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Brittany True-Howard - Mayes County Clerk
State of OK

COUNTY CLERK SEAL MAYES COUNTY, OKLAHOMA

Restrictions, Conditions and Protective Covenants
Ivy Ridge Second Addition

A platted filed subdivision in Mayes County Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ivy Ridge Homes LLC, hereinafter referred to as the "Developer" the majority owner of the following property, hereinafter referred to as Ivy Ridge., The following real property, to-wit.

The Northeast Quarter of the Northwest Quarter (NEY. NWY) and the North Half of the Southeast Quarter of the Northwest Quarter (N% SEY NWY.) in Section Thirty-two (32), Township Twenty-one (21) North, and Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma, LESS AND EXCEPT: A tract of land situated In the Northeast Quarter of the Northwest Quarter (NEY% NWY.), and being more particularly described as follows to-wit Beginning at a point South 8967 East a distance of 1341.17 foot from the Northwest corner of said Section 32; Thence South 89'67 East208.71 foot; Thence South 00°03 West 208.71 feet; Thence North 89 57 West 208.71 feet; Thence North 00'03' East 208.71 foot to the point of beginning AND LESS AND EXCEPT that part conveyed to the City of Tulsa in the Deed recorded In Book 118 at Pago 557 of the records of the Mayes County Clerk's office.

That all property owners within the above stated legal description wish to have the following Restrictions, Conditions and Covenants Applied to their Property.

1. There shall be an Architectural Control Committee composed of _3_ persons to be elected by a majority of the lot owners in "Ivy Ridge Second Addition", each lot entitling its owner to one (1) vote. Thus said Architectural Control Committee shall initially consist of the undersigned Dedlcators, Danny Ragsdale, James Moore, and Tyler Ragsdale, they shall serve on the "Ivy Ridge" committee until such time as they resigned or 75% of the "Ivy Ridge" lots have sold. After 75% of lots have sold, lot owners will elect from ownership, a new committee. "Ivy Ridge" Architectural Control Committee's responsibilities shall include but not be limited to the following:

A. No residence, garage doors, outbuildings, improvements, driveways, fence, wall, satellite receiver dish, antennae, or free standing mailboxes shall be erected, placed, or altered on any lot in the "Ivy Ridge" until the plans and specifications have been approved in writing by the "Ivy Ridge" or its authorized representatives or successors, which are hereinafter referred to as the "Architectural Control Committee". For each residence or outbuilding, the required

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22.00 Ivy Ridge 2nd

plans and specifications shall be submitted in duplicate and shall include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials, and exterior color scheme. Detached buildings or outbuildings shall rest or be constructed on concrete slabs, have concrete driveways (no gravel driveways allowed) with minimum of 10 feet in width, must match the color scheme of residential home and be approved in writing by the "Architectural Control Committee".

B. The Architectural Control Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter 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 erected and the harmony thereof with the surrounding area. The Architectural Control 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, grading or drainage, or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any lot owner in the "Ivy Ridge" from prosecuting any legal action relating to improvements within the "Ivy Ridge" which they would otherwise be entitled to prosecute.

C. The Architectural Control Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting, and other landscape design items to promote compatibility and conformity within the "Ivy Ridge". The Architectural Control Committee reserves the authority to review, approve, modify, or reject the type of landscaping or landscape design items which may be placed in the public view by any lot owner and determined in the desecration of the Architectural Control Committee to be incompatible with the overall landscape standards of the "Ivy Ridge". All dwellings shall be of new construction, be built on site and have a minimum of 2000 square foot (measured to outside of masonry) of heated and cooled living area on a (I) one story home, ground floor, exclusive of porches, patio, garages or any other area that is covered, but not heated or air conditioned. A dwelling less than the required 2000 square feet may be approved by Architectural Committee but cannot be less than 1800 square feet. "Ivy Ridge" is limited exclusively to single family residential use; lots are described and solely used as residential lots.

A (2) two story, tri-level, or multi-level homes will be allowed with the ground floor being of at least 1800 Square feet of conditioned area excluding porches and patios on the ground/first level of home.

The outside exterior walls shall be 80% masonry, and the remainder 20% will be subject to approval by the Architectural Control Committee. This area will

include all exterior walls to the top plate of the wall and excludes the area of all window and door openings. Front Gables must be of masonry or rock, except gables that rest on another roof such as a dormer.

1. No underground homes dome, or log homes of any kind shall be constructed on any lots.

2. Duplication of plans may be permitted only where there are (2) two lots or dwellings in between locations; also, a complete change must be made of exterior elevation and design styling.

3. Each residence is required to have a minimum of a 2 car garage space for a minimum of 2 automobiles with a maximum of a 3 car garage showing from the street. Any other garage stalls would have to be hidden from street view. All garages must have overhead garage doors for access and closure. These may be constructed of wood, vinyl, or steel construction. Garages must be enclosed. No garages will be permitted to be made into a living area. No carports will be allowed.

