

Canadian County Clerk's Office

Sherry Murray



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DMW

Receipt To:

Thompson & Winton
3233 East Memorial Road
Suite 103
Edmond, OK 73013

Charges	Receipt # R713325 -- 07-09-2021 12:19:16 PM	Payments
Preservation Fee \$ 10.00		Check (1669) \$ 22.00
Filing Fee \$ 12.00		
Item Total \$ 22.00		Payment Total \$ 22.00
		Balance Due \$ 0.00

Return to: **Matthew L. Winton** PLLC
THOMPSON & WINTON PLLC
3233 East Memorial Road, Suite 103
Edmond, Oklahoma 73013
405.478.4818/888.857.0360
WWW.THOMPSONWINTON.COM



Above the line for the Recorder ③ M

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR NORTHWOOD VILLAGE,
A RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA CITY,
CANADIAN COUNTY, STATE OF OKLAHOMA.**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 6 day of July, 2021, by Northwood Holdings, LLC, an Oklahoma limited liability company ("Declarant").

Section 1 - Purpose of Supplemental Declaration.

Declarant is the Declarant of Northwood Village Section 3, which is a platted addition recorded at Book 9, Page 766 within the Canadian County Clerk's Office, and more particularly described within Exhibit "A" hereto. The Declarant intends by the Recording of this Supplemental Declaration to subject Northwood Village Section 3 to the original Declaration of Covenants, Conditions, and Restrictions filed at Book 4380, Page 838 on February 24, 2016, and any amendments and supplemental declarations thereto within the Canadian County Clerk's Office for Northwood Village Addition, a residential community to the City of Oklahoma City, Canadian County, State of Oklahoma (Original Declaration). This is a Supplemental Declaration as defined within the Original Declaration. The Declarant executes and adopts this Supplemental Declaration pursuant to its authority granted and reserved within the Original Declaration.

Section 2 - Supplemental Declarations.

Section 2.1. Addition and Subjection of Northwood Village Section

3. Pursuant to the authority and right reserved and granted within the Original Declaration Article 9 and elsewhere, the Declarant hereby subjects the real property within Northwood Village Section 3 to the Original Declaration and any amendments and supplemental declarations thereto. As owner of real property within Northwood Village Section 3, the Declarant consents to this addition and subjection. Declarant adopts the Original Declaration and any amendments and supplemental declarations thereto in their totality and subjects and impresses each of them against all real property contained within Northwood Village Section 3 with the intent that each covenant shall touch, concern and run with the real property contained in Northwood Village Section 3 from the date of Recording this Supplemental Declaration, including that all Owners of Lots shall be members of the Northwood Village Property Owners Association, Inc.

Section 3 – Additional Declarations.

Declarant will identify Series for Lots in Northwood Village Section 3 on a case by case basis exercised in the Declarant’s sole discretion. Pier and grade beam foundations shall be allowed within Northwood Village Section 3, and dwellings shall be at least 1,350 square feet in occupiable space. All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions, and exhibits found within the Original Declaration and any amendments and supplemental declarations thereto are hereby incorporated by reference as if each were fully set out within this Supplemental Declaration. All such terms and provisions, unless expressly and specifically modified by this Supplemental Declaration, shall remain in effect as first Recorded in the Original Declaration as amended, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed and consented to this Supplemental Declaration on the signature blocks below the date and year first written above.

NORTHWOOD HOLDINGS, LLC - DECLARANT
An Oklahoma limited liability company

By: *[Signature]*
Managing Member

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Canadian }

Before me, the undersigned Notary Public in and for the above county and state, on the date of July 6, 2021, personally appeared the person signing above, known to me to be the identical person who executed their name to the foregoing Supplemental Declaration, who is the duly authorized agent for the Declarant for the execution of such Supplemental Declaration, who acknowledged to me that they did so as their free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Supplemental Declaration.

Subscribed and sworn to before me
The date next written above.
My commission expires: 12-08-22
My commission number is: 02018751

Mark Morris
Notary Public: *Mary Ann Martin*



Exhibit "A"

**ALL LOTS AND BLOCKS WITHIN NORTHWOOD VILLAGE SECTION 3,
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT
RECORDED AT PLAT BOOK 9, PAGES 852-853 ON MAY 7, 2021.**