

WHEN RECORDED, MAIL TO:

Springs at Greenleaf Trails HOA
c/o Oklahoma HOA Partner
7220 S. Western Ave Suite 103
Oklahoma City, OK 73139

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Cleveland County Clerk, OK - Tammy Belinson
Fee: \$ 22.00



225

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR SPRINGS AT GREENLEAF TRAILS,
A RESIDENTIAL COMMUNITY TO
THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned hereby certifies that it is the Homeowners Association (the "Association") for the Springs at Greenleaf Trails Addition to the City of Norman, Cleveland County, State of Oklahoma; and

WHEREAS, prior to this date, a Declaration of Covenants, Conditions, and Restrictions ("Declaration") covering said Addition was filed of record on November 24, 2014 at Book 5362, Page 257, *et seq.*; and

WHEREAS, the original Declarant no longer owns any lots within Springs at Greenleaf Trails; and

WHEREAS, Section 17.2 of said Declaration states that said original "... may be amended by the affirmative vote or written consent, or any combination thereof, of Members representing 75% of the total Class "A" votes in the Association..." .

NOW, THEREFORE, according to a vote taken at a General Membership Meeting conducted on November 14, 2023, the original Declaration of Covenants, Conditions, and Restrictions, as described above, is hereby amended as follows:

- I. The Common Area Maintenance provisions of Section 7.2 and the Greenleaf Trails Assessment provisions of Section 8.10 are hereby amended to incorporate and include all provisions of the Greenleaf Trails Maintenance Agreement, as executed by the Green Leaf Trails Homeowner Association and by the Springs at Greenleaf Trails Homeowners Association, Inc., and as recorded on October 4, 2023 at Book 6594, Page 1458, *et seq.* of the records of the County Clerk of Cleveland County, State of Oklahoma, a copy of which is incorporated herein by reference.

- II. Section 4.1 of the Use Restrictions and Rules for Springs at Greenleaf Trails (Exhibit "C" to the CC&Rs) is hereby deleted and replaced in its entirety by the following:

"Section 4.1. Leasing Prohibited. From and after the date of recording of this First Amendment to Declaration, no Lot within the Properties shall be leased.

In order to administer the above regulation, all persons who intend to purchase a Lot within the Properties shall file with the Association Secretary a written certification covenanting and agreeing with the Association that the purchaser will occupy the Lot as an Owner Occupied Lot until and unless the leasing restriction under this Rule is lifted or modified by revised rules of the Association adopted pursuant to Section 3 of the Declaration.

Any lease in effect before the modification of this Section 4.1 shall continue to be administered in accordance with Section 4 of the Initial Use Restrictions and Rules for Springs at Greenleaf Trail as contained in Exhibit "C" to the original Declaration until the expiration of the current term of such lease."

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 26 day of December, 2023.

Springs at Greenleaf Trails Homeowners
Association, Inc., an Oklahoma corporation

By: David N. White
David N. White, President

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

} SS:

26th Before me, the undersigned, a Notary Public in and for said County and State on this day of December, 2023, personally appeared **David N. White**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



NOTARY PUBLIC

My Commission No. 14005112

My Commission Expires 06/06/2026

