

Prepared by: Matthew L. Winton ^{PLLC}
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10/04/2017 10:48:30 AM
Bk:RE13558 Pg:123 Pgs:6 DECL
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AT BOOK 12576, PAGE 1461 FOR VALENCIA, A RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA CITY

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 2nd day of October, 2017, by Valencia Land, L.L.C., an Oklahoma limited liability company ("Declarant").

Section 1 – Purpose of Amendment.

Declarant is the Declarant of the Additions comprising Valencia which is a platted addition more particularly described within Exhibit "A" hereto. The Declarant intends by the Recording of this Amendment to amend and alter certain provisions of the original Declaration of Covenants, Conditions, and Restrictions recorded at Book 9390, Page 1079-1204 on July 14, 2004 and any amendments and supplemental declarations thereto within the Oklahoma County Clerk's office for Valencia, a residential community to the City of Oklahoma City (Original Declaration). The Declarant executes and adopts this Amendment for the entirety of the real property within Valencia, including those areas added subsequent to the filing of the Original Declaration pursuant to its authority granted and reserved within the Original Declaration.

Section 2 – Amendment.

Design Review Guidelines, Section 4 – Series-Specific Design Standards: Infinity Series. The Infinity Series specific design standards within Section 4 of the Design Review Guidelines, set out as Exhibit "F" to the Original Declaration, is hereby deleted and replaced with the following:

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 8 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.

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 Amendment. All such terms and provisions, unless expressly and specifically modified by this Amendment, 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 this Amendment on the signature block below the date and year first written above.

VALENCIA LAND, L.L.C., - DECLARANT

An Oklahoma limited liability company

By: 
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 October 2, 2017 Vernon McKinn personally appeared the person signing above, known to me to be the identical person who executed his name to the foregoing Amendment, who is the duly authorized agent for the Declarant for the execution of such Amendment, who acknowledged to me that he did so as his free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Amendment.

Subscribed and sworn to before me

The date next written above.

My commission expires:

June 16, 2021

My commission number is:

17005607

Notary Public:

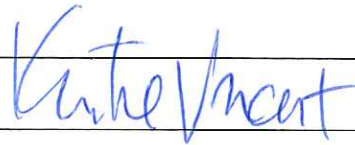




Exhibit "A"

VALENCIA, SECTION 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 2, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 3, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 5, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 6, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 7, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA, SECTION 8, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

ONLY LOTS 16 THROUGH 19 INCLUSIVE OF BLOCK 46 & LOTS 1

THROUGH 4 INCLUSIVE OF BLOCK 47 WITHIN VALENCIA, SECTION 9, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA 2, SECTION 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA 2, SECTION 2, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 3, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 4, A RE-PLAT OF LOTS 9 THROUGH 22, INCLUSIVE, BLOCK 21 AND LOTS 15 THROUGH 25, INCLUSIVE, BLOCK 22, AND COMMON AREA "D" OF VALENCIA II ADDITION SECTION 2, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 7, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 8, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 9, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 10, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 11, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 12, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 13, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 14, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 15, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 16, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 17, AN ADDITION TO THE CITY OF
OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 18, AN ADDITION TO THE CITY OF
OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO;

AND

VALENCIA PARK, SECTION 19, AN ADDITION TO THE CITY OF
OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO.

W1
VALENCIA PROPERTY OWNERS
ASSOCIATION
1320 N PORTER AVE
NORMAN, OK 73071

20171004011377130
Filing Fee: \$23.00

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