN HEIGHT, UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE. ALL BUILDING PLANS FOR RESIDENCE AND OUTBUILDINGS SHALL BE REVIEWED AND APPROVED BY ARCHITECTUAL COMMITTEE PRIOR TO CONSTRUCTION.

2. NO GARAGE DOOR SHALL BE LEFT OPEN FOR AN UNREASONABLE TIME PERIOD THAT IS VISIBLE TO THE PUBLIC.

3. SEASONAL HOME AND YARD DECORATIONS WILL BE ALLOWED FOR FIFTEEN (15) CALENDAR DAYS BEFORE AND SEVEN (7) DAYS AFTER HOLIDAY SEASONS, EXCEPT CHRISTMAS. CHRISTMAS DECORATIONS, INCLUDING LIGHTS, MAY BE INSTALLED AFTER THE FIRST DAY OF NOVEMBER AND MUST BE REMOVED BY JANUARY 31<sup>ST</sup>. OTHER YARD DECORATIONS, STATUES BIRD BATHS, FLAG POLES OR OTHER SIMILAR ITEMS WHICH ARE OVER THREE FEET (3') IN HEIGHT, IF LOCATED IN THE FRONT YARD, MUST BE APPROVED IN WRITING BY ARCHITECTUAL COMMITTEE.

4. BASKETBALL GOALS, SWING SETS, SOCCER GOALS, TRAMPOLINES OR ANY OTHER PLAYGROUD EQUIPMENT ARE NOT ALLOWED IN THE FRONT YARD. THESE ITEMS MAY BE PLACED IN SIDE YARDS AND THE BACKYARD, IN TASTE AND RESPECT TO ADJACENT HOMEOWNERS.

5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON, MAINTAINED OR COMMITTED IN THE SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREIN WHICH SHALL BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

6. NO GARAGE SALES OR ESTATE SALES SHALL OCCUR IN THE NEIGHBORHOOD.

7. THE OWNER/DEVELOPER HEREIN ESTABLISHES AND RESERVES FOR THE HOMEOWNERS' ASSOCIATION, AN EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING ALONG THE BOUNDARIES OF THE SUBDIVISION. STYLE AND TYPE OF FENCING SHALL BE AT THE DEVELOPER'S CHOICE.

8. ANIMALS. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE KEPT ON ANY RESIDENTIAL LOT EXCEPT FOR DOMESTICATED HOUSEHOLD PETS, PROVIDED, ANY SUCH PETS ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES HOWEVER, NO MORE THAN FOUR (4) ANIMALS SHALL BE MAINTAINED ON ANY RESIDENTIAL LOT. EXCESSIVE BARKING BY ANY DOG SHALL, IN THE SOLE OPINION OF THE DEVELOPER OR THE MAJORITY OF THE BOARD OF DIRECTORS OF THE HOA ASSOCIATION, BE DEEMED A NUISANCE AND IMMEDIATELY SUBJECT THE DOG TO IMPOUND AND THE OWNER THEREOF TO A FINE IN THE AMOUNT LEVIED BY THE ASSOCIATION'S BOARD OF DIRECTORS. THE AMOUNT OF SUCH FINE SHALL BECOME A LIEN UPON THE OWNER'S LOT. ANIMALS SHALL NOT BE PERMITTED ON ANY LOT WHICH DOES NOT CONTAIN A DWELLING BEING USED AS A RESIDENCE. NO KENNELS ARE PERMITTED. ALL ANIMALS MUST BE FENCED IN OR KEPT ON A LEASH. ANIMAL SHELTERS SHALL BE SCREENED FROM VIEW FROM ANY STREET UNLESS BUILT IN CONFORMITY TO THE REQUIREMENT FOR OUTBUILDINGS HERE. ANIMALS SHALL NOT BE PERMITTED TO ROAM IN THE RESERVE AREAS OR NEIGHBORHOOD WITHOUT THEIR OWNER, AND AT THE OPTION OF THE DEVELOPER OR THE ASSOCIATION, STEPS MAY BE TAKEN TO CONTROL ANY ANIMALS NOT UNDER THE IMMEDIATE CONTROL OF THEIR OWNERS, INCLUDING THE RIGHT TO IMPOUND SUCH ANIMALS AND TO CHARGE FEES FOR THEIR RETURN.

