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SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CASTLEWOOD TRAILS ADDITION, A RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, STATE OF OKLAHOMA

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 31 day of MARCH, 2023, by Sweetgrass Partners, LLC, an Oklahoma limited liability company ("Declarant").

Section 1 - Purpose of Supplemental Declaration.

Declarant is the Declarant of Castlewood Trails Addition Section 8, which is a platted addition recorded at Book PL9, Page 995 - 996 within the Canadian County Clerk's Office, and more particularly described within Exhibit "A" hereto. The Declarant intends by the Recording of this Supplemental Declaration to subject Castlewood Trails Addition Section 8 to the original Declaration of Covenants, Conditions, and Restrictions filed at Book 4020, Page 641 on May 28, 2013, and any amendments and supplemental declarations thereto within the Canadian County Clerk's Office for Castlewood Trails Addition, a residential community to the City of Oklahoma City, Canadian County, State of Oklahoma (Original Declaration). This is a Supplemental Declaration as defined within the Original Declaration. The Declarant executes and adopts this Supplemental Declaration pursuant to its authority granted and reserved within the Original Declaration.

Section 2 - Supplemental Declarations.

Section 2.1. Addition and Subjection of Castlewood Trails Addition Section 8. Pursuant to the authority and right reserved and granted within the Original Declaration Article 9 and elsewhere, the Declarant hereby subjects the real property within Castlewood Trails Addition Section 8 to the Original Declaration and any amendments and supplemental declarations thereto. As owner of real property within Castlewood Trails Addition Section 8, the Declarant consents to this addition and subjection. Declarant adopts the Original Declaration and any amendments and supplemental declarations thereto in their totality and subjects and impresses each of them against all real property contained within Castlewood Trails Addition Section 8 with the intent that each covenant shall touch, concern and run with the real property contained in Castlewood Trails Addition Section 8 from the date of Recording this

Supplemental Declaration, including that all Owners of Lots shall be members of the Castlewood Trails Home Owners Association, Inc.

Section 2.2. Series Designation: Signature. All Lots within Castlewood Trails Addition Section 8 shall be known, developed, and governed by the Series entitled "Signature." For example and illustration purposes and not by limitation, assessments and design requirements under the Original Declaration for the Lots within Castlewood Trails Addition Section 8 designated within this Section 2.2 shall be of the Signature Series. The initial Base Assessment for Owners and Lots within the Signature Series shall be \$250.00.

Signature Series Design Review Guidelines

Orientation. The DRB may require Lots to conform to an orientation plan determined and provided by the DRB. Exceptions to the orientation plan may be granted in the sole discretion of the DRB.

Building size and set back requirements. The minimum square footage of the Lot shall be no less than 1200 square feet exclusive of basements, open porches, and garages. Front yard and side yard setbacks must conform to City ordinance.

Foundation. The foundation may be exposed.

Material. The principal exterior of any structure shall be as follows: 1) constructed of up to 65% non-masonry materials may be used without approval from the DRB, and 2) eaves and gables shall be constructed of wood, wood type materials, engineered wood siding products, or cement board. Non-masonry materials include, but are not limited to, frame, wood, vinyl siding or other comparable materials that will blend together with the installed masonry. Any deviation from the above must receive DRB approval prior to installation.

Height. The maximum height for a structure must not exceed City ordinance standards and must receive prior approval from the DRB.

Roofs. All roofs shall be completed using shingles colored Weatherwood, Driftwood, Oakwood, Antique Black or Pewter Gray (gray in color) or equivalent. All roofs shall be completed using Asphalt Laminated or Composition Equivalent roofing materials. Metal standing seam roof surface is allowed up to 20%. The minimum roof pitch shall be 6/12 front to back and 6 to 12 on sides. Any deviation from the above must receive DRB approval prior to installation. All roofing material shall have a 30-year minimum life.

Roof Accessories and Equipment. DRB approval is required for rooftop equipment and accessories, unless specifically accepted in this paragraph. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, gutters and downspouts must be painted to match the fascia and siding of the structure unless otherwise approved by the DRB. No exposed attachment straps will be allowed. DRB approval is not required for skylights having measurements of 3' x 5' or less. Skylights should be placed in locations so as not to detract from the building elevations. Any installed solar energy equipment shall have the appearance of a skylight, shall have a finished trim material or curb, and shall not be visible from the street or Common Area.

Driveways. Asphalt drives and parking areas are not permitted. Driveways and parking areas must be concrete or other hard-surface approved by the DRB. Community recreational amenities and model homes constructed by the Declarant or Builders with written approval from the Declarant are exempt from this provision.

Section 3 – Additional Declarations.

All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions, and exhibits found within the Original Declaration and any amendments and supplemental declarations thereto are hereby incorporated by reference as if each were fully set out within this Supplemental Declaration. All such terms and provisions, unless expressly and specifically modified by this Supplemental Declaration, shall remain in effect as first Recorded in the Original Declaration as amended, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed and consented to this Supplemental Declaration on the signature blocks below the date and year first written above.

SWEETGRASS PARTNERS, LLC - DECLARANT

An Oklahoma limited liability company

By: *Susan J. Pe Stambel*
Manager

SWEETGRASS PARTNERS, LLC - DECLARANT

An Oklahoma limited liability company

By: *[Signature]*
Duly authorized Member/Manager

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
 County of Cleveland }

Before me, the undersigned Notary Public in and for the above county and state, on the date of March 31, 2023, personally appeared the person signing above, known to me to be the identical person who executed their name to the foregoing Supplemental Declaration, who is the duly authorized agent for the Declarant for the execution of such Supplemental Declaration, who acknowledged to me that they did so as their free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Supplemental Declaration.

Subscribed and sworn to before me
 The date next written above.
 My commission expires: 10/29/25
 My commission number is: 21014253

Notary Public: *Hailey Glass*



ACKNOWLEDGEMENT

State of Oklahoma }
County of Cleveland } ss

Before me, the undersigned Notary Public in and for the above county and state, on the date of March 31, 2023, personally appeared the person signing above, known to me to be the identical person who executed their name to the foregoing Supplemental Declaration, who is the duly authorized agent for the Declarant for the execution of such Supplemental Declaration, who acknowledged to me that they did so as their free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Supplemental Declaration.

Subscribed and sworn to before me
The date next written above.
My commission expires: 10/29/25
My commission number is: 21014253

Notary Public: Haley Glass



Exhibit "A"

ALL LOTS AND BLOCKS WITHIN CASTLEWOOD TRAILS ADDITION SECTION 8, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO.

Re:to: Sweetgrass Partners LLC
1320 N. Parker Avenue
Norman, OK 73071