4. No exposed foundation, Stem wall, or retaining wall will be permitted. They must be covered with brick, stone, or stucco, and be approved by the Architectural Control Committee. No railroad ties or exposed concrete permitted.

5. The roof shingles are to be of Heritage II or equal or better shingles... No (3) three tab shingles allowed. The shingles are to be earth tone in color to resemble weathered wood or black. Metal roofs of darker earth tone color, or shingles coordinated to match brick, may be allowed with approval of the Architectural Control Committee.

6. All driveways shall be of concrete only (no Gravel driveways will be allowed) and installed and completed on or before occupancy. Driveways will be a minimum of 20' wide or a width equal to the distance of the left side of the left door to the right side of the right door plus 2 feet whichever is the widest. There will be a culvert pipe sized appropriately for the ditch installed under all driveways with a concrete stone or brick headwall at each end, culverts pipes shall not extend past headwalls.

7. All lots will have a minimum front building line of 35' behind the 50' road easement line. Corner lots will have a 35' set back from the 50' road easement line in front and set back from 50' road easement at the end of house shall be 25'. Homes that are not on a corner lot shall maintain at least 10' setback from side property lines to each end of the home. Under No circumstances shall any home or out buildings be built on any road easement, utility easement, or on any part of a lot that would impair the natural drainage, there shall be a minimum set back of 15' from the back property line for out buildings.

8. Upon completion of home and all exterior concrete work, the entire lot will be graded to ensure proper drainage away from the existing home and to re- establish all bar ditches and drainage swells to ensure proper drainage and not to impair the natural flow of water. There shall be No

interference with established drainage patterns in the "Ivy Ridge Estates" addition unless adequate provisions are made for proper draining and approved by the Architectural Control Committee.

9. Sod will be required in all bar ditches and major drainage swales that otherwise would be subject to erosion. Sod is encouraged and seeding required on all other areas of the lot.

10. Front yards, side yards, and corner lots must be tastefully landscaped upon completion of residence to conform to the neighborhood.

11. No fence will be allowed any further forward than (10) ten feet behind front building line or no further forward than the front plain of house that is the farthest (5) five feet behind the building line.

Corner lots: A fence built on a corner lot shall not be built any closer than the building line set back from the end of the house.

Fences may consist of wood (if wood is cedar or redwood picket), brick, natural stone, wrought iron, or vinyl chain link with treated round posts or rails (dark green, or black coated chain link with round treated wood posts of same color or metal posts). Other types of fences must be approved by the Architectural Control Committee.

12. In ground pools must be behind a minimum (4) four foot privacy or chain link fence. **Above ground pools** will be allowed, only if it has a (6) six foot privacy fence and no more than (10) ten feet away from water's edge and top edge of pool and the surrounding deck cannot be seen from the road. **Wading pools,** no more than (12) twelve inches height will be allowed without fencing requirements.

13. Any **RV's** shall be stored or parked on permanent type footing such as, gravel or concrete; and shall either be in an enclosed garage or if not in a garage, then be placed no closer to the road than the farthest rear plain of home. No travel trailer RV's or any other portable structure used as a residence either temporary or permanent will be allowed. Metal canopies for RV's must be behind the front plain of the home and placed on a concrete pad. All metal canopies and patio covers must be approved by the Architectural control committee.

"All-Terrain Vehicles": Dirt Bikes, Motorcycles, Four Wheelers, Golf Carts, Etc.
ATV Laws In Oklahoma: www.ok.gov Oklahoma Statute 47-1117
Ivy Ridge" will be in accordance with the Oklahoma laws for the ones that own and/or operate ATV's within the subdivision. It is each person's responsibility to log on to the website, read, and obeys the Oklahoma Statute. One exception will be that if a person lives within Ivy Ridge be allowed to travel directly to and from the trail access areas or to and from other lots or homes in the area, as long as they follow all other state regulations, there will be a maximum speed of 10 **MPH**

14. Inoperative vehicles shall not be parked or stored on any street drive or front yard or side yard. They must be behind a privacy fence, not viewable from the street or in an enclosed structure. No on street parking allowed.

15. No structure or improvement constructed on any lot shall be allowed to fall into disrepair, and shall be kept in good condition, adequately painted or otherwise finished.

16. Each lot owner and/or occupant shall be responsible for keeping his lot clean and clear of all tall grass, weeds, and debris. Should property owner or occupant fail to do so, the subdivision owners may enter upon such property and clean the same and such owner or occupant shall be liable for the cost of such service.

17. No garbage cans, trash burners, butane or propane storage tanks will be allowed to be placed on any lot in such a manner so as to be seen from adjoining lots or by the general public. They may be sunken, or may be above ground if hidden by decorative screening and approved by the Architectural Control Committee.

