

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, FEBRUARY 5, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on January 08, 2026.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Minor Amendment to PUD 128 for changes to impervious surface coverage on Lot 12 Block 4 of Estates at Ritz Hollow. General Location: 679 W 113th Ct S
4. Recommendation and direction on the use of artificial turf for both residential and non-residential zoning districts.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, JANUARY 8, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 06:02 PM on Thursday, January 8, 2026, by Chair Scott West.

ROLL CALL

Present

Gina Wilson
Amy Bors
Craig Bowman
Rob Sellers
Greg Nixon
Ray Stephens
Chair Scott West

Absent

INVOCATION

Invocation was given by Josh Mosteller of BattleCreek Church Jenks.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was given.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under “Consent” are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 04, 2025
 - B. Approve JL 25-415 - 1217 W 108th St, a Minor Subdivision (lot split & combination) in Creek's Edge. General Location: 1217 W 108th St
 - C. Approve JL 25-416, a Minor Subdivision (lot split) at 1866 N Ash St.
 - D. Approve Plat 25-20, the Preliminary Plat for The Hideaway. General Location: Half mile south of 131st and half mile west of Harvard

Gina Wilson made a motion to approve Item 1. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Rob Sellers, Scott West
No: None
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Withdrawn.
3. Updates to Chapter 16 Article 7 – Sign Standards

Planning Director Marcae Hilton introduced Item 3 and answered questions. Charlotte Montgomery (10612 S Fir Ave) spoke during public comments. Craig Bowman made a motion to approve Item 3. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Rob Sellers, Scott West

No: None

Motion Carried.

4. Updates to Chapter 16 Article 3 - Base District Specific Standards, Article 5 - Use Specific Standards, and Article 11 - Definitions, to update food truck regulations.

Planning Director Marcae Hilton introduced Item 4 and answered questions. *Craig Bowman left at 6:39 PM.* Charlotte Montgomery (10612 S Fir Ave) spoke during public comments. Amy Bors made a motion to approve Item 4. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Gina Wilson, Greg Nixon, Ray Stephens, Rob Sellers, Scott West

No: None

Motion Carried.

OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave her planning update and answered questions.

ADJOURNMENT

Jenks Planning Commission adjourned at 06:54 PM.

To	Dr. Scott West, Chair and Planning Commission
Hearing Date	February 5, 2026
Case	JZ 26 PUD 128 Minor Amendment No. 2 No Change in Zoning
Request	Recommendation of approval of JZ 26-PUD 128MI2, exceptions to UDO
Location	Estates at Ritz Hollow, South of 111th and west of Elm
Applicant	City of Jenks

Staff Report

Preparer | Marcaé Hilton

Attachments

- PUD 128 & Minor Amendment request
- Background Information

Preparer

Marcaé Hilton
Miscellaneous

Background Information

BACKGROUND | This request is brought to you by the City of Jenks on behalf of Maudie Green, resident of 679 113th CT. S. in Estates at Ritz Hollow. The purpose of this request is to find a resolution for UDO violations that were discovered toward the end of the building process. The City Planner, City Engineer, and Chief Building Inspector met on site on January 22, 2026 to discuss with Ms. Green the issues identified in a letter she received before Christmas of 2025.

ESTATES AT RITZ HOLLOW | APPROVALS

Final Plat:

CC SUMMARY | December 20, 2022, Approved | (Final Plat) Consent Agenda items are not advertised

PC SUMMARY | December 08, 2022, Approved | (Final Plat) Consent Agenda items are not advertised

Amended Final Plat:

CC SUMMARY | June 27, 2023, Approved | (Final Plat) Consent Agenda items are not advertised

PC SUMMARY | June 22, 2023, Approved | (Final Plat) Consent Agenda items are not advertised

PUD 128:

CC SUMMARY | April 20, 2021, Approved | JZ 21-PUD 128 | Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*, was approved along with the Preliminary Plat by City Council at the regular scheduled meeting.

PC SUMMARY | April, 08, 2021, Approved | JZ 21-PUD 128 | Planned Unit Development Preliminary Plat.

PUD 128 MI1

CC SUMMARY | June 27, 2023, Approved | JZ 23 PUD-128MI1 (Minor Amendment to amend the front yard setback) and to Amend Final Plat to match PUD amendment.

PC SUMMARY | June 22, 2023, Approved | JZ 23 PUD-128MI1 (Minor Amendment to amend the front yard setback) and to Amend Final Plat to match PUD amendment.

PLANNING DATA

City Council	Ward 6
Request	Amend PUD 128 Minor Amendment No. 2 for Lot 12, Block 4, to allow for <ol style="list-style-type: none">1. Increased impervious surface coverage.<ol style="list-style-type: none">a. Artificial turf in rear yard.b. Front Courtyard2. Increased front yard fence opacity.3. Increased front yard fence height at corner (Height TBD).4. Artificial turf in City Right of Way.5. No Street trees
Current Zoning	PUD 128 RS-3
Use	Single-family Residential
Parcel ID	Account #R60613823601620
Owner	GREEN, MAUDIE L
Property Address	679 W 113 CT S
Zoning	RS-3, Residential Single-Family (Ordinance 1551)
Development Plan	PUD-128
Land Area	0.21 acres / 8,932 sq ft
School District	JK-5A (Jenks)
Subdivision	ESTATES AT RITZ HOLLOW AMENDED (REPLAT ESTATES AT RITZ HOLLOW)
Legal	LOT 12 BLOCK 4
STR	Section: 36 Township: 18 Range: 12
Comprehensive Plan	Medium Intensity Single-family
General Location	South of West 111 th Street South and West of Elm
Public Comment	Staff has been in conversations with the homeowner, and neighborhood property owners, developer, builder and other City staff involved throughout the process of building the home.
Staff Walk Through	January 22, 2026 Marcae Hilton, City Planner, Anthony Wilkins, City Engineer, Vincent Ortegon, Chief Building Inspector

BULK AND AREA STANDARDS	RS-3 (UDO)	PUD 128	Amd. No 1	Amd. No. 2
LOT WIDTH (Min. Ft.) One Family	45	66*	No Change (NC)	No Change (NC)
LOT AREA (Min. Sq. Ft.) One Family	5,000	8,650	(NC)	(NC)
STRUCTURE HEIGHT (Max. Ft.)	35	35	(NC)	(NC)
LIVABILITY SPACE Per D.U. UDO Impervious Surface Coverage	60%	60%	(NC)	**90%+
Building Setback from 111 th	-	85	(NC)	(NC)
Front Yard Abutting a Public Street: —Not an Arterial	20	35*	20	(NC)
All Other Yards Abutting a Public Street: —Not an Arterial	15	15*	(NC)	(NC)
Rear Yards (min. ft.)	20	20	(NC)	(NC)
Side Yards (min. ft.) —One side yard	5	5	(NC)	(NC)
Side Yards (min. ft.) —Other side yard	5	5	(NC)	(NC)
BULK AND AREA STANDARDS	RS-3 (UDO)	PUD 128	Amd. No 1	Amd. No. 2
Easement(s)	17'	-	Rear Easement Decreased from 17' to 11'	-
Sec. 16-6-5. - Fences. Screening/Fencing	50% Opacity	(NC)	(NC)	100%+ Opacity
Sec. 16-6-5. - Fences. Screening/Fencing	4 ft. Max Ht.	(NC)	(NC)	TBD
Street Trees	1/40 ft	-	-	None on Lot 12, Block 4
PUD 128 NON UDO STANDARDS PRIVATE RESTRICTIONS				
Minimum House Size	(Not in UDO)	2, 200	(NC)	(NC)
Masonry First Floor	(Not in UDO)	100%	(NC)	(NC)
*See PUD for Exception **Impervious Yard was engineered, designed, and built to drain well				

[Sec. 16-6-5. Fences.](#)

- (B) *Fences on Lots with Single-Family Uses.* Fences on lots with single-family uses shall meet the requirements established below. Barbed wire, razor wire, or makeshift materials such as plywood or tarps shall be prohibited on lots with single-family uses. All fences shall be erected so that the posts and all other supporting members face inward toward the owner's property.
- (1) *Materials Prohibited.* Barbed wire, razor wire, or makeshift materials such as plywood or tarps shall be prohibited.
- (2) *Fences in Front and/or Exterior Side Yards.*
- (a) *Height.* Fences in front and/or exterior side yards shall not exceed four feet in height.
 -Fences in exterior side yards may have a maximum height of seven feet if located a minimum of ten feet from the property line and improved with a landscape area between the fence and right-of-way including the landscape elements required for a Transition Zone Type A as detailed in Table 16-6-3(F)(3).
- (b) *Materials.* Fences in front yards and/or exterior side yards shall be of **non-sight barrier construction** and have a **maximum opacity of 50 percent**.
 -Fence materials utilized in front yards and/or exterior side yards shall complement fence materials utilized in other yards.
 -Permitted fence materials in front yards and/or exterior side yards shall be only those materials which are designed and intended for use in fence installations and shall be limited to:
- (I) Vegetation,
 - (II) Wood, chemically treated or naturally resistant to decay,
 - (III) Wood Composites,
 - (IV) Aluminum,

- (V) Vinyl/PVC,
 - (VI) Wrought Iron (non-picketed),
 - (VII) Coated Chain Link without inserts, and
 - (VIII) As approved by the City Planner.
- (c) *Location.* Fences in interior side yards and rear yards shall be located no closer to the front yard than the established front face of the principal building on the lot or the principal building on the adjacent lot.

Sec. 16-8-8. Street Design Standards.

- (D) *Street Verge.* A street verge with a minimum width of five feet shall be located between the back of curb and the sidewalk along both sides of all streets. **Street verges shall be planted with turf grass or utilized as a rain garden.**
- (E) *Landscape Strip.* A landscape strip with a minimum width of five feet shall be located between the sidewalk and the property line along both sides of all streets. Landscape strips shall be planted with either street trees or utilized as a rain garden as detailed below.
- (1) *Street Trees.*
 - (a) A minimum of one canopy tree shall be planted every 40 feet.
 - (b) Where overhead utility line conflicts are present, a minimum of one understory tree shall be planted every 20 feet.
 - (c) The spacing of street trees shall take into consideration local conditions and clear vision triangles.
 - (2) *Rain Garden.* Requirements for street trees may be waived if the landscape strip is designed as a rain garden as approved by the City Engineer.

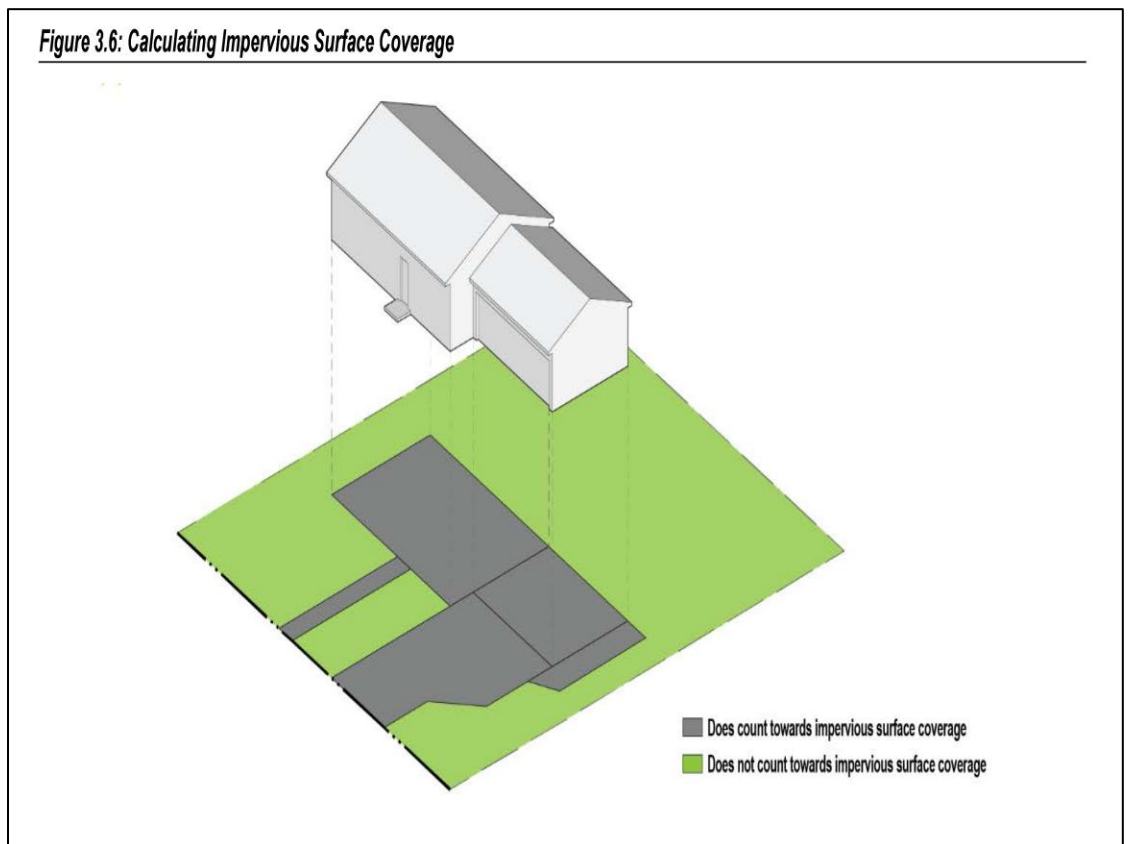
Sec. 16-3-2. - Calculating Dimensions.

