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Cleveland County, OK

**SUPPLEMENTARY DECLARATION FOR  
HALLBROOKE ADDITION SECTION 4**

This Supplementary Declaration is made and entered into this 5<sup>th</sup> 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 "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, 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 4 in accordance with the ordinances of the City of Norman.

Declarant intends to create within Hallbrooke Addition Section 4, 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 4 shall be members of the Association, and the lots within

Hallbrooke Addition Section 4 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 2 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 2 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 2 filed on 10-31-2005 with the County Clerk of Cleveland County, Oklahoma, in Book 4087 at Page 626-644.

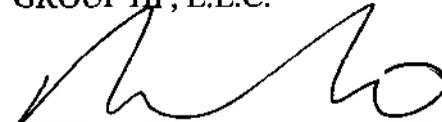
5. Effective Date. From and after the filing of this Supplementary Declaration for Hallbrooke Addition Section 4 in the Office of the County Clerk of Cleveland County, Oklahoma, the Additional Property shall be entitled to all of the benefits of, and shall be subject to all of the restrictions imposed 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 9<sup>th</sup> day of August, 2010, by Russell L. Bates, III, as Manager of Hallbrooke Development Group HP, L.L.C., an Oklahoma limited liability company.

Mary Ann Nelson  
Notary Public

My Commission Expires:

[SEAL]



**EXHIBIT A**  
**(Sheet 1 of 2) to**  
**SUPPLEMENTARY DECLARATION FOR**  
**HALLBROOKE ADDITION SECTION 4**

**LEGAL DESCRIPTION**  
**HALLBROOKE ADDITION SECTION 4**  
**NORMAN, CLEVELAND COUNTY, OKLAHOMA**

Being tracts 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 539.02 feet; THENCE South 89°36'42" West a distance of 50.00 feet to a point on the West right-of-way line of 24<sup>th</sup> Avenue N.E.; THENCE North 89°06'18" West a distance of 520.13 feet to the POINT OF BEGINNING;

THENCE South 00°23'18" East a distance of 540.10 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 275.00 feet (said curve subtended by a chord which bears North 72°39'19" East a distance of 11.51 feet) with an arc length of 11.51 feet; THENCE South 18°32'37" East a distance of 75.00 feet; THENCE South 15°25'00" East a distance of 95.52 feet; THENCE South 74°35'00" West a distance of 357.50 feet to POINT "A", said point being the Southeast corner of Lot 39 Block 9 of the filed final plat of Hallbrooke Addition Section 2 (as filed in Book 20 Page 187-188); THENCE along the property line of said final plat the following 11 courses;

- 1) THENCE North 15°25'00" West a distance of 101.10 feet;
- 2) North 04°42'05" West a distance of 25.00 feet to a point on a non-tangent curve;
- 3) THENCE along a curve to the left having a radius of 325.00 feet (said curve subtended by a chord which bears North 83°56'21" East a distance of 15.42 feet) with an arc length of 15.42 feet;
- 4) THENCE North 07°25'14" East a distance of 50.00 feet;
- 5) THENCE North 00°23'18" West a distance of 310.17 feet;
- 6) THENCE North 21°10'17" West a distance of 20.00 feet to a point on a non-tangent curve;
- 7) THENCE along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 70°09'06" East a distance of 5.77 feet) with an arc length of 5.77 feet;
- 8) THENCE North 18°31'30" West a distance of 75.00 feet;
- 9) THENCE North 00°23'18" West a distance of 147.20 feet to a point on a non-tangent curve;

- 10) THENCE along a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears North  $71^{\circ}28'50''$  East a distance of 232.68 feet) with an arc length of 237.19 feet;
- 11) THENCE South  $89^{\circ}06'18''$  East a distance of 108.90 feet to the POINT OF BEGINNING.

Said tract contains 238,963 square feet or 5.49 acres more or less.

And also,

BEGINNING at the Northwest corner of Lot 2 Block 10 of the filed final plat of Hallbrooke Addition Section 2 (as filed in Book 20 Page 187-188);

THENCE along the property line of said final plat the following 10 courses;

- 1) THENCE South  $19^{\circ}40'16''$  East a distance of 180.00 feet;
- 2) THENCE North  $70^{\circ}19'44''$  East a distance of 63.05 feet;
- 3) THENCE South  $19^{\circ}40'16''$  East a distance of 97.38 feet;
- 4) THENCE South  $03^{\circ}00'00''$  West a distance of 849.06 feet;
- 5) THENCE South  $00^{\circ}00'00''$  East a distance of 167.57 feet;
- 6) THENCE North  $90^{\circ}00'00''$  West a distance of 105.00 feet;
- 7) THENCE North  $45^{\circ}00'00''$  West a distance of 35.36 feet;
- 8) THENCE North  $90^{\circ}00'00''$  West a distance of 50.00 feet;
- 9) THENCE South  $45^{\circ}00'00''$  West a distance of 35.36 feet;
- 10) THENCE North  $90^{\circ}00'00''$  West a distance of 210.00 feet;

THENCE North  $00^{\circ}00'00''$  West a distance of 175.68 feet; THENCE North  $03^{\circ}00'00''$  East a distance of 477.64 feet; THENCE North  $00^{\circ}00'01''$  East a distance of 382.98 feet; THENCE North  $02^{\circ}26'26''$  West a distance of 50.00 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 675.00 feet (said curve subtended by a chord which bears North  $86^{\circ}41'16''$  East a distance of 20.54 feet) with an arc length of 20.54 feet; THENCE North  $04^{\circ}11'02''$  West a distance of 130.00 feet to a point on the South property line of Hallbrooke Addition Section 1 P.U.D. (as filed in Book 21 Page 33-35); THENCE North  $81^{\circ}19'21''$  East along said South property line a distance of 85.40 feet; THENCE North  $72^{\circ}37'37''$  East along said South property line a distance of 87.38 feet to the POINT OF BEGINNING.

Said tract contains 368,943 square feet or 8.47 acres more or less.

Total of said tracts contain 607,906 square feet or 13.96 acres more or less.