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TO: P.O. Box 250
Mustang, OK 73064



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**DECLARATION OF COVENANTS AND RESTRICTIONS
OF WILD HORSE RANCH**

This Declaration of Covenants and Restrictions of Wild Horse Ranch is made this 27 day of July, 2017, by Redcliff Development, LP, an Oklahoma limited partnership, hereinafter called "Declarant" or "Developer".

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described on Exhibit "A" attached hereto (the "Property") and desires to create within said Property a commercial area for the benefit of the community, and

WHEREAS, Declarant desires to provide for the preservation and the values and amenities in such community and for the maintenance of the entryway features, the drainage ways and system and the detention ponds to be located therein, referred to herein collectively as "Amenities", and

WHEREAS, attached hereto as Exhibit "B" is a conceptual plan of the proposed development of this Property, which Declarant reserves the right to adjust and modify from time to time as Declarant, and Declarant's sole discretion determines, and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and Amenities on this Property to establish certain covenants and restrictions hereinafter set forth and to provide for the administration and enforcement thereof.

NOW, THEREFORE, Declarant declares that as owner of the Property described on Exhibit "A" to be hereinafter subdivided pursuant to the conceptual plan attached as Exhibit "B" as may be modified and adjusted declare that any part of the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth herein, which shall run with the title of such Property and be binding on all parties having or acquiring any right, title or interest therein, or any part thereof, and such owner's heirs, devisees, personal representatives, trustees, successors and assigns, and these covenants and restrictions are hereby imposed on such Property and every part thereof as a servitude in favor of each and every other part thereof as a dominant tenement.

1. CROSS ACCESS EASEMENTS. Declarant hereby establishes cross access easements over and across the various tracts to be divided from the Property for the purpose of allowing access from one tract to the other as part of the parking areas of each tract with the access points from one tract to the other to be determined in the sole discretion of Declarant or its assigns. The owner of each tract shall be responsible for the maintenance of the access easements as the same cross each tract in a condition of good repair. Furthermore, each owner of each tract

shall not impede or otherwise obstruct the access from one tract to the other. In the event Declarant decides to dedicate any roadway within the Property to the public, all tract owners shall cooperate in that dedication and execute any documents necessary for that purpose.

2. DRAINAGE WAYS. Declarant reserves the right to establish drainage ways and a drainage system for handling surface waters over and across any portion of the Property. Each individual tract owner shall be responsible for maintaining the drainage ways and system on their respective tracts.

3. DETENTION PONDS. Certain areas of the Property shall be established for detention of surface water drainage and those areas shall be owned in common by all tract owners in proportion to the relative size of each tract. The expense of the maintenance of the detention ponds shall be paid by each tract owner in proportion to the size of their tract as it relates to the total size of all tracts. Declarant retains the right to determine what maintenance is required for the detention ponds as long as Declarant owns any interest in the Property. When Declarant no longer owns an interest in the Property, required maintenance shall be determined by a majority percentage of the ownership of the detention pond tracts.

4. MAINTENANCE STANDARDS. All Buildings, parking lots and drives, lawns plantings and landscaping, signage and fencing shall be maintained in good repair by each tract owner pursuant to standards established by Declarant and consistent with original construction.

5. RESTRICTIONS. All tract owners shall comply with all zoning regulations of the City of Oklahoma City. Furthermore, no above ground storage tanks shall be permitted. No antennas or communication towers shall be permitted. No metal buildings shall be permitted. No livestock shall be maintained on any tract. No tract owner shall allow its tract to become a nuisance to the other tract owners, including but not limited to, no tract owner shall allow garbage or debris to accumulate on its tract nor shall allow any noxious or offensive odors nor shall allow any weeds or tall grasses. No tract owner shall allow any billboards or non-accessory signs to be placed or erected on its tract.