(E) *Impervious Surface Coverage.* That portion of a lot that is covered by hard surfaces that impede infiltration of rainfall into the underlying soil profile, including all paved surfaces and principal and accessory buildings and structures. (Ord. No. [1581](#), § II, 4-5-2022)

ARTICLE 11. - DEFINITIONS

Sec. 16-11-9. - "I" Definitions.

Impervious Surface Coverage means that portion of a lot that is covered by hard surfaces that impede infiltration of rainfall into the underlying soil profile, including all paved surfaces and principal and accessory buildings and structures.



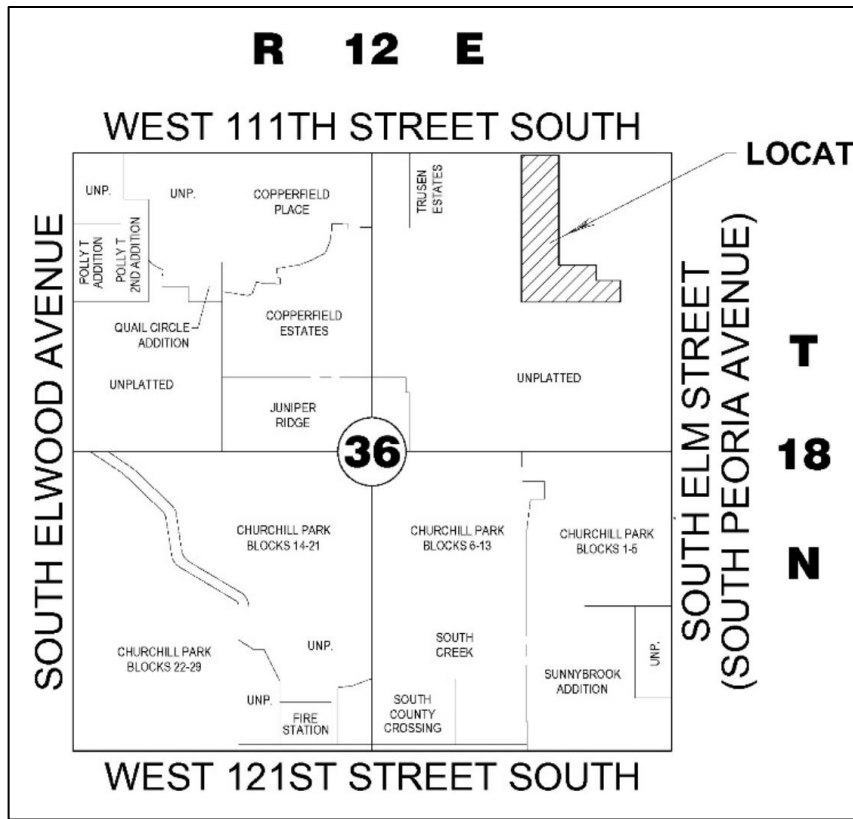


Figure 1: Site Map

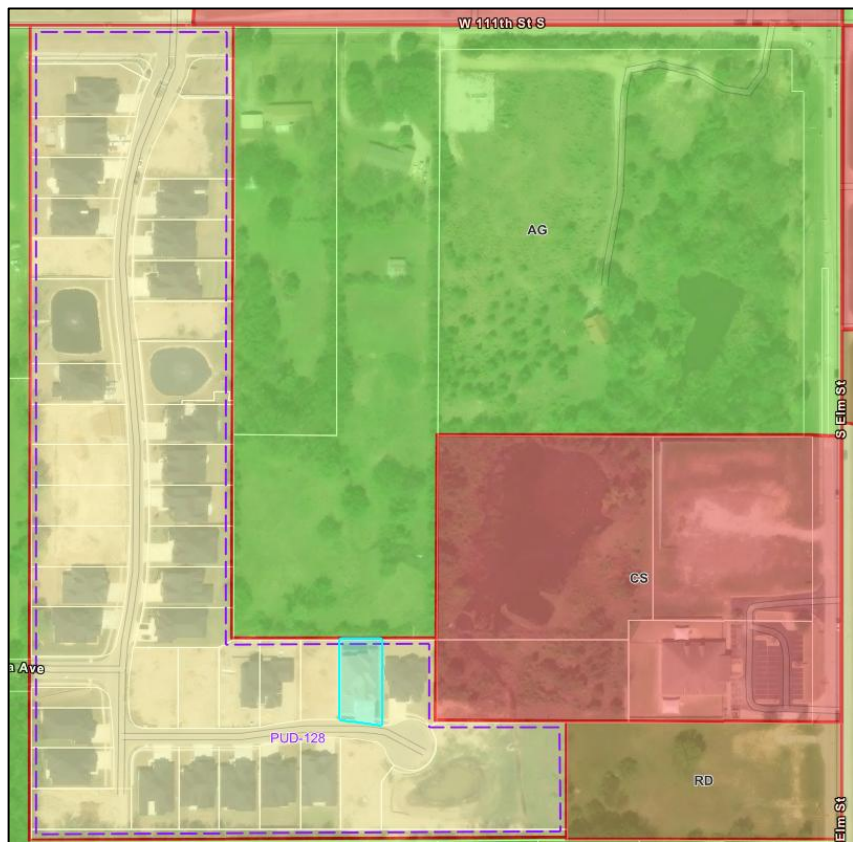


Figure 2: Location and Zoning on INCOG map.



Figure 3: Image from Bing showing courtyard.



Figure 4: Image from street.



Figure 5: image from Assessor data during construction



Figure 6: Google Earth Image April, 2024



Figure 7: Google Earth Image

Staff Evaluation & Recommendation

EVALUATION | The Estates At Ritz Hollow is about half developed, the current residents will be taking over the HOA sometime in the near future. The City of Jenks development staff has met onsite, internally, with the homeowner, with the developer, with the home builder, and other residents/future residents many times over the past few months. Ms. Green's home was identified as being in violation of the UDO by planning staff prior to the final inspection. In December of 2025, Ms. Green received a letter from the inspections department alerting her of the violations and the lack of a formal Certificate of Occupancy. To date, the City of Jenks has issued a temporary Certificate of Occupancy pending the decision of the Planning Commission (PC) on the resolution of the violations as identified in the Staff Report.

Staff has provided the sections of text found in the UDO which are in conflict with the completed project. This type of conversation and remedy is generally handled with the Board of Adjustment in

most communities, but for the past four (4) or more years we have handled these code violations with the Planning Commission through amending the PUD.

Staff is asking the PC to hear the case and make a recommendation based on the following considerations:

- 1. Does approval of the limited modifications of the UDO to Ms. Green's property:
 - a. cause substantial detriment to the public good, or*
 - b. impair the spirit, purposes, and intent of the UDO?**
- 2. Does approval of the limited modifications undermine the approved elements of PUD 128 or subsequent amendments?*

UDO Language:

(J) Amendments to Approved Planned Unit Development.

(1) Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.

(2) Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:

(a) Increase density,

(b) Increase the height of buildings,

(c) Reduce open space by more than five percent,

(d) Modify the proportion of housing types,

(e) Change parking areas in a manner that is inconsistent with this UDO,

(f) Increase the approved gross floor area by more than 500 square feet,

(g) Alter alignment of roads, utilities, or drainage, or

(h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.

(3) Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).

(4) Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.

(K) Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

(1) Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

REQUEST | Amend PUD 128 Minor Amendment No. 2 for Lot 12, Block 4, to allow for:

1. Increased impervious surface coverage.
 - Artificial turf in rear yard.
 - Front courtyard.
 - Side yard stone.
2. Increased front yard fence opacity.
3. Increased front yard fence height at corner.
4. Artificial turf in City Right of Way.
5. No Street trees.

RECOMMENDATION

1. Increased impervious surface coverage.
 - Artificial turf in rear yard.
 - Front Courtyard.
 - Side yard stone.

Staff Response: Allow for increase impervious surface in front yard, rear yard and side yard, including current turf, gravel, pavers and other materials, based on information provided by the developer demonstrating the construction and layout of the yards.

2. Increased front yard fence opacity.

Staff Response: Allow the fence to continue to exist as built.

- *The fence is unique to the residence and was not required to be removed by the developer who was acting as the architectural review committee.*
- *The height of the fence is approximately two (2) feet at the front property line, which is half of the maximum allowed height for a 50 percent opaque fence and still allows for friendly neighborhood interaction.*
- *The fence height increases to approximately four (4) feet at the corner to accommodate an outdoor stove.*

3. Increased front yard fence height at corner. | *Staff Response: The fence appears to be approximately four (4) feet in height; staff will confirm prior to the Planning Commission hearing. Four (4) feet is the maximum permitted fence height. As the fence serves an outdoor amenity within the courtyard, staff recommends allowing the corner fence height to remain.*

4. Artificial turf in City Right of Way. | *Staff Response: Staff recommends removal of the artificial turf in the front yard specifically the Street Verge/Right of Way. Allowing artificial turf in this area would otherwise require an encroachment agreement. Staff has requested that the Planning Commission provide a formal recommendation regarding citywide application of artificial turf within front yards for both residential and commercial zoning districts.*

5. No Street trees. | *Staff Response: The UDO requires one (1) street tree per forty (40) linear feet of frontage. Removal of the artificial turf would allow for installation of a street tree. The applicant prefers no street trees, noting that the home was planned, designed, and constructed to be maintenance-free.*

UDO Standards to be discussed as a separate item. | Artificial turf

Sec. 16-8-8. Street Design Standards.

- (D) *Street Verge.* A street verge with a minimum width of five feet shall be located between the back of curb and the sidewalk along both sides of all streets. **Street verges shall be planted with turf grass or utilized as a rain garden. (Artificial Turf conversation)**

Planned Unit Development (PUD 128)

Estates at Ritz Hollow

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Date Prepared - 3/1/2021



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356



Prepared By:

Select Design

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

Email: rmccarty.selectdesign@gmail.com

Prepared for:

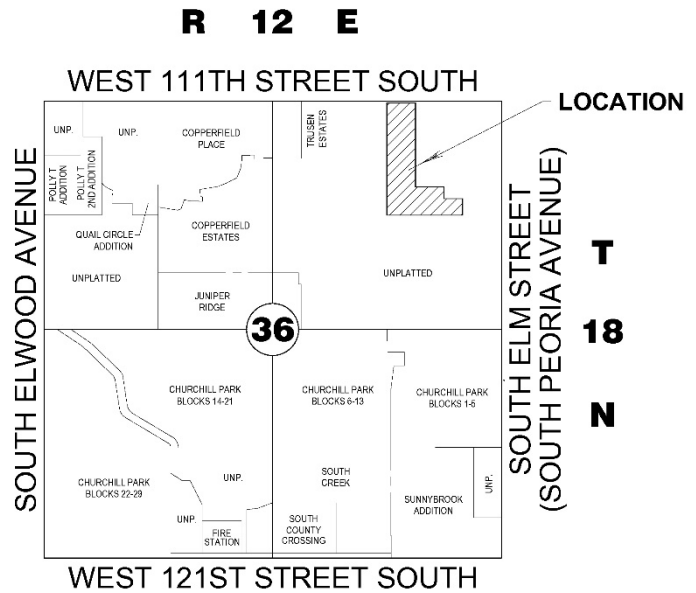
Brumble Construction Co.

