

① OR 4161572
23.00

Return to:

St. James Park, LLC
770 W. Rock Creek Rd
Ste 103
Norman, OK 73069

SUPPLEMENTARY DECLARATION
FOR ANNEXATION
ST. JAMES PARK SECTION 6

Doc# R 2014 25881
Bk&Pg RB 5319 1259-1264
Filed 07-30-2014 PSL
03 35 20 PM DL
Cleveland County, OK

WHEREAS, respectively on the 24th day of April, 2000 and the 4th day of April, 2001 there was filed in Book 3156, Page 1475 and Book 3252, Page 138, a certain Declaration and Amendment thereof of Homeowners Association for St James Park Addition Section 1 and St. James Park Addition Section 2,

WHEREAS, on the 17th day of September, 2003 there was filed in Book 3697, Page 206 certain By-Laws relating to the above mentioned additions, and

WHEREAS, Article IX of such Declaration provided that the Declarant, St James Park, L.L.C., an Oklahoma Limited Liability Company, would have the right to annex certain future additions near or adjacent to the above mentioned additions. Declarant now desires to annex certain property to such Declaration and Association documents, all in the following manner, with any defined terms herein having the same meaning as in the original Declaration

1 Declarant does herewith annex, add to and make a part and parcel of those certain Declaration and By-Law documents above recorded, all of the following described real property and premises located in Cleveland County, Oklahoma, to-wit

All of St James Park, Section 6, a subdivision of a part of the W 1/2 of Section 10 Township 8 North Range 2 West of the Indian Meridian, an addition to the City of Norman, Cleveland County, Oklahoma, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof (the **Property**)

The Property is further shown on the attached **EXHIBIT A**, as was approved as a final plat by the City of Norman

2 The Property shall be subject to the Declaration of Homeowners Association for St. James Park Section 1 dated April 24th, 2000 and filed for record in the Office of the County Clerk of Cleveland County Oklahoma in Book 3156 at Pages 1475-1489, and all amendments thereto, if any, and the Bylaws of the Association, which shall all be incorporated herein by reference and made a part hereof, (collectively all referred to as the "**Declaration**") The Declaration and any applicable amendments thereto shall run with title to the Property The Declaration shall be binding on and shall inure to the benefit of all parties having any right, title, or interest in the Property

3 The Property to be made a part of and maintained by the St James Park Homeowners Association, Inc. shall be Common Areas A, B and C as set forth on the final plat of St. James Park Section 6.

4 The Declarant will, at its cost, and at its discretion as to design and qualities, be constructing entrance walls and planting landscaping in the Common Areas of the St James Section 6 Addition The Association will have the obligation forth upkeep and maintenance of the entry walls, landscaping and other improvements in the Common Areas of the Property.

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5 **Declarant reserves the right to award and/or approve any and all Contracts relating to the repair, maintenance or upkeep of any common areas within the Property. The payment for the same however shall be at the cost of the Association. Such right mentioned above shall continue until all lots within the Property have been sold or conveyed to new purchasers. Further, Declarant shall have the right, in Declarant's sole discretion, to assign such rights granted herein to any other parties.**

6 The owners of the Property hereby annexed into the St James Park Homeowners Association, Inc shall be obligated to pay assessments for the Common Expenses and maintenance of the Common Areas The annual assessments shall be paid as follows

A Declarant \$25 per lot,

B. As to all parties receiving initial title from Declarant and until a Certificate of Occupancy is issued by the City of Norman on such respective lot \$150 per lot, No Home Owners Association letter fee shall be charged to the first homeowner

C. Upon the issuance of a Certificate of Occupancy by the City of Norman, the Owner shall pay the sum of \$300 per lot, subject to adjustments

7 The date for the initial assessment set forth above shall be April 1, 2015 Assessments shall be prorated for the year in which title to the lot is acquired from the Declarant

8 Class A and Class B membership shall be the same in the new annexed additions, and shall vote on all issues based on the original voting percentages/ratios set forth in the original Declaration for St James Park Addition Section 1 and St James Park Addition Section 2 Class A Members shall have one vote per Lot The Class B Member shall have three votes per Lot for all of the Lots in the St. James Park additions As new sections of St James Park are annexed into the Association, the Lot count and voting rights of the Class B Member shall be increased by the number of Lots in subsequent phases

9 In the event any common area, or any areas annexed herein to be taken care of by the Association, must be mowed, repaired or maintained by the City of Norman, upon appropriate written notice to the Association at the address set forth below, shall have the right to file a lien against such property for the cost thereof, the same of which shall be paid for by the Association

10 The address for which the City of Norman may send notices of any areas that need to be mowed or maintained shall be as follows

ST. James Park Home Owners Association, Inc.
c/o Don Cervi
770 West Rock Creek Road, Suite 103
Norman, Oklahoma 73069

This document dated as of the hereinafter reflected acknowledgment

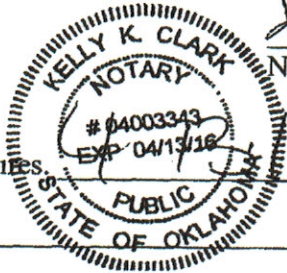
St James Park, L.L.C.,
an Oklahoma Limited Liability Company

Anthony K. Mirzaie
By. Anthony K. Mirzaie, Manager

STATE OF OKLAHOMA)
)
COUNTY OF CLEVELAND) ss

The foregoing instrument was acknowledged before me on this 25th day of July, 2014 by Anthony K. Mirzaie, Manager of St. James Park, L.L.C., an Oklahoma Limited Liability Company, by and on behalf of said Limited Liability Company

(SEAL)



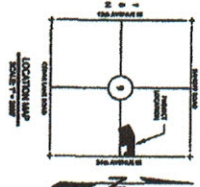
Kelly K. Clark
Notary Public

My Commission Expires. 6
Commission No. _____

EXHIBIT A

The Property as was approved as a final plat by the City of Norman

LINE TABLE	
LINE #	DESCRIPTION
11	20.000
12	20.000
13	20.000
14	20.000
15	20.000
16	20.000
17	20.000
18	20.000
19	20.000
20	20.000
21	20.000

[illegible]

- ## NOTES

[illegible]

SECTION 6 LOT COUNT	
BLOCK 1	1
BLOCK 2	27
BLOCK 3	27
BLOCK 4	9
TOTAL	64

- | | LEGEND |
|--------|-------------------------------|
| BL | BUILDING LIMIT LINE |
| D/R | DRAINAGE EASEMENT |
| DC | DITCHES |
| LMA | LIMITS OF NO ACCESS |
| P.O.B. | POINT OF BEGINNING |
| R/W | RIGHT-OF-WAY |
| UT | UTILITY EASEMENT |
| U&T | UTILITY AND SIDEWALK EASEMENT |

ME COR SE/6 SEC 9
TEN, E2W LIA
ROUND 1/2" BORN PM
W/ ORANGE SLANT

Crafton Tuff

Distribution / Delivery / Service
904-671-1811 fax 904-671-1812

SHIRT NO. 2 OF 2
05/23/2014

Champion Dry Cleaning 2014

241 E Main

ST JAMES PUBLIC SECTION 6

FFALD PLANT TO SERVE