6. PRIOR APPROVAL REQUIRED. Declarant retains the right to approve all construction of improvements on any tract within the Property including, but not limited to, signage (height, size and location), plans and specifications for improvements, service area screening, dumpster and refuge screening, ingress and egress points, fencing (height and material), grading and elevations and drainage ways and drainage systems. All improvements shall be maintained as originally constructed and no modifications shall be made unless approved in writing by Declarant or its assigns. If Declarant no longer owns any interest in the Property and does not assign this approval right then a majority of the tract owners determined in accordance with Section 3 above shall be required to exercise this right or assign the same to a single party.

7. ENFORCEMENT. In the event any tract owner violates any of the covenants and restrictions set forth herein, Declarant and any other tract owner may enforce the violated covenant or restriction by giving the offending tract owner ten (10) days written notice to abate the violation, and if not abated, may proceed to expend funds to abate the violation and/or seek

injunctive relief or damages in the District Court of Canadian County, Oklahoma. Any funds expended with respect to abating a violation or enforcing these covenants and restrictions shall become a lien upon the offending tract owner's tract enforceable by filing the same as a mechanic's and materialmen's lien in accordance with the statutes of the State of Oklahoma, with the same rights to foreclose said lien as stated in those statutes.

Dated this 27 day of July, 2017.

REDCLIFF DEVELOPMENT, LP

By *Robert L. Crout*
Robert L. Crout, President of
Crout Development Company,
General Partner

STATE OF OKLAHOMA |
COUNTY OF CANADIAN | ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 27 day of July, 2017, personally appeared Robert L. Crout, President of Crout Development Company, General Partner of Redcliff Development LP, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same 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.



Tiffany Jones
Notary Public

My Commission Expires:
10-28-19

EXHIBIT "A"
LEGAL DESCRIPTION
DECLARATION OF COVENANTS AND RESTRICTIONS
OF WILD HORSE RANCH

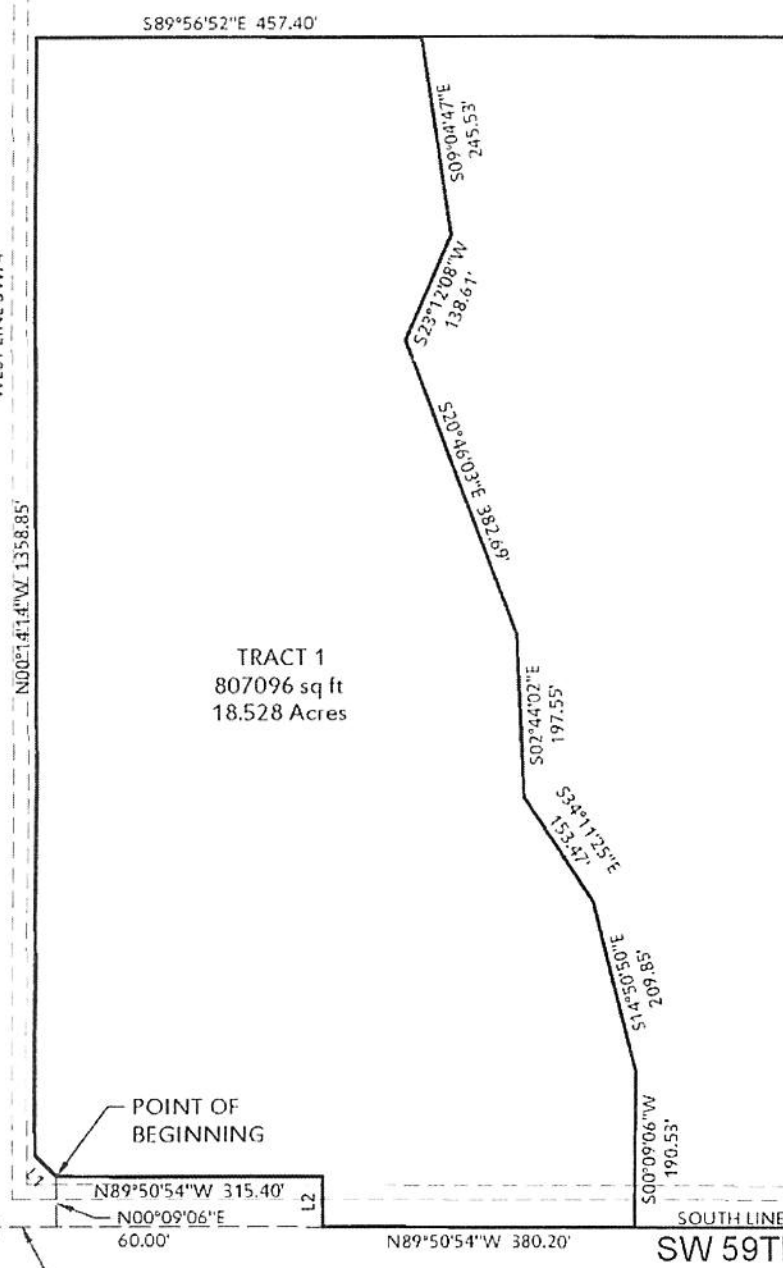
A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence S89°50'54"E along the South line of said SW/4 a distance of 84.59 feet; thence N00°09'06"E a distance of 60.00 feet to the POINT OF BEGINNING; thence