8301 E. 81st Street, Suite D

Tulsa, OK 74133

Phone: (918) 299-0042

Email: dbrumble@weslock.com



Development Concept

Estates at Ritz Hollow is a private, gated single-family development on a 13.5-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South approximately a quarter mile west of the intersection of 111th Street and South Elm Street. The property is surrounded by unplatted property with Haddington Heights located on the north side of 111th Street. This Planned Unit Development is an overlay covering the RS-3 zoning district and will follow RS-3 dimensional and density standards with a few notable exceptions.

A homeowners’ association will be formed for the neighborhood and homeowners’ dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Estates at Ritz Hollow will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include multiple detention facilities with fountains/aerators, preservation of existing mature trees where possible, Hackett beam rock walls, masonry / stucco screening walls with stone columns along north property boundary, entry/exit gates with keypad, new tree plantings, sitting areas with benches, and substantial green space for the enjoyment of the residents in Estates at Ritz Hollow.

Development Standards

Land Area: 13.507 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (588,371.99 / 8,400 square feet): 70

Maximum dwelling units (residential lots) allowed by this PUD: 40

Minimum lot width (at building setback line): 66 feet *

* with the exception of Lot 3, Block 3 which shall be a minimum of thirty (30) feet

Minimum lot area: 8,650 square feet

Land area per dwelling unit (based on 40 dwelling units): 14,709 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way 85 feet from the centerline of W. 111th St. S.

Front yard abutting a private street reserve area: 35 feet *

* with the exception of Lot 1, Block 5 which shall be a minimum of twenty-five (25) feet

Rear yard: 20 feet

Side yard: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set a minimum of twenty-five (25) from the private street reserve.

Signage

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from a single gated entrance with curbed, asphalt private streets (26 feet in width) throughout. A secondary, gated asphalt emergency access (20' wide) shall be provided near the southwest corner of the property. The private street shall be design and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography and Existing Soils

The property consists of partially wooded pastureland with elevations ranging from 662 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (13) Dennis silt loam
 - 3% to 5% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
 - 0% to 12% slopes



Utilities and Drainage

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural stream channel potentially regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation located in the southeastern portion of the property.

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however beam rock walls with landscaping and seating will be included as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents in Estates at Ritz Hollow.

Amenities

- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

Estates at Ritz Hollow anticipated construction schedule begins in May of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.

Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.507 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

Exhibits

- Exhibit A: Conceptual Site Plan
- Exhibit B: Aerial Photography
- Exhibit C: Site Topography

West 111th Street South

N 88°47'27" E
330.67'

Estates at Ritz Hollow

Unplatted

Unplatted

South Elm Street

Unplatted

Unplatted

ELGIN

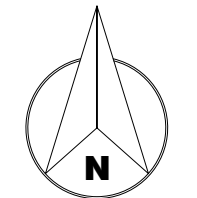
DEVELOP STREET
TO SAME
STANDARD

Unplatted

NAME CONSISTENT
WITH CITY SCHEME
MAYBE 114TH

Unplatted

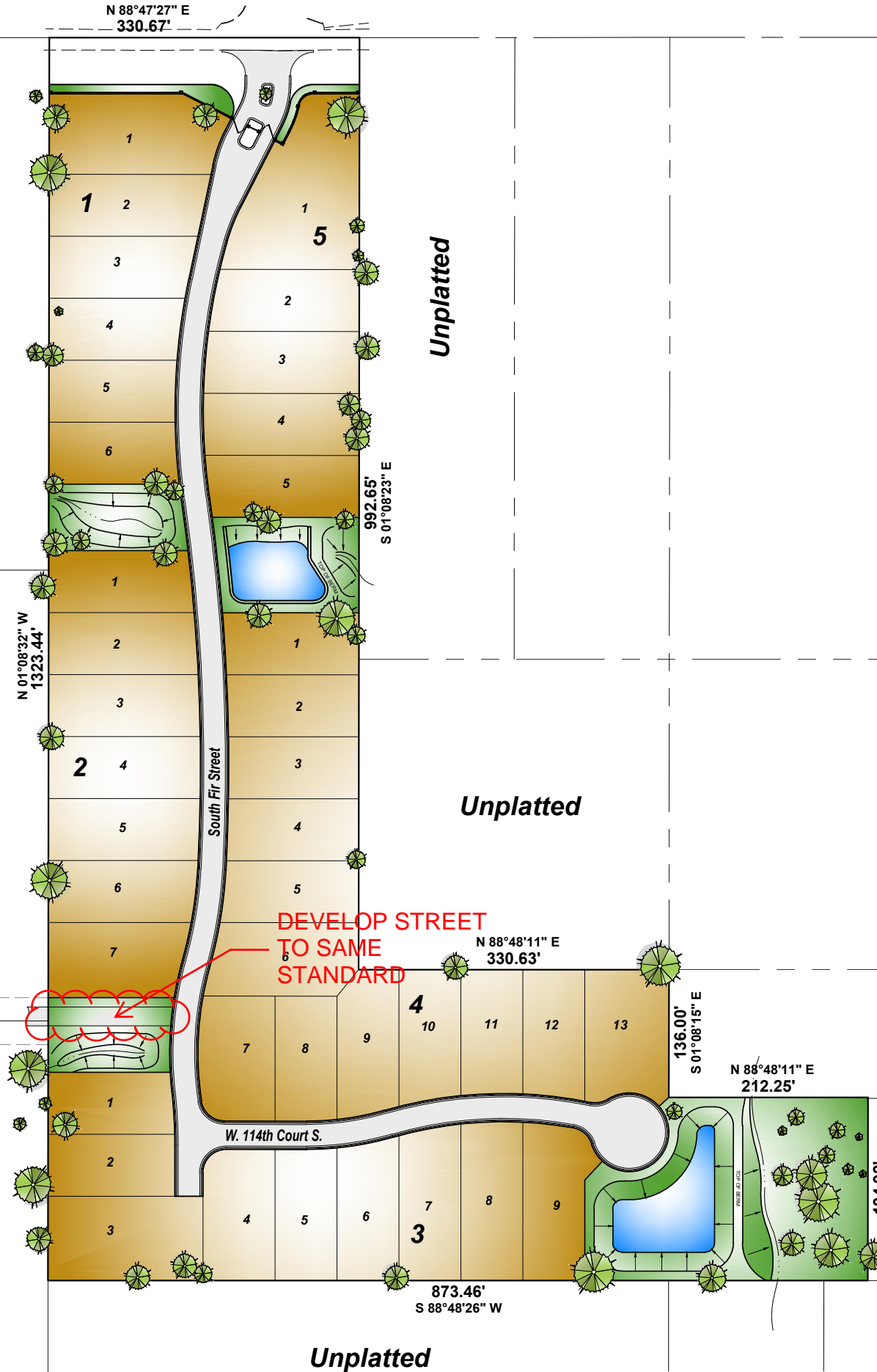
Unplatted



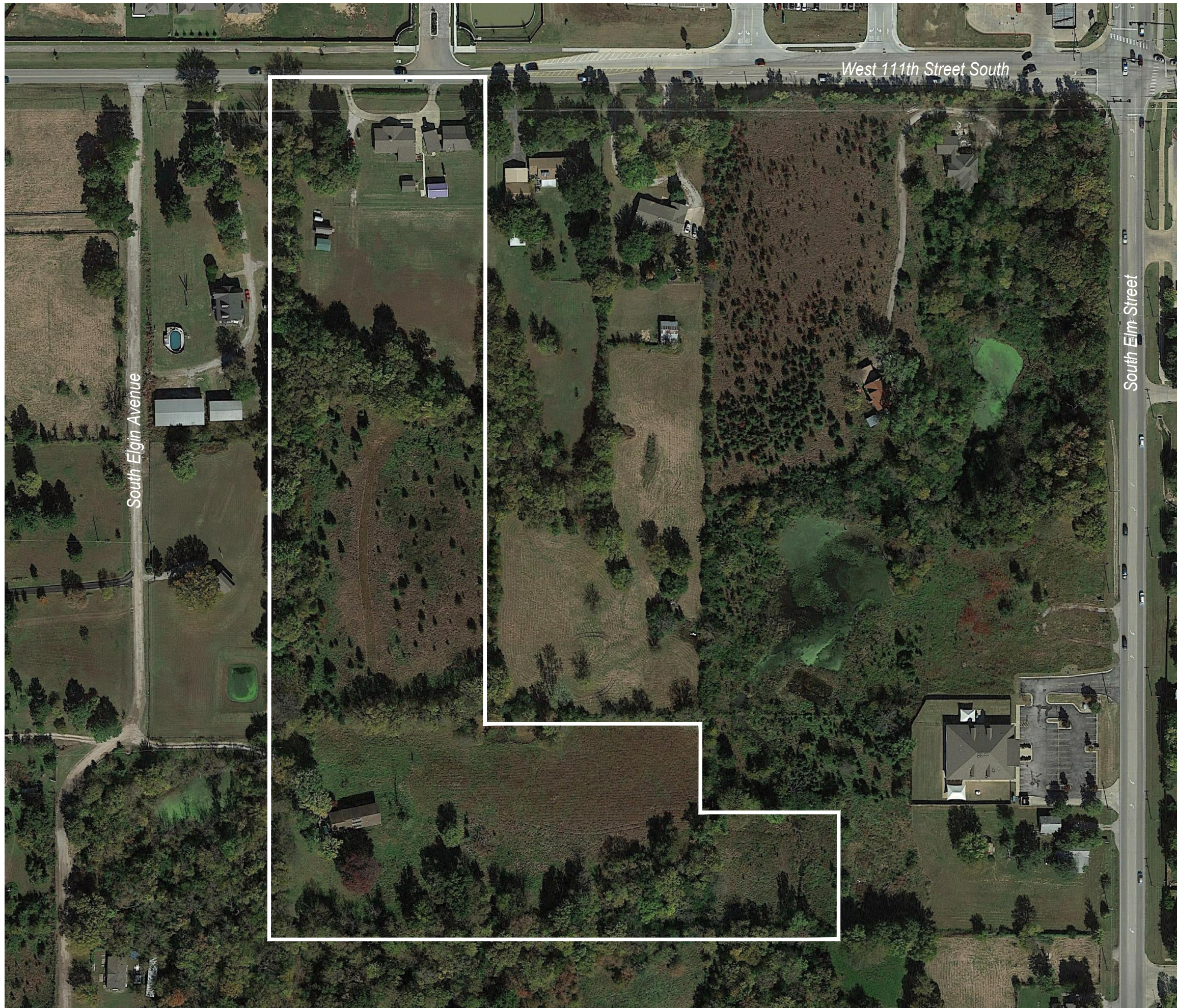
Scale: 1" = 150'
0 75 150

EXHIBIT A

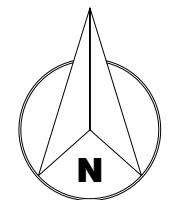
Conceptual Site Plan



Unplatted



Estates at Ritz Hollow



Scale: 1" = 150'
0 75 150

EXHIBIT B Aerial Photography

PUD 128-A

Minor Amendment No. 1

Estates at Ritz Hollow

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Date Prepared - 5/17/2023



Prepared By:

Select Design

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

Email: rmccarty.selectdesign@gmail.com

Prepared for:

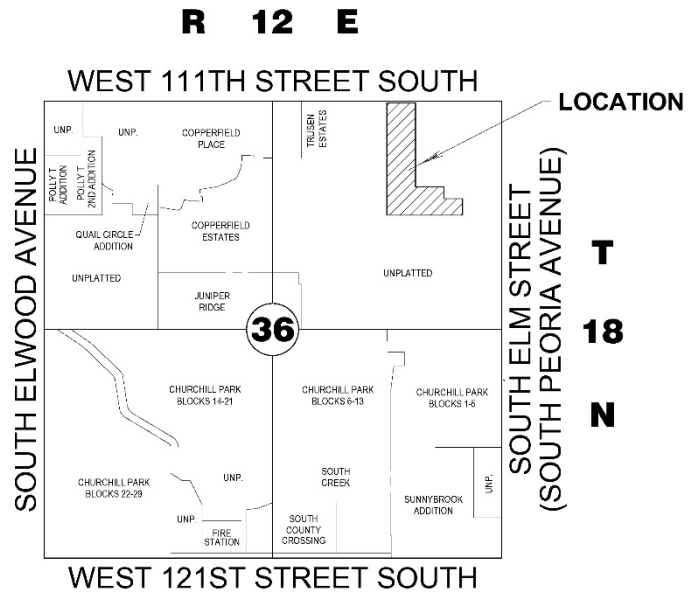
Brumble Construction Co.