18. No signs of any kind shall be displayed on any lot or street, right of way to the public view, with the exception of (I) one sign of not more than (4) four square feet advertising the property for sale, or signs used on the building to advertise the property during construction

19. No noxious or offensive activity or enterprise shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No activities shall be conducted on any lot which might be unsafe or hazardous to any person or property, and No firearms shall be discharged, except the Home Owners Association may organize an annual fireworks display on a common area.

20. Seasonal and Holiday exterior decorations may be used if timely and seasonally displayed. Other types of ornamental landscape design items (such as flagpoles, statuaries, fountains, fish ponds, and ornamental lighting, etc.) must be pre-approved by the Architectural Control Committee.

21. Any sports or playground equipment, such as, swing sets, sandboxes, or soccer goals will not be allowed in front or side yards; with the exception of one basketball goal with the pole that would be permanently mounted in ground.

22. Any well, water system, septic system, or other system or device in "Ivy Ridge" addition used for the purpose of furnishing utility service must be first approved by the Governmental Agency or Authority having jurisdiction thereof and each owner shall be responsible for the maintenance and repair of his own system. Aerobic sewage disposal systems are recommended.

23. Outside Clothes Lines will be allowed but must be in the back yard and not visible from the road.

24. No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.

25. Once the structure is started, construction must proceed diligently and be completed within (12) twelve months. Exceptions for unforeseen delays caused by but not limited to weather.

26. No lot shall be used for storage materials for period of more than (30) thirty clays prior to construction.

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27. A structure that is partially or totally destroyed by fire or other disaster must be rebuilt within (8) eight months, or the lot shall be cleared of all debris by its owner.

28. No business shall be established on any lot that has regular customer traffic, has a sign advertising the business, (exceptions made for yard garage sale signs and real estate for sale signs.) or a sign with hours open and closed times posted. In-home offices that allow residents to operate their business from home will be allowed. In-home daycare will be allowed with no more than 2 children being watched at a time.

29. Each lot will have No more than (I) one residential home built on it. .

30. No prefab mobile homes or modular homes shall be moved upon any lot at any time.

31. Chimney structures must have copper or painted galvanized metal chimney shrouds constructed accordance with Architectural Control Committee.

32. Metal dormers or other roof elements must have been fabricated of copper or galvanized metal, painted to match shingle color. All other exposed galvanized roofing metal, vent pipes, and P.V.C. plumbing vent pipes shall be painted to match the roof.

33. No antennae shall be installed forward of the back of the home unless it would impair the performance of said antenna or satellite dish. This would have to be approved by the Architectural Control Committee. Satellite dishes shall be No more than (30) thirty inches in diameter for satellite internet and (2) 3 feet for satellite TV.

34. Window frames may be of wood, vinyl, or aluminum construction. All aluminum framed windows shall be painted of analyze. No mill finished aluminum windows will be allowed.

35. No outside lighting will be allowed that shines directly onto any adjacent property. No motion detection lights will be allowed that could be activated from a vehicle passing on the road.

36. No mailboxes shall be constructed on any lot under 3 acres without written approval from the Architectural Control Committee.

37. Yard and Garage Sales will be allowed, No more than (2) two consecutive days at a time and No more than (3) three times per year. On street parking during these sale days are to be kept to a minimum and owners must utilize parking in their front yard and own driveway when possible. At No Time will Blocking Any Driveway be allowed.

38. No Cattle, Swine, Horses, Poultry, or any other farm type animals, or exotic animals may be kept, maintained, sold, or bred. Dogs, cats, or other household pets may

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be kept providing they are not bred and/or sold for commercial purposes. Not more than (3) three dogs or other household pets shall be kept on any lot at any time. Animal shelters shall be kept screened from view from the street, unless built with conformity to the requirements for out buildings and detached garages. Pets must be confined with a fence unless on a leash and accompanied by an adult.

39. No person that is a registered sex offender may make residence in "Ivy Ridge".

Ivy Ridge Second Addition

IN WITNESS WHEREOF, we have set our hands and sealed this 20 day of February 2024.

Developers:

Danny Ragsdale _____

Terri Ragsdale _____

Heath Ragsdale _____

Tyler Ragsdale _____

James Moore _____

Danelle Moore _____

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State of Oklahoma

County of Mayes

The foregoing instrument was acknowledged before me. This 20 day of February 2024

A Notary Public in and for said County and State. The above stated people personally appeared before me. and I know these people to be the identical people who signed this document. And they acknowledged to me that they executed the same as there free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the clay and year last above written

Francisca Hope Moore
NOTARY PUBLIC

My Commission Expires: 4/23/2025

STATE OF OKLAHOMA
FRANCISCA HOPE MOORE
NOTARY PUBLIC
21005603
EXP. 04/23/25

The following individuals appeared before me:

Danny Ragsdale

Terri Ragsdale

Heath Ragsdale

Tyler Ragsdale

James Moore

Danelle Moore

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