

Hallbrooke Dev. Group HP LLC *
2110 Hallbrooke Dr.
Norman, Ok. JAK
73071

Doc#: R 2010 26506
Bk&Pg: RB 4774 1273-1276
Filed: 08-12-2010 JRS
11:03:59 AM RT
Cleveland County, OK

**SUPPLEMENTARY DECLARATION FOR
HALLBROOKE ADDITION SECTION 3 P.U.D.**

This Supplementary Declaration is made and entered into this 5th day of August, 2010, by Hallbrooke Development Group HP, L.L.C., an Oklahoma limited liability company, hereinafter referred to as "Declarant".

WITNESSETH

1. Recitations. On or about November 27, 2002, Declarant executed an Owner's Certificate Dedication and Reservations for Hall Park Seventh Addition ("Declaration"). The Declaration was filed on December 6, 2002, in Book 3517 at Page 696 in the Office of the County Clerk of Cleveland County, Oklahoma.

On or about November 29, 2002, Declarant executed the Hall Park Property Owners' Association Certificate of Incorporation (the "Certificate"). The Certificate was filed with the Oklahoma Secretary of State on December 2, 2002, and on December 6, 2002, was filed of record in Book 3517 at Page 687 in the Office of the County Clerk, Cleveland County, Oklahoma. On August 29, 2003, the Hall Park Property Owners' Association changed its name to Hallbrooke Property Owners' Association ("Association") by filing an Amended Certificate of Incorporation with the Oklahoma Secretary of State.

On or about September 13, 2004, the Certificate was further amended, as provided for in Article VII of the Certificate, by execution of the Second Amendment to Hallbrooke Property Owners' Association Certificate of Incorporation (the "2nd Amendment"). The 2nd Amendment was filed on September 14, 2004 with the Oklahoma Secretary of State and on September 14, 2004 with the County Clerk of Cleveland County, Oklahoma, Book 3890 at Page 234-239.

The Certificate in Article IX provides that Declarant may annex additional land adjacent to the Subdivision (as defined in the Certificate and Declaration) by the filing of a Supplementary Declaration in order to extend the development scheme to the adjacent property. Declarant's General Plan (as defined in the Certificate) shows that the adjacent property described on Exhibit "A" hereto (the "Additional Property") is a part of this general development. Declarant has platted the Additional Property as Hallbrooke Addition Section 3 P.U.D. in accordance with the ordinances of the City of Norman.

Declarant intends to create within Hallbrooke Addition Section 3 P.U.D., an extension of the residential community existing in the Subdivision, which will be maintained for the benefit of those living within the Subdivision, the Additional Property and any other property which is included therein by the filing of additional Supplementary Declarations.

Declarant further intends to extend the scheme of voting rights contained in the Certificate to the Additional Property and to provide that all persons owning lots within Hallbrooke Addition Section 3 P.U.D. shall be members of the Association, and the lots within

Hallbrooke Addition Section 3 P.U.D. shall be subject to the terms and conditions of the Certificate. Declarant further has filed an Owner's Certificate, Dedication, Reservations and Grant of Easements for Hallbrooke Addition Section 1 P.U.D. providing for protective covenants relating solely to Hallbrooke Addition, leaving the covenants and restrictions in the Declaration to apply only to Hallbrooke Seventh Addition.

3. Supplementary Declaration. Declarant hereby extends the scheme of development contained in the Certificate, including without limitation, the voting rights, to the Additional Property and the Additional Property shall be held, transferred and acquired subject to the provisions of the Certificate. The Common Areas described in the Owner's Certificate, Dedication, Reservations and Grant of Easements for Hallbrooke Addition Section 1 P.U.D. contain a description of the Common Areas added to the development scheme in accordance with the General Plan, which Common Areas are to be maintained by the Association.

4. Protective Covenants. The Covenants and Restrictions applicable to the Additional Property shall not, however, be those set forth in the Declaration, but shall be in accord with the Owner's Certificate, Dedication, Reservations and Grant of Easements for Hallbrooke Addition Section 1 P.U.D. filed on 04-07-2006 with the County Clerk of Cleveland County, Oklahoma, in Book 4159 at Page 370-389.

5. Effective Date. From and after the filing of this Supplementary Declaration for Hallbrooke Addition Section 3 P.U.D. in the Office of the County Clerk of Cleveland County, Oklahoma, the Additional Property shall be entitled to all of the benefits of, and shall be subject to all of the restrictions imposed in, the Certificate.

IN WITNESS WHEREOF, the Declarant has executed this Supplementary Declaration for Hallbrooke Addition the day and year first above written.

"DECLARANT"

HALLBROOKE DEVELOPMENT
GROUP HP, L.L.C.

By: 

Russell L. Bates, III, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF CLEVELAND) SS:

This instrument was acknowledged before me this 5th day of August, 2010, by Russell L. Bates, III, as Manager of Hallbrooke Development Group HP, L.P.C., an Oklahoma limited liability company.

Mary Ann Nelson
Notary Public

My Commission Expires:

[SEAL]



EXHIBIT A
(Sheet 1 of 1) to
SUPPLEMENTARY DECLARATION FOR
HALLBROOKE ADDITION SECTION 3 P.U.D.

LEGAL DESCRIPTION
HALLBROOKE ADDITION SECTION 3 P.U.D.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Being a tract of land lying in a part of the N.E. 1/4, Section 21, T9N, R2W, of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. 1/4; THENCE South 00°23'18" East along the East line of said N.E. 1/4 a distance of 438.99 feet; THENCE South 89°36'42" West a distance of 50.00 feet to a point on the West right-of-way line of 24th Avenue N.E.; THENCE North 89°06'18" West along the North property line of the filed final plat of Hallbrooke Addition Section 2 (as filed in Book 20 Page 187-188) a distance of 626.79 feet to a point of curvature; THENCE continuing along said North property line along a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 75°48'47" West a distance of 234.18 feet) with an arc length of 236.91 feet to the POINT OF BEGINNING;

THENCE continuing along said North property line and along said curve to the left, having a radius of 450.00 feet (said curve subtended by a chord which bears South 54°21'02" West a distance of 100.02 feet) with an arc length of 100.22 feet to a point of reverse curvature; THENCE continuing along said North property line along a curve to the right, having a radius of 650.00 feet (said curve subtended by a chord which bears South 55°41'20" West a distance of 174.61 feet) with an arc length of 175.14 feet; THENCE North 34°06'05" West along the East property line of the filed final plat of Hallbrooke Addition Section 1 P.U.D. (as filed in Book 21, Pages 33-35) a distance of 275.83 feet; THENCE North 28°28'58" West along said East property line a distance of 120.72 feet; THENCE North 89°06'18" West along the North property line of said Hallbrooke Addition Section 1 P.U.D., a distance of 13.47 feet; THENCE North 00°53'42" East a distance of 160.00 feet; THENCE South 89°06'18" East a distance of 20.38 feet to a point of curvature; THENCE along a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears South 71°53'58" East a distance of 103.53 feet) with an arc length of 105.10 feet; THENCE North 35°18'21" East a distance of 160.81 feet; THENCE South 28°28'58" East a distance of 496.88 feet to the POINT OF BEGINNING.

Said tract contains 141,325 square feet, or 3.24 acres more or less.