8301 E. 81st Street, Suite D

Tulsa, OK 74133

Phone: (918) 299-0042

Email: dbrumble@weslock.com



Development Concept

Estates at Ritz Hollow is a private, gated single-family development on a 13.5-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South approximately a quarter mile west of the intersection of 111th Street and South Elm Street. The property is surrounded by unplatted property with Haddington Heights located on the north side of 111th Street. This Planned Unit Development is an overlay covering the RS-3 zoning district and will follow RS-3 dimensional and density standards with a few notable exceptions.

A homeowners’ association will be formed for the neighborhood and homeowners’ dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Estates at Ritz Hollow will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include multiple detention facilities with fountains/aerators, preservation of existing mature trees where possible, Hackett beam rock walls, masonry / stucco screening walls with stone columns along north property boundary, entry/exit gates with keypad, new tree plantings, sitting areas with benches, and substantial green space for the enjoyment of the residents in Estates at Ritz Hollow.

Development Standards

Land Area: 13.507 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (588,371.99 / 8,400 square feet): 70

Maximum dwelling units (residential lots) allowed by this PUD: 40

Minimum lot width (at building setback line): 66 feet *

* with the exception of Lot 3, Block 3 which shall be a minimum of thirty (30) feet

Minimum lot area: 8,650 square feet

Land area per dwelling unit (based on 40 dwelling units): 14,709 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way 85 feet from the centerline of W. 111th St. S.

Front yard Setbacks:

1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.
2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

Rear yard: 20 feet

Side yard: 5 feet *

* no residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set a minimum of twenty-five (25) from the private street reserve.

Signage

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from a single gated entrance with curbed, asphalt private streets (26 feet in width) throughout. A secondary, gated asphalt emergency access (20' wide) shall be provided near the southwest corner of the property. The private street shall be design and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography and Existing Soils

The property consists of partially wooded pastureland with elevations ranging from 662 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (13) Dennis silt loam
 - 3% to 5% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
 - 0% to 12% slopes



Utilities and Drainage

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural stream channel potentially regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation located in the southeastern portion of the property.

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however beam rock walls with landscaping and seating will be included as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents in Estates at Ritz Hollow.

Amenities

- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

Estates at Ritz Hollow anticipated construction schedule begins in May of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.

Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.507 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

Exhibits

- Exhibit A: Conceptual Site Plan
- Exhibit B: Aerial Photography
- Exhibit C: Site Topography

West 111th Street South

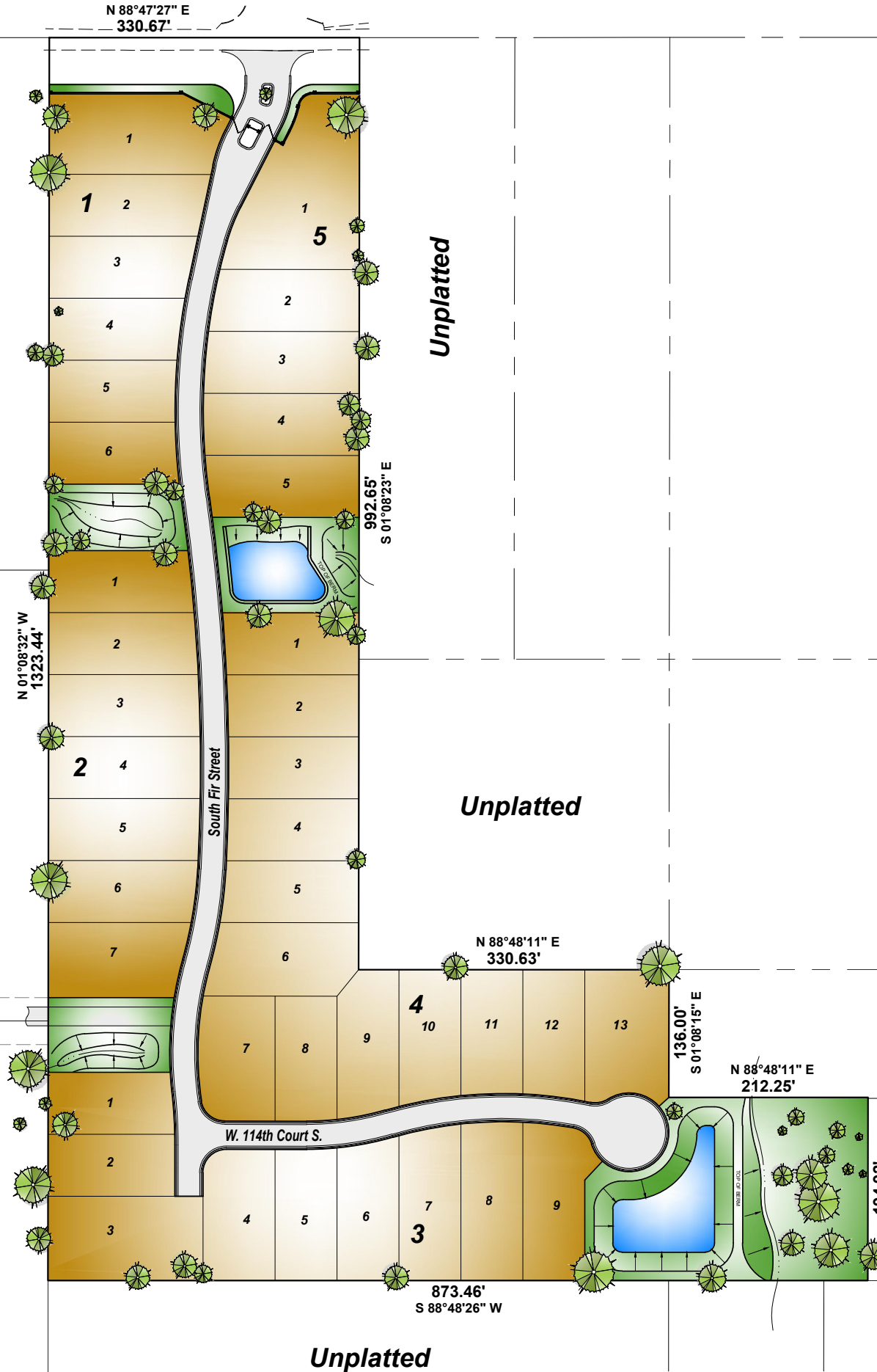
N 88°47'27" E
330.67'

Estates at Ritz Hollow

Unplatted

Unplatted

Unplatted



Unplatted

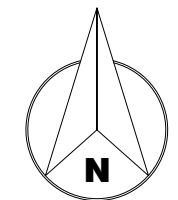
Unplatted

Unplatted

Unplatted

Unplatted

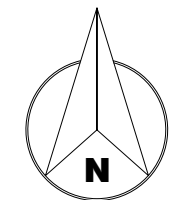
South Elm Street



Scale: 1" = 150'
0 75 150

EXHIBIT A Conceptual Site Plan

Estates at Ritz Hollow



Scale: 1" = 150'
0 75 150

EXHIBIT B Aerial Photography

Estates at Ritz Hollow

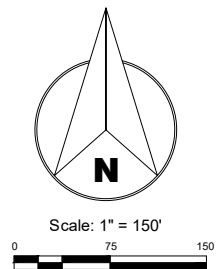
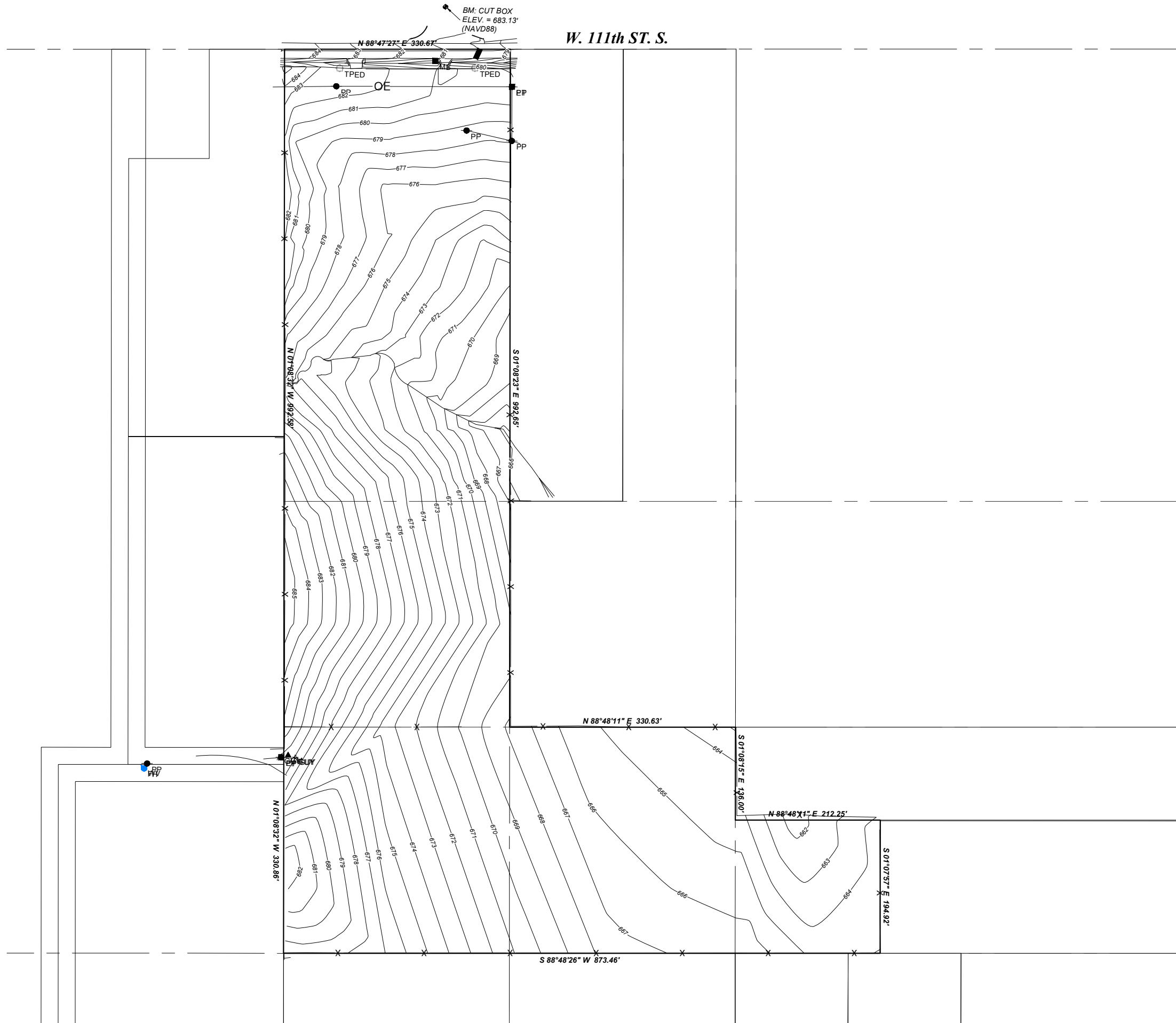


