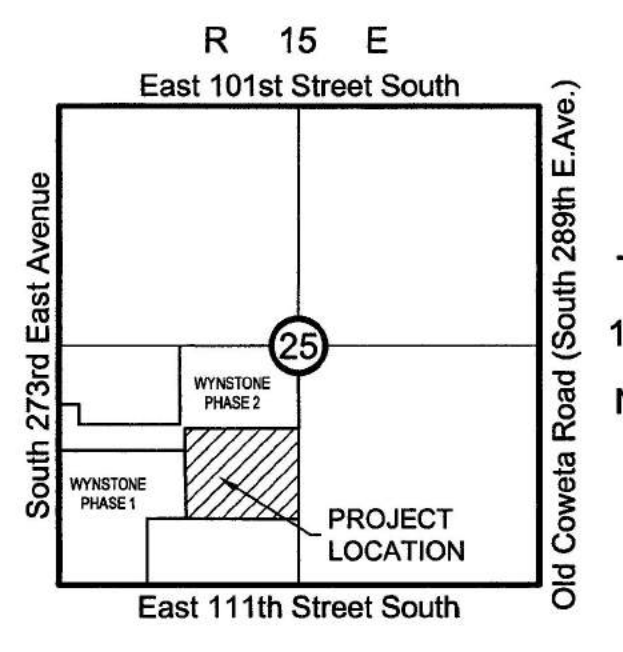
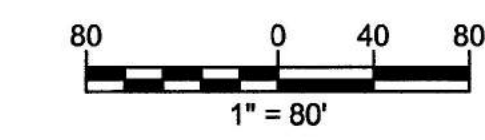


WYNSTONE - PHASE 3 PLC3-249B

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

Doc # 2024-2704 B: 2952 P: 0197
03/06/2024 12:41:10 PM Pg: 1 of Pgs: 3
Fee: \$ 39.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma



Location Map
Scale: 1"= 200'

NOTES
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

FLOOD ZONE NOTE
THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP ROGERS COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS
THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 25, T-18-N, R-15-E, AS BEING N8843'07"E.

SITE DATA
EXISTING ZONING: RS-3 - RESIDENTIAL SINGLE FAMILY
TOTAL ACREAGE: 29.10 ACRES (1,267,683.88 SQUARE FEET)
NUMBER OF BLOCKS: 6
NUMBER OF LOTS: 92
RESERVE AREAS: 1

UTILITY SERVICE PROVIDERS
WATER - WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER - CITY OF COWETA
ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM COMMUNICATIONS
GAS - OKLAHOMA NATURAL GAS

MONUMENTATION
ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
—	PROPOSED EASEMENT LINE
—	PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/UE	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
OD/E	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