N45°02'34"W a distance of 35.48 feet; thence N00°14'14"W a distance of 1358.85 feet; thence S89°56'52"E a distance of 457.40 feet; thence S09°04'47"E a distance of 245.53 feet; thence S23°12'08"W a distance of 138.61 feet; thence S20°46'03"E a distance of 382.69 feet; thence S02°44'02"E a distance of 197.55 feet; thence S34°11'25"E a distance of 153.47 feet; thence S14°50'50"E a distance of 209.85 feet; thence S00°09'06"W a distance of 190.53 feet to a point on the South line of said SW/4; thence N89°50'54"W along said South line a distance of 380.20 feet; thence N00°08'46"E a distance of 60.00 feet; thence N89°50'54"W a distance of 315.40 feet to the POINT OF BEGINNING.

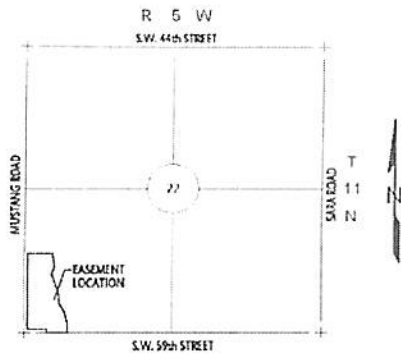
Said tract contains 807,096 Sq Ft or 18.529 Acres, more or less.

MUSTANG ROAD
WEST LINE SW/4



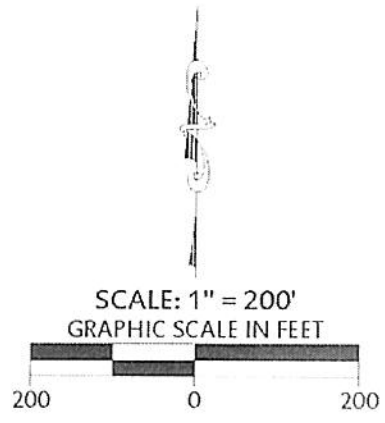
TRACT 1
807096 sq ft
18.528 Acres

POINT OF COMMENCEMENT
SW CORNER OF SW/4 OF
SECTION 22, T11N, R5W, I.M.



LOCATION MAP
SCALE 1" = 3000'

Line Table		
Line #	Direction	Length
L1	N45° 02' 34"W	35.48'
L2	N00° 08' 46"E	60.00'



SCALE: 1" = 200'
GRAPHIC SCALE IN FEET

BASIS OF BEARING = SOUTH LINE OF THE
SW/4 OF SECTION 22, T11N, R5W, I.M.
(S89°50'54"E)


