

**FIRST AMENDMENT  
TO THE  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
SAWGRASS PARK AT BAILEY RANCH**

THIS FIRST AMENDMENT to said Declaration, made this 14<sup>th</sup> day of January 2002 by BAILEY RANCH INVESTMENT GROUP, L.L.C., an Oklahoma limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the Declarant executed the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS PARK AT BAILEY RANCH on the 28<sup>th</sup> day of December 2001 and filed said Declaration on the same date with the Tulsa County Clerk in Book 6663 at Pages 1197-1217; and

WHEREAS, the Declarant has **not** yet conveyed any lot within the lands described in said Declaration and the Declarant is presently the sole owner of all the lots contained in:

All of Sawgrass Park at Bailey Ranch, an Addition to the City of Owasso, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof; and

WHEREAS, paragraph number **three** of Article seven in said Declaration contained a Scrivener's error indicating that the minimum side yard building set-back lines were to be five feet **on** each side of the subject lots when, in fact, it was intended that said Declaration require minimum the side yard building set-back lines to be five feet on one side yard and ten feet on the other side yard of all lots in the Addition; and

WHEREAS, paragraph number **nine** of Article twelve of said Declaration permits said Declaration to be amended, in whole or in part, at any time provided that such amending instrument be signed by the owners of not less than 60% of the Lots within the Addition.

NOW, THEREFORE, the Declarant hereby amends said Declaration so as to cure the above described Scrivener's error and the Declarant hereby deems the minimum side yard building set-back lines for dwellings or other outbuilding structures to be:

Side yard:                      5 feet  
Other side yard:              10 feet

This corrective amendment shall operate to bring said Declaration into compliance with the subject Planned Unit Development, as amended, governing the subject Addition. All other aspects of said Declaration shall remain in full force and effect as originally set forth therein.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 14<sup>th</sup> day of January 2002.

BAILEY RANCH INVESTMENT GROUP, L.L.C.  
an Oklahoma limited liability company

By: *Pete Kourtis*  
Pete Kourtis, Manager

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, Notary Public, in and for said County and State, on this 14<sup>th</sup> day of January, 2002, personally appeared Pete Kourtis, as Manager of Bailey Ranch Investment Group, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions 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 said Limited Liability Company, for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year above written.

*Sally S. Mowly*  
Notary Public