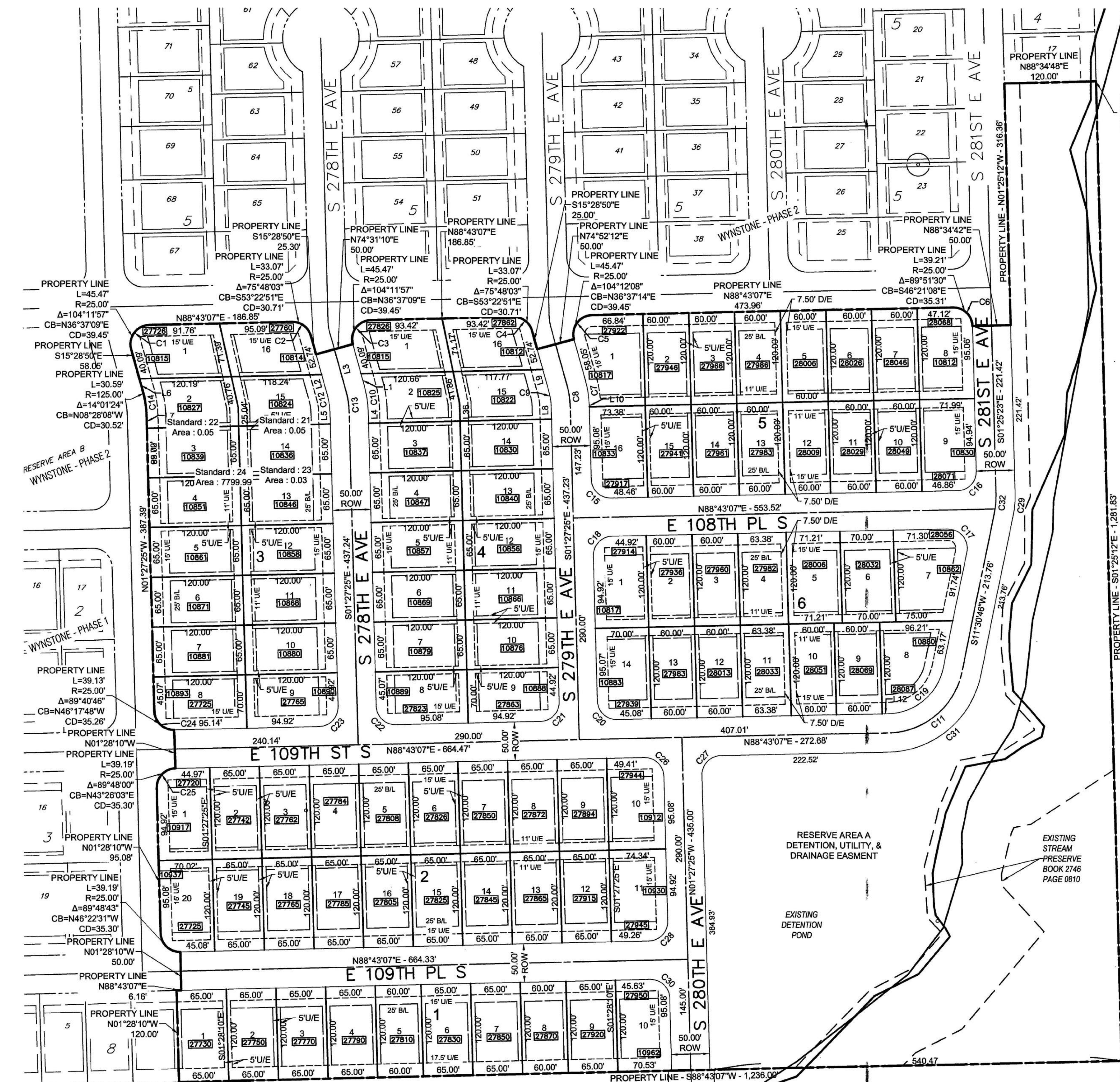
LEGAL DESCRIPTION
BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 4, WYNSTONE - PHASE 2
THENCE, S01°25'12"E A DISTANCE OF 1281.83 FEET; THENCE, S88°43'07"W FOR A DISTANCE OF 1236.00 FEET; THENCE, N01°28'10"W FOR A DISTANCE OF 120.00 FEET; THENCE, N88°43'07"E FOR A DISTANCE OF 6.16 FEET; THENCE, N01°28'10"W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°48'43", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 39.19 FEET, AND WHOSE LONG CHORD BEARS N46°22'31"W FOR A DISTANCE OF 35.30 FEET; THENCE, N01°28'10"W FOR A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°48'00", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 39.19 FEET, AND WHOSE LONG CHORD BEARS N43°26'03"E FOR A DISTANCE OF 35.30 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°40'46", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 30.59 FEET, AND WHOSE LONG CHORD BEARS N46°17'48"W FOR A DISTANCE OF 35.26 FEET; THENCE, N01°27'25"W FOR A DISTANCE OF 387.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°01'24" HAVING A RADIUS OF 125.00 FEET, A LENGTH OF 39.13 FEET, AND WHOSE LONG CHORD BEARS N08°28'08"W FOR A DISTANCE OF 30.52 FEET; THENCE, N15°28'50"W FOR A DISTANCE OF 58.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 104°11'57", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 45.47 FEET, AND WHOSE LONG CHORD BEARS N36°37'09"E FOR A DISTANCE OF 39.45 FEET; THENCE, N88°43'07"E FOR A DISTANCE OF 186.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 75°48'03", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 33.07 FEET, AND WHOSE LONG CHORD BEARS S53°22'51"E FOR A DISTANCE OF 30.71 FEET; THENCE, S15°28'50"E FOR A DISTANCE OF 25.30 FEET; THENCE, N74°31'10"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 104°11'57", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 45.47 FEET, AND WHOSE LONG CHORD BEARS N36°37'09"E FOR A DISTANCE OF 39.45 FEET; THENCE, N88°43'07"E FOR A DISTANCE OF 186.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 75°48'03", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 33.07 FEET, AND WHOSE LONG CHORD BEARS S53°22'51"E FOR A DISTANCE OF 30.71 FEET; THENCE, S15°28'50"E FOR A DISTANCE OF 25.30 FEET; THENCE, N74°31'10"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 104°11'57", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 45.47 FEET, AND WHOSE LONG CHORD BEARS N36°37'09"E FOR A DISTANCE OF 39.45 FEET; THENCE, N88°43'07"E FOR A DISTANCE OF 186.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 75°48'03", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 33.07 FEET, AND WHOSE LONG CHORD BEARS S53°22'51"E FOR A DISTANCE OF 30.71 FEET; THENCE, S15°28'50"E FOR A DISTANCE OF 25.30 FEET; THENCE, N74°31'10"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 104°11'57", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 45.47 FEET, AND WHOSE LONG CHORD BEARS N36°37'09"E FOR A DISTANCE OF 39.45 FEET; THENCE, N88°43'07"E FOR A DISTANCE OF 186.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 75°48'03", HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 33.07 FEET, AND WHOSE LONG CHORD BEARS S53°22'51"E FOR A DISTANCE OF 30.71 FEET; THENCE, S15°28'50"E FOR A DISTANCE OF 25.30 FEET; THENCE, N74°31'10"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 1,267,683.88 SQUARE FEET (29.10 ACRES) MORE OR LESS.