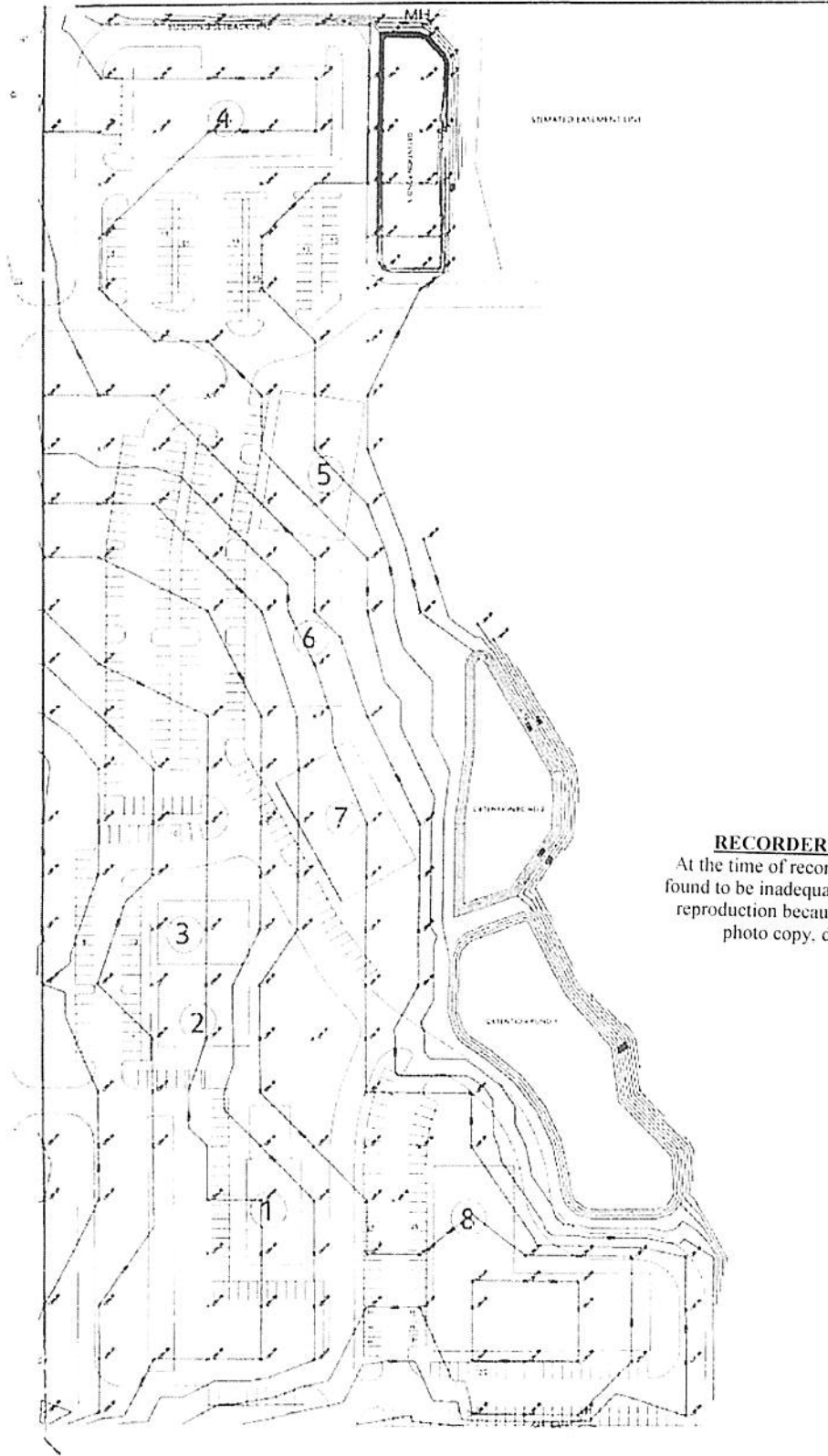
TRACT 1	
 Crafton Tull <small>CREATING VALUE THROUGH SURVEYING</small> <small>4125742, 2014 415, 2014, 2014</small> <small>www.craftontull.com</small>	<small>DATE OF THIS SURVEY</small> <small>DATE OF THIS SURVEY</small>
	<small>SHEET NO.</small> 2 of 2
	<small>DATE</small> 04/13/17
	<small>PROJECT NO.</small> 15612000

EXHIBIT "B"
CONCEPTUAL PLAN
DECLARATION OF COVENANTS AND RESTRICTIONS
OF WILD HORSE RANCH



RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.