9. NO BUILDING, RESIDENCE, FENCE, RETAINING WALL OR ANY OTHER TYPE OF IMPROVEMENT SHALL BE STARTED ON ANY LOT UNTIL THE ARCHITECTURAL OR BUILDING COMMITTEE HAS APPROVED THE PLANS AND SPECIFICATIONS. NO ABOVE GROUND SWIMMING POOLS SHALL BE ALLOWED. ONLY BELOW-GRADE SWIMMING POOLS WILL BE PERMITTED AND MUST BE CONSTRUCTED BEHIND THE REAR BUILDING LINE OF THE RESIDENCE.

10. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR MAINTAINED NEARER TO THE FRONT OR SIDE STREET LINES THAN THE BUILDING SET BACK LINES, DEPICTED ON THE FILED PLAT. SET BACK FROM PROPERTY LINE WILL BE 40 FEET, AND FROM THE CENTER OF STREET SHALL BE 65 FEET; NO SIDE YARD BUILDING LINE SHOULD NOT BE LESS THAN 8 FEET ON EACH SIDE OF THE HOUSE, EXCEPT AS RESTRICTED BY EASEMENTS OR BUILDING LINES, UNLESS APPROVED BY THE ARCHITECTURAL OR BUILDING COMMITTEE.

11. ALL EXTERIOR WALLS OF ALL RESIDENTIAL AND GARAGE CONSTRUCTION SHALL BE HAVE AT LEAST 75% BRICK, STONE OR STUCCO, EXCLUSIVE OF WINDOWS AND DOORS, AND COVERED PORCHES AND PATIOS, TO THE FIRST FLOOR PLATE LINE. NO ALUMINIMUM SIDING, STEEL, PLASTIC OR CONCRETE BLOCK OF ANY SORT SHALL BE ALLOWED. ARCHITECTUAL OR BUILDING COMMITTEE SHALL MAKE DECISIONS ON ANY METAL ROOF ACCENTS, i.e., DORMERS, DECORATIVE ROOFING, ETC.

12. ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD, WILL BE ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES WILL BE IN COLOR HARMONY WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINIUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

13. ROOF. NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 9/12 OVER 75% OF THE ROOF AREA; EXCEPT THAT A BUILDING MAY HAVE A FLAT ROOF EQUAL TO NO MORE THAN 20% OF THE AREA COVERED BY ALL ROOF SURFACES, SUBJECT TO ARCHITECTUAL COMMITTEE APPROVAL. ALL ROOFING SHALL BE MADE OF ASPHALT OR COMPARABLE COMPOSITION SINGLES REFERRED TO IN THE INDUSTRY AS "ARCHITECTUAL 35-YEAR SHINGLES", "SPANISH TILE" OR OTHER ROOFING MATERIALS AS APPROVED BY THE ARCHITECTURAL COMMITTEE. WOOD SHAKE SHINGLES SHALL NOT BE ALLOWED. ALTERNATIVE ROOF PITCHES AND STYLES TO ACCOMMODATE CONTEMPORARY DESIGN MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL OR BUILDING COMMITTEE.

14. NO TELEVISION, RADIO OR OTHER ANTENNAS SHALL BE ALLOWED, AND NO RECEPTION DEVICES EXCEEDING EIGHTEEN (18") IN DIAMETER SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTUAL OR BUILDING COMMITTEE.