EXHIBIT C
Site Topography

BLOCK	LOT	STREET ADDRESS	LOT AREA (SQ)
1	1	11212 SOUTH FIR AVENUE	15,178.99
	2	11216 SOUTH FIR AVENUE	10,932.73
	3	11220 SOUTH FIR AVENUE	10,259.43
	4	11224 SOUTH FIR AVENUE	9,256.56
	5	11228 SOUTH FIR AVENUE	8,923.94
2	1	11240 SOUTH FIR AVENUE	10,203.39
	2	11244 SOUTH FIR AVENUE	10,259.19
	3	11248 SOUTH FIR AVENUE	10,814.66
	4	11252 SOUTH FIR AVENUE	10,898.94
	5	11256 SOUTH FIR AVENUE	10,203.99
3	1	11260 SOUTH FIR AVENUE	10,203.99
	2	11264 SOUTH FIR AVENUE	10,203.99
	3	11268 SOUTH FIR AVENUE	10,203.99
	4	11272 SOUTH FIR AVENUE	10,203.99
	5	11276 SOUTH FIR AVENUE	10,203.99
4	1	11280 SOUTH FIR AVENUE	11,368.74
	2	11284 SOUTH FIR AVENUE	8,792.94
	3	11288 SOUTH FIR AVENUE	8,803.95
	4	11292 SOUTH FIR AVENUE	10,890.00
	5	11296 SOUTH FIR AVENUE	10,197.60
5	1	694 WEST 113TH COURT SOUTH	8,874.65
	2	698 WEST 113TH COURT SOUTH	8,898.56
	3	702 WEST 113TH COURT SOUTH	9,203.58
	4	706 WEST 113TH COURT SOUTH	9,801.94
	5	710 WEST 113TH COURT SOUTH	10,104.49
6	1	11344 SOUTH FIR AVENUE	8,462.62
	2	11348 SOUTH FIR AVENUE	8,226.43
	3	11352 SOUTH FIR AVENUE	8,192.48
	4	11356 SOUTH FIR AVENUE	9,203.73
	5	11360 SOUTH FIR AVENUE	8,479.44
	6	11364 SOUTH FIR AVENUE	10,047.33
	7	698 WEST 113TH COURT SOUTH	10,277.07
	8	702 WEST 113TH COURT SOUTH	8,973.97
	9	706 WEST 113TH COURT SOUTH	9,455.43
	10	710 WEST 113TH COURT SOUTH	9,164.48
	11	714 WEST 113TH COURT SOUTH	8,734.39
7	1	678 WEST 113TH COURT SOUTH	8,831.51
	2	674 WEST 113TH COURT SOUTH	12,291.89
	3	670 WEST 113TH COURT SOUTH	16,445.38
	4	666 WEST 113TH COURT SOUTH	10,226.19
	5	662 WEST 113TH COURT SOUTH	10,203.61
8	A	11324 SOUTH FIR AVENUE	10,898.97
	B	11328 SOUTH FIR AVENUE	10,203.47
	C	704 WEST 113TH STREET SOUTH	4,170.02
	D	692 WEST 113TH COURT SOUTH	45,166.98
	E	11324 SOUTH FIR AVENUE	2,915.94
9	F	11328 SOUTH FIR AVENUE	5,000.74
	G	11332 SOUTH FIR AVENUE (PRIVATE STREET)	64,582.30
	H	674 WEST 113TH COURT SOUTH	17,469.20

Planned Unit Development No. 128-A MINOR AMENDMENT NO. 1

Estates at Ritz Hollow

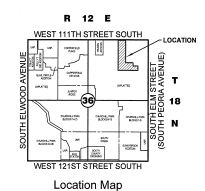
AMENDED

A RE-PLAT OF "ESTATES AT RITZ HOLLOW", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

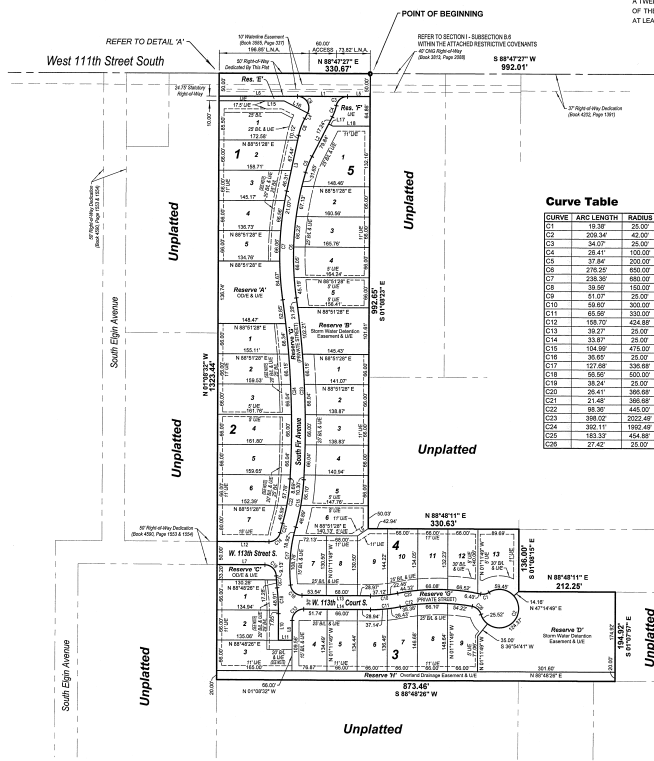
Owner / Developer
 THE BRUMBLE GROUP, LLC
 5014 EAST 101ST STREET, SUITE 101
 TULSA, OKLAHOMA 74137
 PHONE: (918) 408-8723
 MR. DANNY BRUMBLE

Engineer
 ENGINEERED BY DESIGN, PLLC
 P.O. BOX 15887
 DEL CITY, OKLAHOMA 73155
 PHONE: (405) 234-0880
 EMAIL: enb@engineeredbydesign.com
 C.A. # 7650 EXPIRES 6-30-2024

Surveyor
 FRITZ LAND SURVEYING, LLC
 2011 WEST 81ST STREET
 TULSA, OKLAHOMA 74132
 PHONE: (918) 231-0575
 EMAIL: bill@fritzland.com
 C.A. # 6848 EXPIRES 6-30-2024



Building Setback Note
 A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.



Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS IN FIVE (5) BLOCKS AND EIGHT (8) RESERVE AREAS.

GROSS SUBDIVISION AREA: 688,371.99 SF / 13,527 ACRES

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C0	10.58	42.00	147° 12' 22"	N 89° 52' 20" E	50.80
C1	209.94	42.00	280° 54' 35.71"	N 89° 52' 20" E	50.80
C2	34.07	25.00	139° 03' 38.41"	S 80° 42' 48" W	37.79
C3	28.41	100.00	15° 57' 47.59"	N 81° 16' 11" E	28.33
C4	37.44	200.00	10° 20' 32.38"	S 82° 02' 48" W	37.79
C5	276.20	600.00	24° 11' 02.20"	S 82° 02' 48" W	274.17
C6	238.98	600.00	82° 03' 11.11"	S 21° 11' 11" W	237.14
C7	39.59	150.00	15° 08' 32.07"	N 81° 16' 11" E	38.44
C8	51.07	120.00	117° 02' 48.45"	N 24° 10' 19" W	48.84
C9	59.60	300.00	11° 21' 01.07"	N 89° 09' 51" E	59.51
C10	65.88	200.00	11° 22' 01.07"	N 87° 09' 51" E	65.82
C11	105.70	425.00	23° 02' 02.02"	S 88° 19' 29" W	107.77
C12	38.27	25.00	80° 20' 00.00"	S 43° 51' 28" W	35.38
C13	38.60	25.00	77° 47' 47.00"	N 51° 02' 28" E	31.34
C14	104.69	475.00	13° 30' 49.77"	N 01° 10' 57" E	104.77
C15	38.60	25.00	83° 03' 03.70"	S 48° 09' 51" E	35.66
C16	127.68	300.00	21° 42' 49.60"	S 02° 43' 12" W	128.91
C17	90.00	500.00	6° 02' 52.41"	N 02° 02' 59" W	90.00
C18	38.24	15.00	87° 34' 43.80"	N 47° 12' 19" W	34.02
C19	26.41	300.00	4° 07' 34.42"	S 02° 43' 12" W	26.40
C20	21.48	300.00	3° 21' 22.00"	S 12° 04' 21" W	21.48
C21	38.60	25.00	11° 22' 01.07"	N 01° 10' 57" E	38.60
C22	386.00	200.00	11° 22' 01.07"	N 02° 43' 12" W	387.37
C23	382.11	1992.49	11° 22' 01.07"	N 02° 43' 12" W	381.48
C24	153.33	454.86	23° 02' 09.89"	S 80° 11' 11" W	152.00
C25	27.42	25.00	82° 51' 11.85"	N 49° 41' 37" W	28.07

Line Table

LINE	BEARING	DISTANCE
L1	N 89° 47' 27" E	109.69
L2	N 29° 20' 29" E	87.00
L3	S 10° 43' 41" W	123.88
L4	S 2° 50' 15" W	13.79
L5	N 89° 47' 27" E	49.37
L6	N 89° 47' 27" E	111.11
L7	S 88° 51' 28" W	104.79
L8	N 01° 10' 57" E	43.66
L9	S 54° 01' 52" W	28.04
L10	E 91° 10' 10" E	48.80
L11	N 89° 48' 25" E	30.00
L12	S 89° 51' 28" W	113.59
L13	N 89° 51' 28" W	100.01
L14	N 89° 51' 28" W	148.88
L15	N 89° 51' 28" W	142.34
L16	S 84° 02' 47" E	57.69
L17	S 84° 02' 47" E	104.41
L18	N 89° 51' 27" E	81.00

Legend

BL - BUILDING SETBACK LINE
 L.A. - LIMITS OF NO ACCESS
 COE - OVERLAND DRAINAGE EASEMENT
 UE - UTILITY EASEMENT

FINAL PLAT
 CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

June 21, 2023

Mayor - Vice Mayor

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

City Manager

STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____ 2023
 MICHAEL WILLIS, TULSA COUNTY CLERK

CERTIFICATE

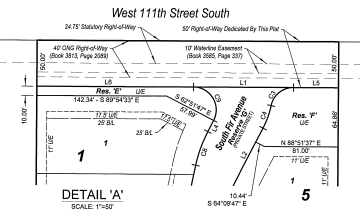
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax bill. Security as required has been provided in the amount of \$13,251.00 per tract receipt no. 17398 in the amount of 2023 taxes. This certificate is NOT to be construed as payment of 2023 taxes in full but is given in order that this plat may be filed as required. 2023 taxes may exceed the amount of the security deposit.

Date: 07/10/2023
 John M. Fritzy
 Tulsa County Tax Collector

Basis of Bearings
 BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (S801 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation
 ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 1/8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAS#84".

ADS Benchmark #348
 5/8" REBAR WITH 1.5" ALUMINUM CAP STAMPED "348" LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.341 (NAVD 1988)
 N 370434.266 E 266166.870



Deed of Dedication & Restrictive Covenants
ESTATES AT RITZ HOLLOW AMENDED
PUD NO. 128-A MINOR AMENDMENT NO. 1

KNOW ALL MEN BY THESE PRESENTS:

THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A REPLAT OF 'ESTATES AT RITZ HOLLOW,' A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NEA) OF SECTION THIRTY SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE IRON BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NEA OF SAID SECTION 36; THENCE SOUTH 89°47'37" WEST ALONG THE NORTH LINE OF THE NEA A DISTANCE OF 802.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°02'51" EAST 800.00 FEET; THENCE NORTH 89°41'11" EAST 333.03 FEET; THENCE SOUTH 01°02'51" EAST 130.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°02'51" EAST 184.62 FEET TO THE SOUTH LINE OF THE NEA; THENCE SOUTH 89°42'57" WEST ALONG SAID SOUTH LINE 874.48 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°02'52" WEST ALONG THE WEST LINE OF THE NEA A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 89°47'37" WEST ALONG SAID NORTH LINE 350.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588.371 SQ. SQUARE FEET OR 13.51 ACRES.

BASES OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NEA OF SECTION 36, THIS FILE, AS A SOUTH 89°47'37" WEST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS 'ESTATES AT RITZ HOLLOW AMENDED,' A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS 'UE' OR 'UTILITY EASEMENT' FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND/OR REPAIRING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY 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 THEREOF, WITH THE PROFITS, INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES APFORESAID. PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY FACILITY, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT SERVICES, PARKING, AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICES. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELECTRIC AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE. ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL, THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 1 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 POINT OF METERING.

