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AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TRADAN HEIGHTS ESTATES, A RESIDENTIAL COMMUNITY TO THE CITY OF STILLWATER, PAYNE COUNTY

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 20th day of January, 2020, by Tradan Development, L.L.C., an Oklahoma limited liability company ("Declarant").

Section 1 – Purpose of Amendment.

Declarant is the Declarant of the Additions comprising Tradan Heights Estates which is a platted addition more particularly described within Exhibit "A" hereto. The Declarant intends by the Recording of this Amendment to amend and alter certain provisions of the original Declaration of Covenants, Conditions, and Restrictions recorded at Book 2068, Page 819 on January 14, 2013 and any amendments and supplemental declarations thereto within the Payne County Clerk's office for Tradan Heights Estates, a residential community to the City of Stillwater (Original Declaration). The Declarant executes and adopts this Amendment for the entirety of the real property within Tradan Heights Estates, including those areas added subsequent to the filing of the Original Declaration pursuant to its authority granted and reserved within the Original Declaration.

Section 2 – Amendment.

Design Review Guidelines, Section 4. The specific design standards within Section 4 of the Design Review Guidelines, set out as Exhibit "F" to the Original Declaration, is hereby deleted and replaced with the following:


Roofs. All roofs shall be completed using shingles colored Weatherwood, Driftwood, Oakwood, Antique Black or Pewter Gray (gray in color) or equivalent. All roofs shall be completed using Asphalt Laminated or Composition Equivalent roofing materials. Any deviation from the above must receive DRB approval prior to installation. All roofing material shall have a 30-year minimum life.

Section 3 – Additional Declarations.

All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions, and exhibits found within the Original Declaration and any amendments and supplemental declarations thereto are hereby incorporated by reference as if each were fully set out within this Amendment. All such terms and provisions, unless expressly and specifically modified by this Amendment, shall remain in effect as first Recorded in the Original Declaration as amended, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the signature block below the date and year first written above.

TRADAN DEVELOPMENT, L.L.C., - DECLARANT
An Oklahoma limited liability company

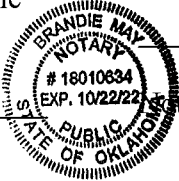
By: 
Duly authorized Member/Manager / Vernon McKown

ACKNOWLEDGEMENT

State of Oklahoma }
County of Cleveland } ss

Before me, the undersigned Notary Public in and for the above county and state, on the date of 1/20/2020, Vernon McKown personally appeared the person signing above, known to me to be the identical person who executed his name to the foregoing Amendment, who is the duly authorized agent for the Declarant for the execution of such Amendment, who acknowledged to me that he did so as his free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the Amendment.

Subscribed and sworn to before me
The date next written above.
My commission expires: 10/22/2022
My commission number is: 18010634



Brandie May
Notary Public: Brandie May

Exhibit "A"

ALL OF TRADAN HEIGHTS ESTATES ADDITION TO THE CITY OF
STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO.

AND

ALL OF TRADAN HEIGHTS ESTATES ADDITION, SECTION 2, TO THE
CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO.

AND

ALL OF TRADAN HEIGHTS ESTATES ADDITION, SECTION 3, TO THE
CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THERETO.