

After Recording, Return To:
Mongold Properties, LLC
P.O. Box 7427
Moore, OK 73153

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Cleveland County Clerk, OK - Tammy Belinson
Fee: \$ 17.00



**AMENDMENT TO THE DECLARATION
FOR THE ADDITIONS COMPRISING TIMBER CREEK ESTATES, A
RESIDENTIAL COMMUNITY TO THE CITY OF MOORE, CLEVELAND
COUNTY, STATE OF OKLAHOMA**

THIS AMENDMENT is made this 19th day of July, 2019, by Mongold Properties, LLC., an Oklahoma limited liability company ("Declarant").

Section 1- Purpose of Amendment.

Declarant is the Declarant of the Additions comprising Timber Creek Estates which is a platted addition more particularly described within Exhibit "A" hereto. The Declarant intends by the Recording of this Amendment to amend and alter certain provisions of the Declarant filed at Book 5875, Page 1112 (Original Declaration) within the Cleveland County Clerk's office for the several sections comprising Timber Creek Estates, a residential community including any amendments and supplements thereto (Original Declaration). The Declarant executes and adopts this Amendment pursuant to its authority granted and reserved within the Original Declaration.

Section 2 - Amendment #1

Section 3.4 page 12 "Storage And Other Detached Structures" filed as Exhibit "A" to the Original Declaration, is deleted in its entirety and replaced with the following:

3.4 Storage and Other Detached Structures. Detached storage buildings are permitted:

The following provision shall be applicable to all outbuildings:

- i. They shall be of new construction and built on site
- ii. They must have concrete floors;
- iii. They shall have a minimum of 400 square ft. and a maximum of **1,500 sq. ft.** A new steel type building maybe built as an outbuilding. However, such metal building shall be either white, light gray or light tan in color, including trim, and the same must be approved by Kirby Mongold Jr. or Thomas Mongold, or a representative appointed by either of them. As to any other outbuilding, they must correspond with the residence built on the lot, including siding, roof pitch, color, covering, etc.;
- iiii. All outbuildings must be a minimum of ten (10) ft. high and a maximum of Sixteen (16) ft. high to the tallest point;
- iiiii. All outbuilding must be located behind the rear line of any house built on any lot. In addition, as to corner lots, they must be behind the house looking at it from the front. In looking at it from the side, it must be a minimum of twenty-five (25) ft. from the street edge. Also, all sides must have three (3) ft. brick on bottom of building.

Amendment #2

Section 3.6 page 13 "Roofs" filed ad Exhibit "A" to the original Declaration is deleted in its entirety and replaced with the following:

3.6 **Roofs.** All roofing (both initial and replacement) shall be wood or laminated composition, and be of a **weathered wood or black color and appearance**. Also, such roofing must reflect that it is of a **weathered wood color or black color and appearance** on the packaging. Further provided, no three (3) tab shingles shall be installed on any home. Such roofing shall have a thirty (30) year warranty. All roof line on any residence must be a minimum of 10/12 pitch.

Section 3- Additional Declarations.

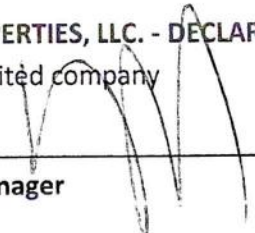
All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions, and exhibits found within the Original Declaration and any amendments and supplemental declarations thereto and hereby incorporated by reference as if each were fully set out within this Amendment. All such terns and provisions, unless expressly and specifically modified by this Amendment, shall remain in effect as first Recorded in the Original Declaration as amended and supplemented, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the signature block below the date and year first written above.

MONGOLD PROPERTIES, LLC. - DECLARANT

An Oklahoma limited company

By: _____
member/manager



ACKNOWLEDGEMENT

State of Oklahoma }

)}ss

County of Cleveland }

Before me, the undersigned Notary Public in and for the above county and state, on the date written above, personally appeared Kirby D. Mangold, Jr. *, known to me to be the identical person who executed his name to the foregoing Amendment, who is the duly authorized agent for the Declarant for the execution of such Amendment, who acknowledged to me that he did so as his free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Amendment.

* member/manager of Mongold Properties, LLC, an Oklahoma limited liability company. (PW)
Subscribed and sworn to before me on July 19, 2019

Becki Nail

My commission expires.

07-22-2021

My commission number is:

01011757

Notary Public Becki Nail



Exhibit "A"

**ALL OF TIMBER CREEK ESTATES SECTION #1 TO THE CITY OF MOORE, CLEVELAND COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO;**