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John T. Spradling, Jr.  
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Oklahoma City Oklahoma 73118-1053



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State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

FIRST AMENDMENT  
to the  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
of  
SUMMIT LAKE ESTATES SECTION 1

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Summit Lake Estates ("First Amendment") is made effective this 1<sup>st</sup> day of July, 2013 by Summit Lake, L.L.C. an Oklahoma limited liability company (herein the "Declarant").

Declarant is the Developer of the real property described as follows:  
Summit Lake Estates Section 1, according to the recorded plat thereof recorded in the office of the County Clerk of Oklahoma County, Oklahoma in Book 63 at Page 1 (the "Property").

This First Amendment amends the Declaration of Covenants, Conditions and Restrictions dated the 16<sup>th</sup> day of December 2005 and filed for record in the office of the County Clerk of Oklahoma County, State of Oklahoma on the 21<sup>st</sup> day of December 2005 at 09:36:48 in Book 9959 at Pages 558-636 (the "Declaration"). Declarant is the Class "B" Member of the Summit Lake Estates Community Association, Inc. and as such has the unilateral right to amend the Declaration pursuant to Article XVII AMENDMENT OF DECLARATION Section 17.1 Amendment by Declarant. This First Amendment is necessary to enable title insurance companies to issue title insurance coverage on the Lots and the Common Areas. The purpose of this First Amendment is to impose the Declaration as amended by this First Amendment on all of the Lots subdivided and platted as Summit Lake Estates Section 1 and to provide for the future annexation of the additional Property owned by the Declarant described on Exhibit "A". The Common Areas of Summit Lake Estates Section 1 abut land that will be developed as future phases of Summit Lake Estates. The Owners of the Lots in future phases of Summit Lake Estates will share the responsibility of the maintenance of a portion of the Common Areas platted

in Summit Lake Estates Section 1 but will not share in the maintenance of other portions of the Common Areas including the private streets platted in Summit Lake Estates Section 1. Likewise, Owners of Lots in Summit Lake Estates Section 1 will not share in the maintenance of portions of the Common Areas, including the private streets to be improved in future phases of Summit Lake Estates.

**Declarant hereby amends the Declaration as follows:**

### **Article II Concepts and Definitions**

**“Common Area”**. The term shall include all property designated as Common Area on the Plat of Summit Lake Estates Section 1 and shall include the streets and alleys within Summit Lake Estates Section 1 only whether or not designated as Common Area on the Plat. Future phases of Summit Lake Estates will have a similar Declaration of Covenants, Conditions and Restrictions that establishes the obligation on the part of the Owners of the Lots within the future phases to maintain the private streets and alleys platted within such future phases.

**“Covenant to Share Costs”**. The Covenant to Share Costs shall not be construed to create an obligation on the part of Owners of Lots in Summit Lake Estates Section 1 to share the costs to maintain the streets, alleys or other Common Areas totally included in the plat of future phases of Summit Lake Estates. Likewise Owners of Lots in future phases of Summit Lake Estates shall not be obligated to share costs to maintain the streets, alleys or other Common Areas totally included within the plat of Summit Lake Section 1. The Covenant to Share Costs shall obligate the Owners of Lots in Summit Lake Estates Section 1 and the Owners of Lots in future phases of Summit lake Estates to share the costs to maintain all of the other Common Areas except the streets and alleys serving such phase.

**“Street Assessment”**. Assessments levied against all Owners to cover the anticipated and unanticipated costs of street maintenance and repair, as more particularly described in **Article VIII**.

### **Article VIII Association Finances**

**8.1 Budgeting and Allocating Common Expenses**. Association Funding Sources: Association Assessments is amended to add “Street Assessments” as an additional funding source.

**8.3 Authority to Assess Owners; Time of Payment**. There shall be four types of assessments for Association Expenses: (a) Base Assessments to fund Common Expenses for the general benefit of all Lots; (b) Special Assessments as described in **Section 8.5**; (c) Specific Assessments as described in **Section 8.6** and (d) Street Assessments as described in **Section 8.2**.





**Exhibit "A"**  
**Legal Description for Summit Lake Estates Section 2**

Government Lots 1 and 2 and the East Half (1/2) of the Northwest Quarter (1/4) of Section 18, Township Fourteen (14) North, Range Three (3) West of the Indian Meridian Oklahoma County Oklahoma, according to the United States Government Survey thereof LESS AND EXCEPT that portion of the above described property platted as Summit Lake Estates Section 1.

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Filing Fee: \$19.00

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