4. 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 SUBDIVISION OR PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND/OR RELOCATING ANY PORTION OF THE UNDERGROUND SERVICE, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PREFERENTIAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TRIM ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID EASEMENT. UNDERGROUND FACILITIES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES, THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE 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.

6. OKLAHOMA NATURAL GAS EASEMENT RECORDED IN BOOK 3813 PAGE 2098 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS EASEMENT PREGATES THE RIGHT-OF-WAY DESIGNATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWERS MAINS AND STORM SEWERS IN THIS SUBDIVISION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF JENKS, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS 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 UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, 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 'ESTATES AT RITZ HOLLOW AMENDED,' SHALL RECEIVE AND DRAIN, IN AN UNRESTRICTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, NO LOT OWNER, SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FININGS 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 THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF 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, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DESIGNATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERS THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER OBSTRUCTION OR CORRECT BY THE OWNER, ON THE HOMEOWNERS ASSOCIATION. IN THE EVENT OWNER SHOULD FAIL TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF AN FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREAS 'A' AND 'D' (HEREINAFTER REFERRED TO AS THE 'DETENTION EASEMENT AREA') FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROWING MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 6 WEEKS.

4. IN THE EVENT THE HOMEOWNERS ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS ASSOCIATION.

5. IN THE EVENT THE HOMEOWNERS ASSOCIATION AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER FILE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE AREA 'A'

RESERVE AREA 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED MASTER HOMEOWNERS ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

I. RESERVE AREA 'B'

RESERVE AREA 'B' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION V HEREOF.

J. RESERVE AREA 'C'

RESERVE AREA 'C' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING EMERGENCY ACCESS, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE AREA 'D'

RESERVE AREA 'D' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

L. RESERVE AREA 'E' AND 'F'

RESERVE AREAS 'E' AND 'F' ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING SUBDIVISION PERIMETER SCREENING FENCES AND WALLS, ENTRY FEATURES, UTILITY EASEMENT AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE

TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

M. RESERVE AREA 'G'

RESERVE AREA 'G' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR SUCCESSORS AND HEIREES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PERFORMANCE OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

N. RESERVE AREA 'H'

RESERVE AREA 'H' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

O. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RENOUNCES HIS RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE BOUNDS DESIGNATED AS 'LIMITS OF NO ACCESS' (L.N.A.) ON THE ACCOMPANYING PLAT, SINCE 'LIMITS OF NO ACCESS' MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

P. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON LOTS 14, BLOCK 1 AND LOTS 2 & BLOCK 3 SHALL EACH HAVE ALL ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO SOUTH RIVER STREET.

SECTION II. PLANNED UTILITY DEVELOPMENT RESTRICTIONS

WHEREAS 'ESTATES AT RITZ HOLLOW AMENDED' WAS SUBMITTED AS PART OF A PLANNED UTILITY DEVELOPMENT (DESIGNATED AS PUD 128-A MINOR AMENDMENT NO. 1), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON JUNE 27, 2003 (HEREINAFTER 'THE JENKS ZONING CODE'); AND

WHEREAS PUD 128-A MINOR AMENDMENT NO. 1 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL; AND

WHEREAS THE PLANNED UTILITY DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, RUNNING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UTILITY DEVELOPMENT AND AMENDMENTS THEREIN; AND

WHEREAS THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA; AND

THEREFORE, THE OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW AMENDED), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREAFTER SET FORTH.

OVERLAND LAND AREA: 1,527 ACRES (588.371 SQUARE FEET)

EXISTING ZONING: PUD 128-A MINOR AMENDMENT NO. 1

ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN ESTATES AT RITZ HOLLOW AMENDED.

PERMITTED USES:

USE UNIT 1: AREA WIDE USES BY RIGHT USE UNIT 4: SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUDING COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN WATER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 60 FEET

MINIMUM LOT AREA: 4,650 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF WEST 11TH STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-YARD GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE, WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THIS REQUIRES A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING SHALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "ESTATES AT RITZ HOLLOW AMENDED" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW AMENDED; AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

THEFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKENISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW AMENDED) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE. INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DAILY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND FLOOR PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILE ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREINAFTER AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY VIOLATION AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE MATING AND CHANGING OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, DRAINAGE OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE ON ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

4. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW AMENDED.

1. STEM WALLS
ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE, OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WALL BE TRIED. NO STEM WALLS WILL BE EXPOSED.

2. ROOFING
ROOFING SHALL BE A SINGLE ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD WITHIN ESTATES AT RITZ HOLLOW AMENDED AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED. THE MINIMUM ROOF PITCH SHALL BE AN 8/12 PITCH ON THE FORWARD FACING GABLES.

3. EXTERIOR WALLS
THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).

4. MINIMUM SQUARE FOOTAGE
ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 3,000 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. MINIMUM LOT WIDTH
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

6. MINIMUM LOT AREA
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

7. WINDOWS
ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

8. SIGNS
NO STEEL, ALUMINUM OR PLASTIC SIGNS SHALL BE PERMITTED ON ANY BUILDING OR ANY RESIDENTIAL LOT.

9. MAILBOXES
ALL MAILBOXES SHALL BE OF A SINGLE DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN OF THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.

10. WAIVER
THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION, PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOXIOUS ACTIVITY
NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN OBNOXIOUS OR NUISANCE TO THE NEIGHBORHOOD.

D. EXISTING BUILDINGS
NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION
NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT.

G. ANTENNAS
NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS
THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SOODED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION III.A HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITED
NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS OF ANY KIND) SHALL BE RAISED, BREED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS
FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.

2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.

3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.

4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE
ALL DWELLINGS SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES
NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT. PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES
TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS
ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION III PRIVATE BUILDING AND USE RESTRICTIONS) SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL, AS DESCRIBED UNDER SECTION III.A HEREOF.

O. SWIMMING POOLS
NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE, WHERE SIDE YARD AND REAR YARD ASSESSMENTS ARE SHOWN GREATER THAN THE FOREGOING. NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHESLINES
CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION
A HOMEOWNERS' ASSOCIATION, KNOWN AS ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, AN OKLAHOMA NOT-FOR-PROFIT CORPORATION HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 80 O.S. 199, § 8-111, § 8-112, TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE ALL LAWFUL ACTS IF ANY OF ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION (THE ASSOCIATION) MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

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. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT
EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER RETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OR COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ HOLLOW AMENDED AND THE BY-LAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10-DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 15-11-1 (MAINTENANCE OF WEEDS AND TRASH) OF THE JENKS CITY CODE. THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION 15-1-1(C) OF THIS SECTION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITH THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREIN. AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I. PLANNED UNIT DEVELOPMENT RESTRICTIONS, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, IF THE UNDESIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION 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 IN ANY SUCH ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT (SUCH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. 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 TWENTY (20) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREAFTER PROVIDED.

C. 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 OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL COVENANTORS IN ESTATES AT RITZ HOLLOW AMENDED AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION IV. HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DEEMES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. 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 AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE BRUMBLE GROUP, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 5TH DAY OF JULY, 2023.

THE BRUMBLE GROUP, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: *Danny Brumble*
DANNY BRUMBLE, MANAGING MEMBER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 5TH DAY OF JULY, 2023, PERSONALLY APPEARED DANNY BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 8/13/2026
MY COMMISSION NUMBER: 1902869



CERTIFICATE OF SURVEY
I, ANDY FRITZ, OF FRITZ LAND SURVEYING, L.L.C. A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, UNDER CERTIFICATE OF AUTHORIZATION #684, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DEPOSITED HEREIN AS "ESTATES AT RITZ HOLLOW AMENDED" A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 5TH DAY OF JULY, 2023, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 1408269



Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	LOT AREA (SQ FT)
1	1	11212 SOUTH FIR AVENUE	10,176.59
	2	11216 SOUTH FIR AVENUE	10,932.73
	3	11220 SOUTH FIR AVENUE	10,019.43
2	1	11224 SOUTH FIR AVENUE	9,289.96
	2	11228 SOUTH FIR AVENUE	8,532.94
	3	11232 SOUTH FIR AVENUE	10,030.39
3	1	11236 SOUTH FIR AVENUE	10,395.19
	2	11240 SOUTH FIR AVENUE	10,514.66
	3	11232 SOUTH FIR AVENUE	10,692.54
4	1	11236 SOUTH FIR AVENUE	10,820.06
	2	11240 SOUTH FIR AVENUE	10,359.87
	3	11244 SOUTH FIR AVENUE	11,358.14
5	1	11248 SOUTH FIR AVENUE	9,780.64
	2	11212 SOUTH FIR AVENUE	8,509.85
	3	11216 SOUTH FIR AVENUE	10,660.03
6	1	694 WEST 113TH COURT SOUTH	10,197.83
	2	698 WEST 113TH COURT SOUTH	8,874.68
	3	702 WEST 113TH COURT SOUTH	8,896.55
7	1	686 WEST 113TH COURT SOUTH	8,300.08
	2	690 WEST 113TH COURT SOUTH	5,801.94
	3	694 WEST 113TH COURT SOUTH	10,183.44
8	1	11248 SOUTH FIR AVENUE	9,442.82
	2	11252 SOUTH FIR AVENUE	8,226.43
	3	11256 SOUTH FIR AVENUE	9,152.48
9	1	11260 SOUTH FIR AVENUE	9,220.72
	2	11264 SOUTH FIR AVENUE	8,478.84
	3	11268 SOUTH FIR AVENUE	10,047.33
10	1	698 WEST 113TH COURT SOUTH	10,077.01
	2	702 WEST 113TH COURT SOUTH	8,873.87
	3	706 WEST 113TH COURT SOUTH	8,452.43
11	1	694 WEST 113TH COURT SOUTH	8,452.43
	2	698 WEST 113TH COURT SOUTH	5,164.48
	3	702 WEST 113TH COURT SOUTH	8,734.39
12	1	698 WEST 113TH COURT SOUTH	8,931.91
	2	702 WEST 113TH COURT SOUTH	8,452.43
	3	706 WEST 113TH COURT SOUTH	10,284.88
13	1	11272 SOUTH FIR AVENUE	10,445.35
	2	11276 SOUTH FIR AVENUE	10,236.18
	3	11280 SOUTH FIR AVENUE	10,050.63
14	1	11284 SOUTH FIR AVENUE	10,906.83
	2	11288 SOUTH FIR AVENUE	10,866.96
	3	11292 SOUTH FIR AVENUE	10,186.87
15	1	11296 SOUTH FIR AVENUE	10,200.47
	2	704 WEST 113TH STREET SOUTH	4,170.02
	3	708 WEST 113TH STREET SOUTH	48,166.36
RES	A	11234 SOUTH FIR AVENUE	10,186.87
	B	11238 SOUTH FIR AVENUE	10,200.47
	C	11242 SOUTH FIR AVENUE	10,214.07
RES	D	11246 SOUTH FIR AVENUE	10,227.67
	E	11250 SOUTH FIR AVENUE	10,241.27
	F	11254 SOUTH FIR AVENUE	10,254.87
RES	G	11258 SOUTH FIR AVENUE (PRIVATE STREET)	64,562.30
	H	674 WEST 113TH COURT SOUTH	17,469.20