ZONING REQUIREMENTS
RS-3 - RESIDENTIAL SINGLE FAMILY

• MINIMUM LOT AREA:	5,000 SQUARE FEET
• MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	50 FEET
• MINIMUM STREET ABUTTING:	30 FEET
• MAXIMUM BUILDING HEIGHT:	2½ STORIES OR 35 FEET

TYPICAL BUILDING SETBACKS

• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET



LINE TABLE

Line #	Length	Direction
L1	17.96	N15°28'50"W
L2	30.61	S15°28'50"E
L4	17.31	N01°27'25"W
L5	17.16	S01°27'25"E
L6	17.95	S15°28'50"E
L7	17.32	N01°27'25"W
L8	17.16	S01°27'25"E
L9	30.61	S15°28'50"E
L10	20.31	N01°27'25"W
L12	8.71	S88°43'07"W
L36	23.83	N01°27'25"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	45.47	25	104°11'57"	N36°37'09"E	39.45
C4	33.07	25	75°48'03"	S53°22'51"E	30.71
C5	45.47	25	104°12'08"	N36°37'14"E	39.45
C6	39.21	25	89°51'35"	S46°21'05"E	35.31
C7	30.60	125	14°01'25"	N08°28'07"W	30.52
C8	24.48	100	14°01'25"	S08°28'07"E	24.41
C9	18.36	75	14°01'25"	S08°28'07"E	18.31
C10	30.60	125	14°01'25"	N08°28'07"W	30.52
C11	134.75	100	77°12'21"	S50°06'56"W	124.78
C12	18.36	75	14°01'25"	S08°28'07"E	18.31
C13	24.48	100	14°01'25"	S08°28'07"E	24.41
C15	39.19	25	89°49'29"	N46°22'09"W	35.30
C16	39.33	25	90°08'30"	S43°38'52"W	35.40
C17	44.85	25	102°47'39"	S38°53'04"E	39.07
C18	39.35	25	90°10'31"	N43°37'51"E	35.41
C19	101.06	75	77°12'21"	S50°06'56"W	93.59
C20	39.19	25	89°49'28"	N46°22'09"W	35.30
C21	39.35	25	90°10'32"	S43°37'51"W	35.41
C22	39.19	25	89°49'28"	N46°22'09"W	35.30
C25	39.35	25	90°11'17"	N43°37'29"E	35.41
C26	39.19	25	89°49'28"	S46°22'09"E	35.30
C27	39.35	25	90°10'32"	S43°37'51"W	35.41
C28	39.35	25	90°10'32"	S43°37'51"W	35.41
C29	28.22	125	12°58'09"	S05°02'41"W	28.16
C30	39.19	25	89°49'28"	S46°22'09"E	35.30
C31	168.44	125	77°12'21"	S50°06'56"W	155.98
C32	22.58	100	12°58'09"	S05°02'41"W	22.53

