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Cleveland County, OK

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**SUPPLEMENTARY DECLARATION FOR  
HALLBROOKE ADDITION SECTION 5 P.U.D.**

This Supplementary Declaration is made and entered into this 22nd day of September, 2014, 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 "2<sup>nd</sup> Amendment"). The 2<sup>nd</sup> 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, in 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) show 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 5 P U D in accordance with the ordinances of the City of Norman.

Declarant intends to create within Hallbrooke Addition Section 5 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 5 P U D shall be members of the Association, and the lots within

Hallbrooke Addition Section 5 P U D shall be subject to the terms and conditions of the Certificate. Declarant further intends to file an Owner's Certificate, Dedication, Reservations and Grant of Easements for Hallbrooke Addition Section 5 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 5 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 5 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 H P L L C

By



Russell L. Bates, III, Manager

ACKNOWLEDGMENT

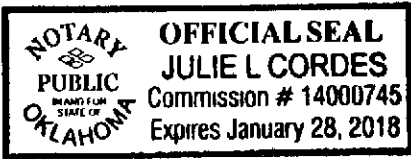
STATE OF OKLAHOMA )  
 )  
 ) SS  
COUNTY OF CLEVELAND )

This instrument was acknowledged before me this 23 day of Sept., 2014, by Russell L Bates, III, as Manager of Hallbrooke Development Group HP, L L.C , an Oklahoma limited liability company

*Julie L. Cordes*  
\_\_\_\_\_  
Notary Public

My Commission Expires

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[SEAL]



Unofficial

## Exhibit "A"

**LEGAL DESCRIPTION  
HALLBROOKE ADDITION SECTION 5 P.U.D.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

Being a tract of land lying in a part of the N E  $\frac{1}{4}$ , 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  $\frac{1}{4}$ , THENCE North  $89^{\circ}06'18''$  West along the North line of said N E  $\frac{1}{4}$  a distance of 1146 91 feet to the POINT OF BEGINNING,

THENCE South  $00^{\circ}53'42''$  West a distance of 50 00 feet, THENCE South  $28^{\circ}28'58''$  East a distance of 20 60 feet to a point, said point being the Northwest corner of Lot 1, Block 1 of the filed final plat of HALLBROOKE ADDITION SECTION 3 P U D (as filed in Book 22 of Plats, Page 128), THENCE along the property line of said final plat the following four (4) courses

- 1) THENCE South  $35^{\circ}18'21''$  West a distance of 160 81 feet to a point on a non-tangent curve,
- 2) THENCE around a curve to the left having a radius of 175 00 feet (said curve subtended by a chord which bears North  $71^{\circ}53'58''$  West, a distance of 103 53 feet) and an arc length of 105 10 feet,
- 3) THENCE North  $89^{\circ}06'18''$  West a distance of 20 38 feet,
- 4) THENCE South  $00^{\circ}53'42''$  West a distance of 160 00 feet to a point, said point being a point on the North property line of the filed final plat of HALLBROOKE ADDITION SECTION 1 P U D (as filed in Book 21 of Plats, Page 33),

THENCE along the property line of said final plat the following fourteen (14) courses

- 1) THENCE North  $89^{\circ}06'18''$  West a distance of 295 91 feet,
- 2) THENCE South  $84^{\circ}19'51''$  West a distance of 40 19 feet,
- 3) THENCE South  $40^{\circ}38'49''$  West a distance of 142 50 feet,
- 4) THENCE around a curve to the left having a radius of 1217 94 feet (said curve subtended by a chord which bears North  $41^{\circ}58'34''$  West, a distance of 39 56 feet) and an arc length of 39 56 feet,
- 5) THENCE around a compound curve to the left having a radius of 455 00 feet (said curve subtended by a chord which bears North  $45^{\circ}47'42''$  West, a distance of 45 86 feet) and an arc length of 45 88 feet,
- 6) THENCE North  $04^{\circ}19'03''$  West a distance of 35 38 feet,
- 7) THENCE North  $49^{\circ}21'11''$  West a distance of 50 00 feet,
- 8) THENCE South  $85^{\circ}38'49''$  West a distance of 35 36 feet,
- 9) THENCE North  $49^{\circ}21'11''$  West a distance of 8 77 feet,
- 10) THENCE around a curve to the right having a radius of 125 00 feet (said curve subtended by a chord which bears North  $24^{\circ}13'45''$  West, a distance of 106 14 feet) and an arc length of 109 62 feet,
- 11) THENCE North  $00^{\circ}53'42''$  East a distance of 49 77 feet,
- 12) THENCE North  $07^{\circ}19'13''$  East a distance of 93 84 feet,
- 13) THENCE North  $45^{\circ}53'42''$  East a distance of 35 36 feet,
- 14) THENCE North  $00^{\circ}53'42''$  East a distance of 50 00 feet,

THENCE South  $89^{\circ}06'18''$  East a distance of 780 46 feet to the POINT OF BEGINNING

Said tract contains 241,416 square feet, or 5 542 acres, more or less