Planned Unit Development No. 128

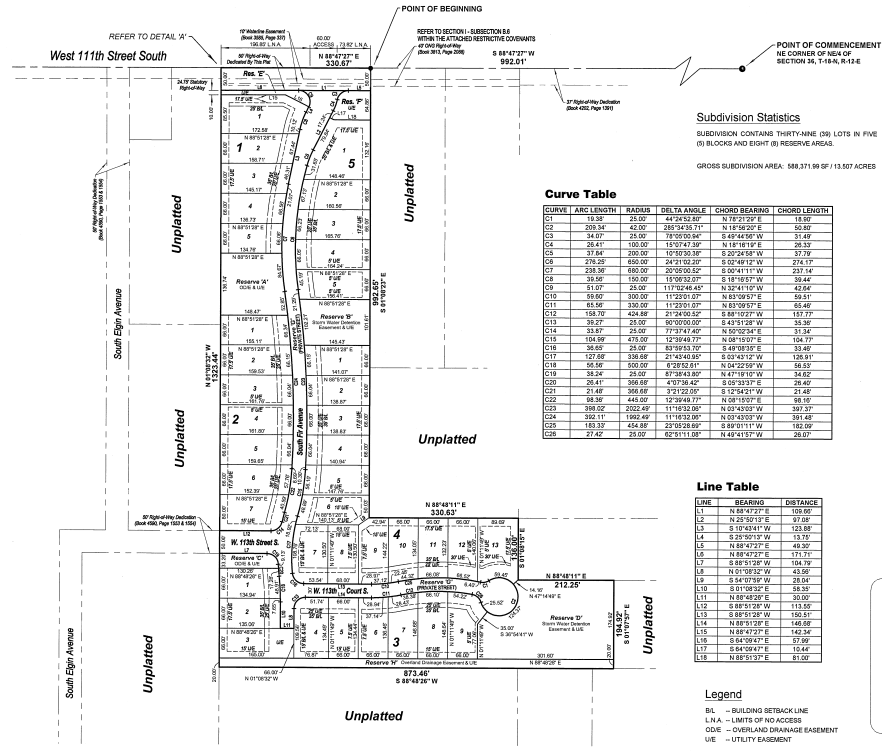
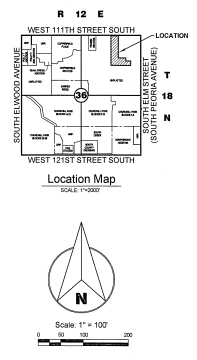
Estates at Ritz Hollow

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer
THE BRUMBLE GROUP, LLC
5014 EAST 101ST STREET, SUITE 101
TULSA, OKLAHOMA 74133
PHONE: (918) 498-8733
MR. DANNY BRUMBLE

Engineer
ENGINEERED BY DESIGN, PLLC
P.O. BOX 10887
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0985
EMAIL: eb@engbydesign.com
C.A. # 1855 EXPIRES 6-30-2024

Surveyor
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-6115
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5548 EXPIRES 9-30-2024



Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS IN FIVE (5) BLOCKS AND EIGHT (8) RESERVE AREAS.

GROSS SUBDIVISION AREA: 588,371.93 SF / 13.507 ACRES

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.28	21.00	147.2324°	N 17° 23' 00" E	18.42
C2	205.34	42.00	289° 54' 35" 11"	N 18° 16' 20" E	50.89
C3	34.47	21.00	150.5535°	S 24° 54' 50" W	37.89
C4	28.41	100.00	153° 17' 43" 36"	N 18° 18' 11" E	28.32
C5	37.84	200.00	152° 55' 33" 56"	S 24° 54' 50" W	37.89
C6	275.25	650.00	247° 10' 22" 20"	S 82° 49' 12" W	274.73
C7	238.56	650.00	205° 00' 00" 00"	S 84° 41' 11" W	231.34
C8	38.50	150.00	150° 00' 00" 00"	S 18° 16' 20" E	58.44
C9	51.07	35.00	111° 16' 46" 45"	N 82° 41' 10" E	42.54
C10	59.69	300.00	112° 20' 01" 01"	N 83° 09' 27" E	59.69
C11	65.58	300.00	112° 20' 01" 01"	N 83° 09' 27" E	65.58
C12	158.70	424.56	27° 48' 50" 50"	S 87° 02' 27" W	157.72
C13	38.27	21.00	90° 00' 00" 00"	S 43° 51' 28" W	35.38
C14	33.87	21.00	173° 17' 41" 40"	N 50° 52' 41" E	31.88
C15	104.59	475.00	12° 36' 49" 77"	N 81° 15' 07" E	104.73
C16	36.49	21.00	82° 03' 53" 20"	S 46° 05' 01" E	36.49
C17	127.69	338.68	21° 42' 40" 25"	S 23° 43' 12" W	128.61
C18	50.60	200.00	27° 52' 12" 12"	N 62° 15' 59" W	50.60
C19	38.24	21.00	81° 34' 43" 80"	N 47° 10' 10" W	34.62
C20	24.41	366.68	4° 19' 54" 42"	S 85° 33' 37" E	24.40
C21	21.48	366.68	3° 21' 22" 25"	S 12° 54' 21" W	21.48
C22	88.98	440.00	12° 28' 49" 71"	N 08° 12' 03" E	88.98
C23	108.02	250.00	11° 18' 23" 00"	N 24° 42' 00" W	109.22
C24	192.11	1892.48	11° 18' 23" 00"	N 24° 42' 00" W	391.48
C25	153.32	424.56	27° 48' 50" 50"	S 87° 01' 11" W	152.00
C26	27.42	21.00	82° 03' 53" 20"	N 48° 51' 11" W	28.07

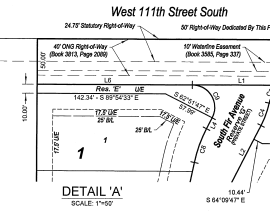
Line Table

LINE	BEARING	DISTANCE
L1	N 88° 47' 22" E	100.00
L2	N 25° 50' 13" E	97.00
L3	S 10° 42' 04" W	123.00
L4	S 22° 50' 52" W	17.93
L5	N 88° 47' 22" E	49.50
L6	N 88° 47' 22" E	171.71
L7	S 88° 51' 28" W	104.79
L8	N 25° 50' 13" E	43.90
L9	S 54° 07' 59" W	28.90
L10	S 01° 08' 10" E	65.90
L11	N 88° 48' 28" E	30.00
L12	N 88° 48' 28" E	115.00
L13	S 88° 51' 28" W	152.51
L14	N 88° 47' 22" E	146.88
L15	N 88° 47' 22" E	142.24
L16	S 84° 50' 24" E	57.00
L17	S 84° 50' 24" E	124.44
L18	N 88° 51' 28" E	81.00

Basics of Bearings
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation
ALL CORNERS SHOWN HERON WERE SET USING A 3/8" x 1/8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CASAR".

ADS Benchmark #348
5/8" REBAR WITH 1" ALUMINUM CAP STAMPED 348 LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.541 (NAVD 1988)
N: 31944.208 E: 250185.870



FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

December 10, 2022

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER

City Manager

STATE OF OKLAHOMA)
COUNTY OF TULSA) 188

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____ 2023
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

CERTIFICATE
I hereby certify that all real estate taxes levied on this plat have been paid as reflected by the current tax rolls. Security is required but none provided as the amount of \$13,257.98 per tract receipt no. 17398 to be applied to 2023 taxes. This certificate is NOT to be construed as payment of 2023 taxes in full but is given in order that this plat may be filed on record. 2023 taxes may exceed the amount of the security deposit.

Date: 03/19/2023
John M. Foltzberg
Tulsa County Surveyor
By: [Signature]
Deputy

HEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LICENSE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT ESTABLISHED AT RITZ HOLLOW WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNLESS THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE. INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEMES, MATERIALS AND FLOOR PLANS, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE ABOVE SAID MEMBERS, AND SAID NEARLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS AS ABOVE SET FORTH. ANY CHANGES TO PLANS OR FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING AND LANDSCAPING PLANS FOR DETERMINATION OF ANY VIOLATIONS AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED, AND THE HARMONY THEREWITH WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, OR OTHER CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW

1. STEM WALLS: ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE, OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.

2. ROOFING: ROOFING SHALL BE A SINGLE PLY ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW, AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW. THE MINIMUM ROOF PITCH SHALL BE AN 8:12 PITCH ON THE FORWARD FACING GABLES.

3. EXTERIOR WALLS: THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERRECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO, PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING HEIGHT TO THE CONSTRUCTION OF A GABLE-TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTION OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS EXCLUSIVE OF THESE CHANGES.

4. MINIMUM SQUARE FOOTAGE: ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 1,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. MINIMUM LOT WIDTH: AS DESCRIBED ABOVE UNDER SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS.

6. MINIMUM LOT AREA: AS DESCRIBED ABOVE UNDER SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS.

7. WINDOWS: ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

8. SIDING: NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

9. MAILBOXES: ALL MAILBOXES SHALL BE OF A SINGLE DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERRECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.

10. WAIVER: THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBDIVISION PROVIDED SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOISIOUS ACTIVITY: NO NOISIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION NOR SHALL ANY TRUCK OR OTHER REFRIGERATOR BE THROUGH PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN NOISIOUS OR OFFENSIVE TO THE NEIGHBORHOOD.

D. EXISTING BUILDING: NO EXISTING OR ERRECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES THEREON WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION

NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INSPIRATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT.

G. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SOOED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION I(A) HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITION

NO ANIMALS, LIVESTOCK OR POULTRY INCLUDING FISHING OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS

FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH CORNER.

2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.

3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.

4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT THE ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERRECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT. PROVIDED, HOWEVER, THAT OTHER AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES

TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS

ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION II) PRIVATE BUILDING AND USE RESTRICTIONS SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL AS DESCRIBED UNDER SECTION II(A) HEREOF.

O. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE, WHERE SAID YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHES LINES

CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION KNOWN AS ESTATES AT RITZ HOLLOW ASSOCIATION, AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO §§ 216, 1901, § 191, ET SEQ. TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE ALL LAWFUL ACTS, IF ANY, OF ESTATES AT RITZ HOLLOW ASSOCIATION OR THE ASSOCIATION'S MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BYLAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

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. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON

AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ HOLLOW AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-15, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE ESTATES AT RITZ HOLLOW HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNERS HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION I(C) OF THIS SECTION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, AND SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERE TO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ESTATES AT RITZ HOLLOW AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERGROUND DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN ESTATES AT RITZ HOLLOW SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LIABLE FOR THE CITY OF JENKS. ANY OWNER OF A LOT OR A HOMEOWNERS ASSOCIATION FORMER FOR THE SUBDIVISION 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 BY ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEMS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. 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 HEREAFTER PROVIDED.

C. 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 OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH PERCENT AGREEMENT OF ALL DWELLING ESTATES AT RITZ HOLLOW AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION II, PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION IV, HOMEOWNERS ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH PERCENT AGREEMENT OF ALL OWNERS WITH THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. 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 AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE BRIMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 28TH DAY OF JANUARY, 2023.

THE BRIMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: *Danny Brumble*
DANNY BRIMBLE, MANAGING MEMBER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 28TH DAY OF JANUARY, 2023, PERSONALLY APPEARED DANNY BRIMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME AS HIS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Danny Brumble
DANNY BRIMBLE
MY COMMISSION NUMBER: 8330208
MY COMMISSION EXPIRES: 10/30/2028



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #6481, DO 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 ESTATES AT RITZ HOLLOW, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Andy Fritz
ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS:



BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 28TH DAY OF JANUARY, 2023, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME AS HIS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Andy Fritz
ANDY FRITZ
MY COMMISSION EXPIRES: 02/20/2028
MY COMMISSION NUMBER: 1405589





CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF VIOLATION

Current Property Owner of '679 W. 113th Ct. S, Jenks OK'
and/or Maudie L. Green
Bumble Construction
The Bumble Group, LLC

12/8/2025

RE: 679 W. 113th Court South – Jenks Permit RES-2023-0063

Please be advised that our records indicate that the home under construction at the referenced address has not received a Certificate of Occupancy from the City of Jenks, and the building permit referenced is still "open". It is a violation of Section 4-10-1 of the Jenks City Code to occupy a building without a Certificate of Occupancy.

The home has received approved final trade inspections, but the exterior and lot are not in conformance with the governing zoning regulations. Due to these violations of the Unified Development Ordinance (UDO) the City Planner is unable to furnish a zoning clearance to allow for a Certificate of Occupancy to be issued.