UNPLATTED
SMITH, KRISSEY DAWN;
SCOTTY DEWAYN

UNPLATTED
POPLIN, RALPH

WYNSTONE - PHASE 3

PLC3-249B

Doc # 2024-2704 B: 2952 P: 0189
03/06/2024 12:41:10 PM Pg: 3 of 12p. 3
Fee: \$ 88.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma



A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,
BEING A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA.

SECTION IV. HOMEOWNER'S ASSOCIATION

CERTIFICATE OF OWNER

3.16.8 ONE (1) 2 INCH CALIPER TREE SHALL BE REQUIRED TO BE PLANTED AND MAINTAINED ON EACH LOT WITHIN THE FRONT YARD AREA. NO TREE OR SHRUB SHALL BE PLANTED WITHIN A STREET RIGHT-OF-WAY WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

3.17 SATELLITE DISHES, ANTENNAS AND SOLAR PANELS

3.17.1 EXTERIOR TELEVISION, 'CB' RADIO OR OTHER TYPE ANTENNA INCLUDING SATELLITE DISHES SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION. SMALL SATELLITE DISHES WHICH DO NOT EXCEED 24" IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS NOT INSTALLED ON THE FRONT OF THE DWELLING, OR WITHIN 25 FEET FROM THE FRONT OF THE HOUSE. OWNER MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE TO WAIVE THIS COVENANT.

3.17.2 SOLAR PANELS ARE NOT ALLOWED UNLESS WAIVED IN WRITING BY ARCHITECTURAL CONTROL COMMITTEE.

3.18 LOT MAINTENANCE

EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS. UNDER NO CIRCUMSTANCES SHALL GRASS CLIPPINGS BE ALLOWED WITHIN THE STREET AREA.

3.19 RECREATIONAL VEHICLES, EQUIPMENT, AND UTILITY TRAILERS

BOATS, TRAILERS, CAMPERS, MOTOR HOMES AND SIMILAR RECREATIONAL VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON ANY LOT OR DRIVEWAY FOR MORE THAN 48 HOURS, EXCEPT WITHIN AN ENCLOSED GARAGE. UNDER NO CIRCUMSTANCES CAN ANY OF THE ABOVE MENTIONED BE ON ANY LOT OR DRIVEWAY CONTINUALLY, AND/OR FOR OVER 30 DAYS TOTAL DURING A CALENDAR YEAR.

3.20 INOPERATIVE VEHICLES

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. INOPERATIVE VEHICLES SHALL NOT BE PARKED OR STORED ON ANY STREET OR DRIVEWAY.

3.21 CLOTHESLINES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED.

3.22 TRASH CONTAINERS

TRASH CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM ABUTTING STREETS. NO EXPOSED GARBAGE CANS, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

3.23 MAILBOXES

AS LONG AS RURAL TYPE MAILBOX IS IN USE IN WYNSTONE - PHASE 3 FOR UNITED STATES POSTAL SERVICE, ALL MAILBOX PEDESTALS SHALL CONFORM IN DESIGN TO SPECIFICATIONS FOR THE SUBDIVISION TO BE ESTABLISHED BY THE ARCHITECTURAL COMMITTEE. THE MAILBOX SHALL BE POSITIONED SO THE FRONT FACE IS APPROXIMATELY 6 INCHES IN FROM THE BASE OF THE CURB AND 6 FEET FROM THE 'INSIDE EDGE' OF THE DRIVEWAY. 'INSIDE EDGE' SHALL MEAN THE EDGE OF THE DRIVEWAY THAT BORDERS THE LARGEST CONTINUOUS LOT AREA. THE TOP OF THE MAILBOX SHALL BE 42 INCHES FROM STREET LEVEL.