15. NO DISCHARGE OF FIRE ARMS WITHIN THE LIMITS OF THE SUBDIVISION SHALL BE PERMITTED.



16. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER, FREE OF CLUTTER, TRASH AND OTHER DEBRIS. GRASS AND LANDSCAPING SHALL BE MAINTAINED ON A REGULAR BASIS. NO EXPOSED CLOTHES LINES OR OUTDOOR DRYING APPARATUS WILL BE PERMITTED ON ANY LOT. IF LOTS ARE NOT MAINTAINED BY OWNER, THE HOA MAY HAVE LOT GROOMED AND CHARGE OWNER OR PLACE A LIEN AGAINST LOT.

17. SAFE ROOMS OR SHELTERS MUST BE CONSTRUCTED WITHIN THE INTERIOR OF THE RESIDENCE AND HAVE ACCESS FROM INSIDE THE RESIDENCE.

18. MODEL HOMES MAY BE BUILT BY THE BUILDERS OWNING LOTS IN THE SUBDIVISION AND MAY UTILIZE THE GARAGES AS SALES OFFICES TEMPORARILY UNTIL THE HOME IS OCCUPIED AS A RESIDENCE, AT WHICH TIME, THE GARAGE SHALL BE REVERTED TO ITS INTENDED USE.

19. ALL OUTSIDE TRASH RECEPTACLES, HVAC CONDENSING AND MECHANICAL UNITS SHALL BE LOCATED OUTSIDE OF PUBLIC VIEW FROM THE STREET. THE TYPE OF SCREENING SHALL BE ARCHITECTURAL COMMITTEE COMPATIBLE OR AN ACCEPTABLE TYPE OF PRIVACY FENCING. ALL TRASH PRESENTED AT THE CURB FOR TRASH SERVICE WILL BE STORED IN A TRASH CAN OR CONTAINER. TRASH CANS OR CONTAINERS ARE TO REMAIN AT THE CURB FOR NO MORE THAN 24 HOURS.

20. OUTBUILDINGS OR ACCESSORY BUILDINGS SHALL NOT EXCEED 3,000 SQUARE FEET IN SIZE. ALL OUTBUILDINGS ARE ALLOWED WITH WRITTEN PERMISSION FROM THE ARCHITECTURAL COMMITTEE; AND OUTBUILDINGS AND ACCESSORY BUILDINGS MUST BE CONSTRUCTED UTILIZING SIMILAR EXTERIOR MATERIALS AND COLORS AS THE PRIMARY RESIDENCE. NO PORTABLE BUILDINGS ARE ALLOWED. EXISTING OR TEMPORARY STRUCTURES CANNOT BE PLACED ON ANY LOT. POLE BARNs ARE NOT ALLOWED. NO OUTBUILDINGS SHALL BE USED AS A DWELLING. ALL PLANS, COLORS AND SQUARE FOOTAGE OF OUTBUILDINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECTURAL COMMITTEE.

21. ANY EXPOSED FOUNDATION OR STEM WALL SHALL BE COVERED WITH BRICK, STONE OR STUCCO. NO RETAINING WALLS SHALL BE CONSTRUCTED ON ANY LOT UNTIL THE SITE PLAN HAS BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE. SITE PLAN MUST SHOW THE RESIDENCE, DRAINAGE CONCEPT, AND THE PROPOSED LOCATION AND HEIGHT OF RETAINING WALL AND THE TYPE AND COLOR OF BUILDING MATERIALS. NO RAILROAD TIES ARE PERMITTED.

22. ALL CHIMNEY STRUCTURES SHALL RECEIVE A COPPER OR PAINTED GALVANIZED METAL CHIMNEY CAP.

23. ALL METAL DORMERS OR OTHER ROOF ELEMENTS SHALL BE FABRICATED OF COPPER OR GALVANIZED METAL, PAINTED TO MATCH SHINGLE COLOR. ALL OTHER EXPOSED GALVANIZED ROOFING METAL, VENT PIPES AND PVC PLUMBING VENT PIPES SHALL BE PAINTED TO MATCH SHINGLE COLOR.

