

**AMENDMENT OF DECLARATION OF COVENANTS,**

**CONDITIONS AND RESTRICTIONS FOR ST. JAMES PLACE**

**THIS AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ST. JAMES PLACE** (the "Amendment"), is made this 7 day of June, 2016 by The St. James Place Homeowners Association, Inc. (the "Declarant"), an Oklahoma nonprofit corporation. All capitalized terms used in this Amendment and not otherwise defined shall have the meaning ascribed to them in the Original Declaration (defined below), which is hereby incorporated by reference for all purposes.

**WHEREAS**, The Lot Owners are the owners of certain real property located in the City of Lawton, County of Comanche, State of Oklahoma, which is more particularly described in that certain Declaration of Covenants, Conditions and Restrictions for the St. James Place Addition (the "Original Declaration"), filed of record with the Registrar of Deed for Comanche County, State of Oklahoma at Book 5885, Page 10 on or about the 12<sup>th</sup> day of May, 2009; and

**WHEREAS**, the Declarant, on behalf of the Lot Owners, pursuant to the right and authority in Article V of the Original Declaration, intends by recording this Amendment to modify, add to, supplement and amend the Original Declaration.

**NOW, THEREFORE**, the Declarant does hereby modify, add to, supplement and amend the Original Declaration as follows:

**1. Amendment(s).**

- a. Article VI, Section 2, paragraph "a" of the Original Declaration is hereby deleted in its entirety and replaced with the following:

*"a. Minimum Residence Size: No residence which contains less than 2,800 square feet, or in the case of a residence located within Blocks 1, 2, 3, or 4, less than 2000 square feet, exclusive of basements, open porches, attached carports, attached garages, and detached structures, shall be built on any Lot. In the following phases, square footage requirements may change, but will not fall below the minimum described above."*

- b. Article VI, Section 2, paragraph "b" of the Original Declaration is hereby deleted in its entirety and replaced with the following:

*"b. Maximum Residence Height: No residence which contains more than two (2) stories shall be built on any Lot, in addition, the ground floor of the main structure of any two-story residence shall contain not less than 2,200 square feet or in the case of a residence located within Blocks 1, 2, 3, or 4, not less than 1500 square feet."*

**2. Miscellaneous.**

In the event of a conflict or inconsistency between the Original Declaration and this Amendment, the terms of this Amendment supersede the Original Declaration. Except as explicitly

provided for in this Amendment, the Original Declaration shall remain in full force and effect and all other terms and conditions shall remain unchanged.

**IN WITNESS WHEREOF**, the undersigned Declarant has executed this Amendment on the date and year written below.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**DECLARANT:**

THE ST. JAMES PLACE  
HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_

James S. Eason, President

Attest:

\_\_\_\_\_

Asst. Secretary