3.24 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. LOTS SHALL BE KEPT CLEAN OF ANY AND ALL ANIMAL BY-PRODUCTS. ALL ANIMALS MUST BE KEPT WITHIN THE CONFINEMENTS OF THE HOME/YARD AND/OR MUST BE KEPT ON A LEASH AT ALL TIMES. NO ANIMAL IS ALLOWED TO RUN 'FREELY' WITHIN THE SUBDIVISION AT ANY TIME.

3.25 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. THIS INCLUDES BUT IS NOT LIMITED TO 'NOISE POLLUTION' GENERATED FROM VEHICLES, MOTORS, ANIMALS (BARKING DOGS), WIND CHIMES, ETC.

3.26 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

3.27 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

3.28 ON-STREET PARKING

NO OWNER OR RESIDENT SHALL PARK ANY VEHICLE IN THE STREETS OR COMMON AREAS AT ANY TIME. THIS INCLUDES UTILITY TRAILERS AND WORK VEHICLES/TRAILERS. THERE CAN BE EXCEPTIONS FOR FAMILY EVENTS AND SPECIAL OCCASIONS.

3.29 SEASONAL HOUSE AND YARD DECORATIONS

3.29.1 SEASONAL HOUSE AND YARD DECORATIONS WILL BE ALLOWED FOR 15 CALENDAR DAYS BEFORE AND 7 DAYS AFTER ALL HOLIDAY SEASONS, EXCEPT CHRISTMAS. CHRISTMAS DECORATIONS, INCLUDING LIGHTS, MAY BE INSTALLED AFTER THE 1ST OF NOVEMBER AND MUST BE REMOVED BY JANUARY 31ST.

3.29.2 ALL STATUES AND FIGURINES OVER THREE (3) FEET IN HEIGHT, LANDSCAPE FEATURES/STRUCTURES, BIRD BATHS, FLAG POLE DISPLAYS AND OTHER SIMILAR ITEMS MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE BEFORE INSTALLATION.

3.30 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SECTIONS I, II AND III, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON THE DATE HEREOF, OR AS SUBSEQUENTLY AMENDED.

4.1 FORMATION OF HOMEOWNER'S ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE 'WYNSTONE' HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE 'ASSOCIATION'), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WYNSTONE.

4.2 MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4.3 COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITHIN WYNSTONE. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE OF THE LIEN OF ANY FIRST MORTGAGE.

4.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH, ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION I HEREOF MAY IN SPECIFIED INSTANCES BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION, IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTION, OR ANY PORTIONS THEREOF, BY A JUDGEMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROMULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2028, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS; PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2028, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

5.5 SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS 1st DAY OF February, 2024.

INTEGRITY DEVELOPMENT GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: Keith Jones
KEITH JONES, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 1st DAY OF February, 2024, PERSONALLY APPEARED KEITH JONES TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGING MEMBER 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 COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

01-21-2027
MY COMMISSION EXPIRES

NOTARY PUBLIC

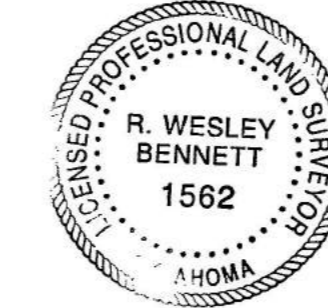
Notary Public State of Oklahoma
Lindsay A. Lorusso
My Commission # 23008341
Expires 6/21/2027

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 31st DAY OF January, 2024.

BY: R. Wesley Bennett
R. WESLEY BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1562



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 31st DAY OF January, 2024, PERSONALLY APPEARED TO ME R. WESLEY BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

12-16-2024
MY COMMISSION EXPIRES

NOTARY PUBLIC

Notary Public
State of Oklahoma
ELIZABETH FRANKLIN
TULSA COUNTY
COMMISSION #00202802
Comm. Exp. 12-11-2024

CITY OF COWETA APPROVALS

APPROVED:

APPROVED:

[Signature]
COWETA PLANNING
COMMISSION CHAIRMAN

[Signature]
MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK

[Signature]
CITY CLERK



CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASTY LEVI, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2023 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WYNSTONE - PHASE 3.

[Signature]
CHASTY LEVI, WAGONER COUNTY TREASURER



CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WYNSTONE - PHASE 3 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

[Signature]
LORI HENDRICKS, WAGONER COUNTY CLERK



Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By: [Signature]
DEPUTY