

3750 W. Main, Ste AA
Norman, OK 3072

Doc#: R 2006 14822
Bk&Pg: RB 4159 365-368
Filed: 04-07-2006 ACO
02:12:38 PM DL
Cleveland County, OK

SUPPLEMENTARY DECLARATION FOR HALLBROOKE ADDITION SECTION 1 P.U.D.

This Supplementary Declaration is made and entered into this 4th day of April, 2006, 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, 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) 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 1 P.U.D. in accordance with the ordinances of the City of Norman.

Declarant intends to create within Hallbrooke Addition Section 1 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 1 P.U.D. shall be members of the Association, and the lots within

Hallbrooke Addition Section 1 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 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 contemporaneously herewith.

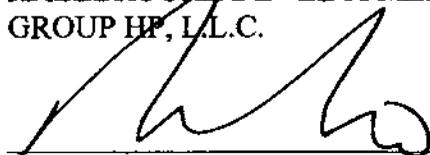
5. Effective Date. From and after the filing of this Supplementary Declaration for Hallbrooke Addition Section 1 P.U.D. in the Office of the County Clerk of Cleveland County, Oklahoma, the Additional Property shall be entitled to all of the benefits of, and shall be subject to all of the restrictions 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 4th day of April, 2006 by Russell L. Bates, III, as Manager of Hallbrooke Development Group HP, L.L.C., an Oklahoma limited liability company.

Sharman Williams
Notary Public

My Commission Expires: 01-28-08

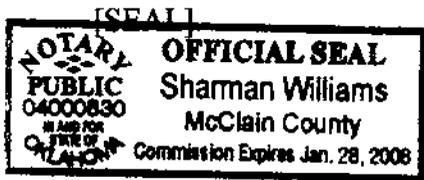


EXHIBIT "A"**LEGAL DESCRIPTION
HALLBROOKE ADDITION SECTION 1 P.U.D.**

Being 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 (N.E.) corner of said N.E. 1/4; THENCE North 89°06'18" West, and along the north line of said N.E. 1/4, a distance of 1927.37 feet to the POINT OF BEGINNING.

THENCE South 00°53'42" West a distance of 50.00 feet to a point on the south right-of-way line of Rock Creek Road; THENCE South 45°53'42" West a distance of 35.36 feet; THENCE South 07°19'13" West a distance of 93.84 feet; THENCE South 00°53'42" West a distance of 49.77 feet to a point of curvature; THENCE around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 24°13'45" East a distance of 106.14 feet) and an arc length of 109.82 feet; THENCE South 49°21'11" East a distance of 8.77 feet; THENCE North 85°38'49" East a distance of 35.36 feet; THENCE South 49°21'11" East a distance of 50.00 feet; THENCE South 04°19'03" East a distance of 35.38 feet to a point on a curve; THENCE around a curve to the right having a radius of 455.00 feet (said curve subtended by a chord which bears South 45°47'42" East a distance of 45.88 feet) and an arc length of 45.88 feet to a point of continuing curvature; THENCE around a curve to the right having a radius of 1217.94 feet (said curve subtended by a chord which bears South 41°58'34" East a distance of 39.56 feet) and an arc length of 39.56 feet; Thence North 40°38'49" East a distance of 142.50 feet; THENCE North 84°19'51" East a distance of 40.19 feet; THENCE South 89°06'18" East a distance of 309.38 feet; THENCE South 28°28'58" East a distance of 120.72 feet; THENCE South 34°06'05" East a distance of 275.83 feet to a point on a curve; THENCE around a curve to the right having a radius of 650.00 feet (subtended by a chord which bears South 71°32'51" West a distance of 184.06 feet) and an arc length of 184.88 feet; THENCE South 79°41'13" West a distance of 325.44 feet; THENCE South 66°31'18" West a distance of 60.00 feet to a point on a curve; THENCE around a curve to the left having a radius of 360.00 feet (subtended by a chord which bears South 30°02'18" East a distance of 82.25 feet) and an arc length of 82.43 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 400.00 feet (subtended by a chord which bears South 28°08'05" East a distance of 117.74 feet) and an arc length of 118.17 feet; THENCE South 19°40'16" East a distance of 29.09 feet; THENCE South 52°47'06" West a distance of 56.31 feet; THENCE South 70°19'44" West a distance of 182.50 feet; THENCE South 72°37'37" West a distance of 87.38 feet; THENCE South 81°19'21" West a distance of 85.40 feet; THENCE South 89°05'34" West a distance of 91.73 feet; THENCE South 90°00'00" West a distance of 85.52 feet; THENCE North 00°00'00" West a distance of 152.53 feet; THENCE North 83°39'14" East a distance of 111.08 feet; THENCE North 39°08'13" East a distance of 145.16 feet; THENCE North 78°52'23" East a distance of 126.72 feet; THENCE North 41°33'50" East a distance of 85.88 feet; THENCE North 47°15'58" East a distance of 68.99 feet to a point on a curve; THENCE around a curve to the right having a radius of 360.00 feet (subtended by a chord which bears North 09°56'30" West a distance of 16.67 feet) and an arc length of 16.67 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 395.00 feet (subtended by a chord which bears North 22°57'42" West a distance of 195.75 feet) and an arc length of 197.81 feet to a point of continuing curvature; THENCE around a curve to the left having a radius of 1157.94 feet (subtended by a chord which bears North 40°06'27" West a distance of 113.09 feet) and an arc length of 113.14 feet to a point of continuing curvature; THENCE around an arc to the left having a radius of 395.00 feet (subtended by a chord which bears North 46°07'47" West a distance of 44.42 feet) and an arc length of 44.44 feet; THENCE North 49°21'11" West a distance of 131.50 feet to a point of curvature; THENCE around a curve to the left having a radius of 210.00 feet (subtended by a chord which bears North 59°23'04" West a distance of 73.16 feet) and an arc length of 73.53 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 220.00 feet (subtended by a chord which bears North 66°51'30" West a distance of 19.64 feet) and an arc length of 19.64 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 210.00 feet (subtended by a chord which bears North 78°54'57" West a distance of 91.73 feet) and an arc length of 92.48 feet; THENCE North 00°28'08" East a distance of 50.00 feet to a point on a curve; THENCE around a curve to the left having a radius of 125.03 feet (subtended by a chord which bears North 69°46'11" East a distance of 90.17 feet) and an arc length of 92.25 feet to a point of continuing curvature; THENCE around a curve to the left having a radius of 100.00 feet (subtended by a chord which bears North 21°33'01" East a distance of 91.05 feet) and an arc length of 94.53 feet; THENCE North 05°31'49" West a distance of 36.78 feet; THENCE North 44°06'16" West a distance of 35.36 feet to a point on the south right-of-way line of Rock Creek Road; THENCE North 00°53'42" East a distance of 50.00 feet to a point on the north line of said N.E. 1/4; THENCE South 89°06'18" East, and along the north line of said N.E. 1/4 a distance of 135.00 feet to the POINT OF BEGINNING.

Containing 9.13 acres, more or less.