24. ACCEPTABLE FENCING. LARGE AREA FENCING INCLUDES WROUGHT IRON (BLACK OR BRONZE), PRIVACY WOOD FENCE, OR 2/3 RANCH RAIL WITH VINYL COATED CHAIN LINK (BLACK) AND SHALL NOT EXCEED SIX FEET (6') IN HEIGHT AND MUST BE CONSTRUCTED BEHIND THE REAR BUILDING LINE OF THE RESIDENCE. ANY WOODEN PRIVACY FENCING SHALL BE OF CEDAR FENCING THAT MUST BE STAINED A COLOR APPROVED BY THE ARCHITECTURAL COMMITTEE, AND CONSTRUCTION OF ANY WOODEN FENCE MUST BE WITH STEEL POSTS FOR SUPPORTS. WOODEN FENCING MUST BE KEPT STAINED, WHEN NECESSARY

25. SMALL AREA FENCING (FOR PETS) INCLUDES WROUGHT IRON (BLACK OR BRONZE), WOODEN PRIVACY FENCING, OR 2/3 RANCH RAIL WITH VINYL COATED CHAIN LINK (BLACK) THAT SHALL NOT EXCEED FIVE (5') IN HEIGHT AND MUST BE CONSTRUCTED BEHIND THE REAR BUILDING LINE OF THE RESIDENCE. PORTABLE PENS ARE NOT PERMITTED.

26. A PRIVACY FENCE STRUCTURE FOR OBSCURING MECHANICAL EQUIPMENT OR TRASH RECEPTACLES FROM STREET VIEW, SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT. PRIVACY FENCE SHALL BE STAINED NATURAL COLOR, SEALED AND REFRESHED, AS NEEDED.

27. BOUNDARY FENCES, WHETHER ORNAMENTAL IRON OR OTHERWISE, SHALL NOT BE ERECTED MORE THAN SIX FEET (6') IN HEIGHT AND SHALL NOT BE CONSTRUCTED LESS THAN 20' FROM FRONT CORNERS OF HOME. ALL FENCE DESIGNS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE. NO FENCE WILL BE BUILT THAT IMPEDES THE FLOW OF WATER ACROSS THE LOT OR ADJACENT LOTS.

28. SEMI-TRAILERS AND SEMI-TRUCKS SHALL NOT BE ALLOWED OR PARKED OR REPAIRED WITHIN THE SUBDIVISION. NO MECHANICAL WORK ON AUTOMOBILES SHALL BE PERFORMED IN DRIVEWAYS. NO INOPERATIVE VEHICLES OR MACHINERY SHALL NOT BE STORED OR PARKED ON ANY LOT UNLESS STORED INSIDE.

29. ALL HOMES MUST HAVE A MINIMUM LANDSCAPING BUDGET OF \$3,000, EXCLUSIVE OF SOD, WITH TWO TREES IN FRONT YARD, NO LESS THAN 2" CALIPER.

30. ALL LOTS MUST HAVE A DEDICATED CONSTRUCTION ENTRANCE WITH A CULVERT BEFORE COMMENCEMENT OF CONSTRUCTION. ENTRANCE TO THE LOT MUST BE AT STREET LEVEL IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS FOR DRAINAGE. LOT OWNERS WILL BE RESPONSIBLE FOR DAMAGE TO ASPHALT ROAD DUE TO EXCESSIVE DRIVE-OFF OF CONSTRUCTION VEHICLES. ALL WALKS OR DRIVEWAYS WILL BE BRICK, CONCRETE OR ASPHALT EXTENDING TO THE STREET WITH MASONRY HEADWALLS TO MATCH HOUSE. CIRCLE DRIVEWAYS MAY BE ALLOWED AFTER REVIEW OF THE ARCHITECTURAL COMMITTEE.