Per Table 16-3-1-A of Jenks City Code Chapter 16, Article 3, the property which is zoned RS-3 with a PUD overlay is restricted to a maximum of 60% of impervious surface coverage. *Impervious Surface Coverage* means that portion of a lot that is covered by hard surfaces that impede infiltration of rainfall into the underlying soil profile, including all paved surfaces and principal and accessory buildings and structures. The entire lot appears to have been improved with a combination of brick, concrete, gravel, and synthetic turf, with no live grass that is covering soil visible. Installation and material details are required to determine if the drainage systems installed at the home and the manner of installation of synthetic turf and gravel allow infiltration of rainfall into the underlying soil profile or if rainfall is instead displaced off-site.

Per Section 16-6-5-B of the UDO & Jenks City Code fences located in front yards are limited to four feet in height, shall be of non-sight barrier construction and have a maximum opacity of 50 percent, and are not explicitly approved to be constructed of a masonry material without approval by the City Planner. The fence that encloses the front yard of this home to create a courtyard is in violation of these requirements.

These improvements, the impervious cover and fence, were not shown on the accepted construction plans for the approved permit as built and were not approved by the City of Jenks.

Please cease any occupancy of the structure immediately upon receipt of this letter. To avoid further action, including but not limited to daily fines, contact the City of Jenks within 10

business days of the date of this letter to discuss the owner's plan to remedy these violations and receive a Certificate of Occupancy.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tanner Rush', with a stylized flourish at the end.

Tanner Rush
Development Coordinator
trush@jenksok.org

Marcae Hilton
City Planner
mhilton@jenksok.org

PO Box 902
 Bixby, OK 74008
 (918) 615-2040
 withoutadrought@gmail.com

Without A Drought

IRRIGATION

INVOICE

BILL TO
 The Brumble Group
 679 W 113th Ct
 Jenks, OK

INVOICE 15333
 DATE 12/04/2024
 TERMS Net 15
 DUE DATE 12/19/2024

DESCRIPTION	QTY	RATE	AMOUNT
Sprinkler System Installation-Double Lot *Remaining Zones to be installed after sidewalk is finished System Installation Includes: -100% Coverage of all beds and grass -Anti-Siphon Backflow Prevention Valve Installed -System Master Valve so mainline not pressurized 24/7 -Separate zones covering beds and grass -RainBird Wifi Ready Controller Installed -6" & 12" Pop-up Spray Heads for beds -1/2" Gray Shrub Riser Sprays for beds -Rotary Heads for large turf areas -4" Pop-up Spray Heads for small turf areas -1 Year Warranty from date of closing on all parts *Builder will be responsible for Plumbing Permit for Backflow Prevention Valve		4,000.00	4,000.00
Drainage System-Full Property -75' of Deep Retaining Wall French Drains -220' of Shallow French Drains -190' of Tight Line Downspout Drainage -13 Surface Catch Basins		5,500.00	5,500.00
ADDT'L WORK Trenching and Drilling for Electrical Conduit in Courtyard		185.00	185.00

Subtotal-Original Quote and Work Performed: 9,500.00

BALANCE DUE **\$9,685.00**

One Year Warranty from date of closing on all sprinkler parts installed excluding freeze damage to outdoor backflow prevention valve, unless winterized by us.



Tulsa Paver Designs

1207 South Evanston Avenue
Tulsa, Oklahoma 74104
Tel: 918.406.7473

email: frank@tulsapaverdesigns.com
web: tulsapaverdesigns.com

Final Invoice for the courtyard project

Client to provide pavers

Excavate soil as needed

Install 5" of base.

Pavers to be set over a 1" sand bed.

Polymeric joint sand to be set in paver joints

Pavers to be set in a basket weave pattern with a soldier course border.

Set pavers in a circle pattern at the center of the courtyard, area of circle unknown.

Add a step at the landing

Clean up of debris due to installation.

The Paver Contract is \$8,500.00

Deposit paid = \$4,250.00

Original Balance due = \$4,250.00

Extra Paver Work = \$800.00

New Balance due = \$5,050,00

Prepared for:

Name: Brent Parsons
Address: 679 W. 113th Court
Jenks, OK
Phone: 918 497-8605
Email: bparsons2019@gmail.com

Quote Valid for 30 days.

Prepared By:

Frank Malkemus 11/26/2024
Date



TEST REPORT

DATE: 04-22-2024

Page 1 of 1

TEST NUMBER: 0307070

CLIENT	Challenger Turf Inc.
---------------	----------------------

TEST METHOD CONDUCTED	ASTM F1551 Water Permeability of Synthetic Turf Systems and Permeable Bases, DIN 18-035
------------------------------	---

DESCRIPTION OF TEST SAMPLE	
IDENTIFICATION	CG First Cut
COLOR	Field/Clover
CONSTRUCTION	Turf

GENERAL PRINCIPLE

The test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour. The sample was tested as received.

TEST RESULTS

SAMPLE IDENTIFICATION	RESULTS
CG First Cut	1541.67 Inches/Hour
	4.02 Sec/6" zone
	502.49 Gal/min/yd ²

APPROVED BY:

This report is provided for the exclusive use of the client to whom it is addressed. It may be used in its entirety to gain product acceptance from duly constituted authorities. This report applies only to those samples tested and is not necessarily indicative of apparently identical or similar products. This report, or the name of Professional Testing Laboratory, LLC, shall not be used under any circumstance in advertising to the general public.

FIRST CUT

TURF DETAIL

Pile Face Weight	85 oz/sy
Pile Height	1.4"
Tuft Gauge	3/8"
Total Weight	112.1 oz/sy



FIBER DETAIL

Primary Yarn A Type	Polypropylene
Primary Yarn A Denier	10800
Primary Yarn A Color	Field / Clover
Thatch Yarn Type	Polypropylene
Thatch Yarn Denier	4400
Thatch Yarn Color	Field Green / Jute

BACKING DETAIL

Primary Backing	K-29 / 5 PIC
Primary Weight	9.1 oz/sy
Secondary Backing	Ultra Flo
Secondary Coating	18 oz/sy
Drainage Perforations	Yes

MANUFACTURED ROLL DETAIL

Width	15'
Length	100'
Approximate Shipping Weight	1167.7 lbs/Roll

ADDITIONAL INFORMATION

Item Number(s):	C001251
-----------------	---------

*Manufacturing specifications are subject to a variance of +/- 5% for Face Weight and +/- .125" for Pile Height

Document Number: S-PS-72C | Approved By: Rebecca Raby | Version:02

www.celebritygreens.com | 743 Hill Road, Dalton, GA 30721 | 1.888.507.7960



PROJECT DESCRIPTION

- INSTALL APPROXIMATELY 875 SQ FT OF LAWN TURF IN THE FRONT AND BACKYARD.
- INSTALL 56 BLUE STONE PAVERS IN A GRID PATTERN WITH 1' OF SPACING BETWEEN.
- INSTALL RIVER ROCK AROUND PAVERS AND OPEN AREAS AS DESCRIBED IN THE OPTION #2 DRAWING.

TOTAL: \$25,878

50% DEPOSIT IS DUE AT THE TIME OF SIGNING AND THE REMAINING AMOUNT IS DUE AT COMPLETION OF THE WORK.



ELITE TURF AND GREENS(ETG) PRICE INCLUDES ALL MATERIALS AND LABOR BUT EXCLUDES ANY TAXES NECESSARY TO COMPLETE ALL WORK ACCORDING TO THE SPECIFICATIONS IN ACCORDANCE WITH PLAN CONCEPT. ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS OR CHARGES TO THE PLAN, WILL BE EXECUTED ONLY UPON A SIGNED ADDENDUM, AND MAY BECOME AN ADDITIONAL CHARGE OVER AND ABOVE THE CONTRACT AMOUNT. IT SHALL BE THE RESPONSIBILITY OF THE CLIENT TO FURNISH ANY WATER, POWER, OR OTHER UTILITIES NECESSARY AT THE JOB LOCATION FOR ETG USE PRIOR TO START. THIS CONTRACT IS BETWEEN CLIENT AND ETG. IT IS THE TOTAL RESPONSIBILITY OF THE CLIENT TO ENSURE THEIR PLAN COMPLIES WITH ANY APPLICABLE CODES, COVENANTS, AND RESTRICTIONS AND TO OBTAIN ANY APPROVALS BEFORE INSTALLATION. ETG AGREES TO DILIGENTLY PERFORM THEIR WORK HOWEVER, ETG SHALL NOT BE RESPONSIBLE FOR DELAY OR FAILURE TO PERFORM DUE TO ACTS OF GOD, THREAT OF INCLEMENT WEATHER, OR DELAYS CAUSED BY CLIENT OR ITS AGENTS. ETG WILL NOT BE HELD LIABLE FOR ANY DAMAGES TO THE SYNTHETIC TURF SURFACE RESULTING FROM THE RUPTURE OF WATER LINES, OR DAMAGE CAUSED BY WILD ANIMALS SUCH AS RODENTS, OR THE PRESENCE OF NUTSEDGE (NUTGRASS) ETC. ETG ALSO DOES NOT WARRANT ANY DAMAGES TO THE TURF CAUSED BY FERTILIZERS APPLIED TO THESE SURFACES. NEITHER ETG NOR THE TURF MANUFACTURER WARRANTY DAMAGE TO TURF CAUSED BY REFLECTIONS FROM WINDOWS OR REFLECTIVE OR MAGNIFYING SURFACES SUCH AS LOW-E WINDOWS. CLIENT UNDERSTANDS AND AGREES THAT FULL PAYMENT IS DUE AND SHALL BE PAID IN ACCORDANCE WITH THE TIME PAYMENT TIME- LINE. ANY OTHER PAYMENT ARRANGEMENTS MUST BE OUTLINED ON THIS CONTRACT AT TIME OF CONTRACT ACCEPTANCE. IN THE EVENT ETG RETAINS AN ATTORNEY IN CONJUNCTION WITH ANY DISPUTE ARISING OUT OF THIS CONTRACT, CLIENT SHALL BE REQUIRED TO PAY ETG REASONABLE ATTORNEY'S FEES AND ALL OTHER COSTS AND EXPENSES OF ETG IF ETG IS FOUND NOT TO BE RESPONSIBLE. ALL MATERIALS INSTALLED REMAIN THE PROPERTY OF ETG UNTIL CONTRACT IS PAID IN FULL. CLIENT UNDERSTANDS THAT THE SYNTHETIC SURFACES TEMPERATURE WILL INCREASE ALONG WITH THE SURROUNDING ENVIRONMENT. THIS CONTRACT CONSTITUTES THE FULL AGREEMENT BETWEEN THE PARTIES AND SUPERSEDES ANY AND ALL ORAL EXPRESSIONS OR STATEMENTS WHICH SHALL NOT BE CONSTRUED TO BE PART OF THIS PROPOSAL. ALL TERMS AND CONDITIONS ARE REQUIRED TO BE IN WRITING, ON EITHER THIS CONTRACT OR AN ADDENDUM. THIS AGREEMENT IS NOT BINDING UPON ETG UNLESS IT IS ACCEPTED BY AN AUTHORIZED OFFICER OF THE ETG. CLIENT AGREES TO SIGN JOB COMPLETION CERTIFICATE UPON SATISFACTORY COMPLETION OF THE PROJECT. CLIENT UNDERSTANDS THAT THE SPEED OF THE GOLF GREEN WILL VARY AND IS NOT A PART OF THE WARRANTY POLICY FOR THE TURF OR WORKMANSHIP.

I HAVE READ AND ACCEPTED THE TERMS AND CONDITIONS OF THIS CONTRACT. BY SIGNING ABOVE, I AUTHORIZE ETG TO PERFORM THE WORK DESCRIBED ABOVE. A 50% DEPOSIT IS DUE AT THE TIME OF SIGNING AND I AGREE TO PAY THE BALANCE UPON COMPLETION OF THE PROJECT. ANY ADDITIONAL WORK REQUESTED WILL BE BILLED UNDER SEPARATE INVOICE. I ALSO UNDERSTAND THAT THE WARRANTY WILL BE A ONE (1) YEAR WORKMANSHIP WARRANTY AND AN EIGHT (8) YEAR UJV LIMITED WARRANTY ON THE TURF.

:PLEASE MAKE CHECKS PAYABLE TO: ELITE TURF AND GREENS.

- CUSTOMER
SIGNATURE: _____ DATE: _____
- ELITE TURF AND GREENS
REPRESENTATIVE: _____ DATE: _____



Option #2

