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**Amendment to Declaration of Covenants,  
Conditions, and Restrictions for Manor Lake  
Hills, a Residential Community to McClain  
County, Oklahoma**

By Bill Gester Deputy  
Return to  
Bill Gester  
PO Box 1407  
Purcell, Ok 73088

This Amendment dated this 21<sup>ST</sup> day of  
May, 2019, by Adkins and Adkins Land Development  
LLC, an Oklahoma Limited Liability Company  
(hereinafter referred to as DECLARANT).

WHEREAS, DECLARANT platted the following described property, to-wit:

**Lots One through Sixty-three (63), inclusive of the Amended Plat of Manor  
Lake Hills, a subdivision of a part of the Southeast Quarter (SE/4) of Section  
Seventeen (17), Township Eight (8) North, Range three (3) West and the North  
Half (N/2) of Section Twenty (20), Township Eight (8) North, Range Three (3)  
West of the I.M., McClain County, Oklahoma.**



hereinafter referred to as Addition, and,

WHEREAS, the above described real property is subject to certain protective covenants  
provided for in an instrument filed of record on June 5, 2014, in Book 2172 at Page 690 of the  
records of the McClain County Clerk's office of McClain County, Oklahoma, and

WHEREAS, DECLARANT by said instrument at Page 722 under Section 17.1 thereof  
reserved the right to unilaterally amend said declarations, and;

WHEREAS, DECLARANT desires to amend Section 2.14 of the above described  
Declaration of Covenants, Conditions, and Restrictions for Manor Lake Hills, a Residential  
Community to McClain County, Oklahoma, and the second paragraph under 4. Design Standards  
on Exhibit "F" Design Review Guidelines, and;

NOW, THEREFORE, DECLARANT does hereby amend the Declaration of Covenants,  
Conditions, and Restrictions for Manor Lake Hills, a Residential Community to McClain County,  
Oklahoma, as follows:

The above described Declaration of Covenants, Conditions, and Restrictions for Manor Lake  
Hills, a Residential Community to McClain County, Oklahoma, shall be amended by deleting the  
second paragraph under 4. Design Standards on Exhibit "F" Design Review Guidelines as filed in  
Book 2172 at Page 753 of the original document.

**IN PLACE OF THIS REVOKED PROVISION DECLARANT SUBSTITUTES THE FOLLOWING:**

VIEW ADDITIONAL LAND RECORDS AT  
**OKCOUNTYRECORDS.COM**

#### 4. DESIGN STANDARDS

##### Specific Design Standards

**Building size and set back requirements.** The minimum square footage of the primary dwelling structure shall be no less than 2,700 square feet exclusive of basements, open porches, and garages, except Lots No. 17, 22, 24, 25, 26, 27, 46, 47, 48, 49 and 50 shall have a minimum square footage of 3000 square feet for one story structures and 3,500 square feet for two story structures, exclusive of basements, open porches, and garages. Front yard and side yard set backs must conform to the existing Plat.

The above described Declaration of Covenants, Conditions, and Restrictions for Manor Lake Hills, a Residential Community to McClain County, Oklahoma, shall be further amended by deleting the paragraph 2.14 as filed in Book 2172 at Page 728 of the original document.

##### **IN PLACE OF THIS REVOKED PROVISION DECLARANT SUBSTITUTES THE FOLLOWING:**

**2.14. Use of Water Areas.** Swimming, use of personal flotation devices, or other active use of lakes and ponds within Manor Lake Hills Addition are prohibited except that catch and release fishing shall be permitted on the Homeowner's Association common area lake located on Lot 51. Catch and release fishing shall also be allowed on the private lake from the top of the dam only within the access easement area located on lots 50 and 27. All persons fishing on any lake within the addition shall have appropriate licenses.

All members of Manor Lake Hills Home Owners Association, Inc., shall have access to and use of the Common Area Lake located on Lot 51 via non-motorized boats of less than Twelve (12) feet in length and can be of row, pedal or electric motor power. Otherwise no motorized boats or other devices are allowed on the lake. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, streams or other bodies of water within or adjacent to Manor Lake Hills;

Owners of Lots No. 17, 22, 24, 25, 26, 27, 46, 47, 48, 49 and 50 may use the entire private lake via non-motorized boats of less than Twelve (12) feet in length and can be of row, pedal or electric motor power. Otherwise no motorized boats or other devices are allowed on the lake. The shoreline is the private property of the lot owners adjoining same. Any of said lot owners may build a dock, but must receive prior written approval from the Architectural Committee as to size, design and materials.

No nonmember's boats are permitted upon any portion of any lake located within the addition.

The above described Declaration of Covenants, Conditions, and Restrictions for Manor Lake Hills, a Residential Community to McClain County, Oklahoma, shall be amended by deleting paragraph 5.1 in the original document.

**IN PLACE OF THIS REVOKED PROVISION DECLARANT SUBSTITUTES THE FOLLOWING:**

**5.1 Maintenance of Lots.** Each Owner shall maintain such Owner's Lot, including all landscaping and improvements comprising the Lot, in a manner consistent with Manor Lake Hills Governing Documents, Manor Lake Hills Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Lot except each owner shall be permitted to maintain native natural landscaping in any canyon areas which are outside of the primary lawn area of the residence and which cannot be safely accessed to perform maintenance on same.

All other restrictions and covenants contained in said Declaration of Covenants, Conditions, and Restrictions for Manor Lake Hills, a Residential Community to McClain County, Oklahoma, shall remain in full force and effect as therein set forth.

This agreement shall be binding on the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, I have fixed my hand this 21<sup>st</sup> day of May, 2019.

**Adkins and Adkins Land Development, L.L.C., DECLARANT**  
An Oklahoma Limited Liability Company

By: Bill Scott Adkins  
**Bill Scott Adkins, Manager**