31. ATV'S, UTV'S, MOTOR BIKES AND VEHICLES OF LIKE SORT WILL NOT BE ALLOWED TO OPERATE IN A MANNER THAT IS A NUISANCE TO NEIGHBORS OF NEIGHBORHOOD.

32. NO VEHICLES SHALL BE PARKED ALONG STREET, EXCEPT FOR OCCASIONAL GATHERINGS (NOT TO EXCEED 24 HOURS). NO BOATS, TRAILERS, CAMPERS (MOBILE OR OTHERWISE) OR LIKE RECREATIONAL EQUIPMENT SHALL BE STORED ON ANY LOT UNLESS ENCLOSED IN GARAGE OR SCREENED FROM VIEW FROM ANY DIRECTION. RECREATIONAL VEHICLES MAY BE PARKED ON PRIVATE DRIVEWAYS NOT LONGER THAN A PERIOD OF SEVENTY-TWO (72) HOURS.

33. DURING CONSTRUCTION, ALL LOTS MUST HAVE A DUMPSTER AND PORTABLE TOILET ONSITE. ALL SITES MUST BE KEPT FREE OF LOOSE DEBRIS AND MAINTAINED IN AN ORDERLY MANNER. NO BURNING OR BURYING OF TRASH SHALL BE PERMITTED. OWNER OR BUILDER SHALL BE RESPONSIBLE FOR MONITORING SITE DURING CONSTRUCTION PERIOD.

COMPLIANCE WITH CODE. ALL RESIDENTIAL LOTS ARE SUBJECT TO THE USES, RESTRICTIONS, BUILDING CODES AND REQUIREMENTS OF WAGONER COUNTY, STATE OF OKLAHOMA.

### **SECTION III. HOMEOWNER'S ASSOCIATION**

#### **A. FORMATION OF HOMEOWNERS' ASSOCIATION**

THE OWNER HAS FORMED OR CAUSED TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE WOLF CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT ENTITY (SOMETIMES REFERRED TO HEREIN AS THE "HOMEOWNERS' ASSOCIATION OR ASSOCIATION". THE HOMEOWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN WOLF CREEK ESTATES, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION AND SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT, WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST, INCLUDING, WITH LIMITATION, THE RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE HOMEOWNERS' ASSOCIATION. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFRAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON THE COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO, AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION.

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE HOMEOWNERS' ASSOCIATION MAY HAVE, THE HOMEOWNERS' ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE ALL THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

F. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE HOMEOWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

G. INDEMFICATION OF OWNER AND CITY

THE HOMEOWNERS' ASSOCIATION AND ITS MEMBERS SHALL INDEMFIFY AND HOLD HARMLESS THE OWNER AND WAGONER COUNTY, THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ANY CLAIMS, LIABILITIES OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVES.

**SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

B. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENTS RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR WAGONER COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

C. DURATION

THESE RESTRICTIONS TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

D. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE WAGONER COUNTY PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONS OF WAGONER COUNTY, OKLAHOMA.

E. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR EFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

**CERTIFICATE OF OWNER**

IN WITNESS WHEREOF, **WOLF CREEK ESTATES, LLC** EXECUTED THIS INSTRUMENT \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WOLF CREEK ESTATES, LLC**

BY: \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF OKLAHOMA            )  
  ) ss  
COUNTY OF WAGONER        )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF WOLF CREEK ESTATES, LLC.

NOTARY PUBLIC                    \_\_\_\_\_  
MY COMMISSION NO.            \_\_\_\_\_  
MY COMMISSION EXPIRES        \_\_\_\_\_

(SEAL)

**CERTIFICATE OF SURVEY**

I, R. WADE BENNETT, OF BENNETT SURVEYING, INC., A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WOLF CREEK ESTATES, A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

R. WADE BENNETT

\_\_\_\_\_  
LICENSED PROFESSIONAL LAND SURVEYOR

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA    )  
                                  ) ss  
COUNTY OF TULSA    )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF BENNETT SURVEYING, INC.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

(SEAL)