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 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 Carolyn Caudill

**AMENDMENT TO THE BYLAWS  
 AND  
 ADOPTION OF RULES AND REGULATIONS  
 BY THE  
 STANFORD COURT ASSOCIATION, INC.**

This Record and Memorandum is made for the purpose of memorializing and recording the Amendment to the Bylaws ("Amendment") of Stanford Court Association, Inc. (the "Association") shown hereinbelow and the Adoption of Rules and Regulations ("Rules and Regulations") governing the conduct of the members of the Association which are attached hereto as Exhibit "A." The Association and Amendment and Rules and Regulations affect the real property described herein, to-wit:

All of the Lots and Blocks in WESTBURY TRACT 5-C SECTION 2, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded at Book 54, Page 63, records of the County Clerks office for Oklahoma County ("Subject Property").

WHEREAS, pursuant to the authority granted in the Declarations of Covenants, Conditions and Re filed on December 14, 1994 at Book 6688, Page 528, records of the County Clerks office of Oklahoma County ("Declarations") and the Bylaws of the Association ("Bylaws") the Board of Directors at a duly noticed regular meeting met and unanimously approved the following modifications to the Bylaws of the Association, to-wit:

**1. Article III, Section-Number and Term.** The number of directors which shall constitute the entire board shall not be less than three (3) nor more than seven (7). Directors shall be elected at the annual meeting of the members and shall serve for a term of two (2) years. The majority number of directors shall be elected in the even numbered years and the minority number of directors shall be elected in the odd numbered years. The term of directors will commence on November 1, of each year.


**2. Article IV, Section 3 - Annual Meeting.** The annual meeting of members for the election of directors and the transaction of such other business as may properly come before the meeting shall be held on the first Tuesday of September of each year or at such time as shall be determined by the board of directors. If the day fixed for the annual meeting is a legal holiday, such meeting shall be held on the next succeeding business day. The meeting shall be held at the principal offices of the corporation or at such other place as shall be determined by the majority of the directors.

**3. Article V, Section 2 – Term, Removal and Vacancies.** All officers shall be installed on the first day of November of each year and shall serve at the pleasure of the board. Any office elected or appointed by the board may be removed at any time by the board whenever it its judgment the best interests of the corporation would be served thereby. A vacancy in any office shall be filled by the board of directors; and

WHEREAS, under various provisions of the Declarations and the Bylaws empowering the Board of Directors to adopt Rules and Regulations including, but not limited to, Section 5.1.2(a); and

WHEREAS the Board of Directors at a duly noticed regular meeting thereof met and unanimously approved the Rules and Regulations contained herein on Exhibit "A" attached hereto and made a part hereof.

The above and foregoing Amendment and Adoption of Rules and Regulations is made and entered into this 18<sup>th</sup> day of October, 2012.

**ROBERT G. SHOWMAKER**   
 1322 FRETZ DRIVE  
 EDMOND, OK 73003

4/19.00

STANFORD COURT ASSOCIATION, INC.

*Bill Humes*

Bill Humes, President

Made a part of the corporate records of Stanford Court Association, Inc., this this 18th day of October, 2012.

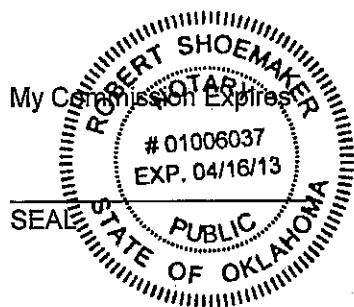
*Dorothy Keyser*  
Dorothy Keyser, Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF OKLAHOMA    )

This foregoing instrument was acknowledged before me this 18th day of October, 2012, by Bill Humes, as President, of The Stanford Court Association, Inc., a non-profit corporation, on behalf of the Company.

*[Signature]*  
NOTARY PUBLIC



**EXHIBIT "A"**  
**RULES AND REGULATIONS**  
**FOR**  
**THE STANFORD COURT ASSOCIATION, INC.**

Rule No. 1: Each homeowner (HO) is responsible for his/her window box or boxes. Live or artificial flowers or greenery is permitted as long as it is maintained. Artificial flowers are suggested. If live flowers are your choice, the box should have an artificial liner to preserve the wooden box.

Rule No. 2: HO is responsible for his/her lawn care, landscaping and repair, other than mowing, weeding, fertilizing and trimming as covered in the Homeowners Association (HOA) lawn maintenance contract.

Rule No. 3: HO is responsible for the replacement of his/her trees and shrubs. The HOA will maintain the shrubs and mailboxes as well as the mailbox station. Ivy or other types of climbing vines which cling to the wood of the building or fence will not be allowed. HOA will trim the vines as needed. These vines cause deterioration of the wooden surfaces.

Rule No. 4: HOA will maintain the original flower beds. Weeding of these beds will be done as scheduled in the lawn maintenance contract. Watering will be done in accordance with our regular watering schedule. Any additional weeding or watering will be the responsibility of the HO.

Rule No. 5: HOA insurance covers the exterior of the structure and roof to the interior ceiling. HO is responsible for the ceiling and any related interior damage. HO is responsible for his/her own canvas awnings.

Rule No. 6: HOA will provide security patrols at the option of the Board on an as-needed basis.

Rule No. 7: HOA meetings will be approximately every three (3) months, subject to an official notice communicated to the HO.

Rule No. 8: An amendment to the bylaws of the HOA has been made concerning the term of the Board members and the annual meeting. A copy of the amendment is enclosed for your files. Within thirty (30) days of the election there will be a joint meeting of the current board and the newly elected board so that there will be an orderly transition of the activities if the board and so that the current board can assist in preparing the annual budget.

Rule No. 9: Our contract with Neighborhood Services Corporation covers the outside maintenance of the housing units as described in the Declaration of Covenants, Conditions and Restrictions as in paragraph 6.1.3 (page 11). The HO is responsible for any additional work. It is suggested that the HO review Article IX of the document to familiarize themselves with other matters related to the lots and homes.

Rule No. 10: The Architecture, Landscaping and Maintenance Committee have the responsibility of maintaining Stanford Court as to appearance and landscaping. Before making any additions to the exterior of the unit, the proposed requires the approval of the above committee. Forms can be obtained from the committee.

Rule No. 11: HO's monthly dues are payable by the 10th of each month. A \$10.00 late fee will be assessed for payments that have not been received by the 10th of the month.

Rule No. 12: Dues are to be left in the maintenance building mail slot or mailed to:

Neighborhood Services Corporation  
1322 Fretz Drive  
Edmond, OK 73003

All checks should be made to Stanford Association. The previous procedures do not apply if you are on a bank automatic payment plan.

Rule No. 13: The Association clubhouse is for the use of residents of The Stanford Court Association only and may be reserved for their use by calling Mary Bogert. The Association requires that all members who use the clubhouse follow the housekeeping rules posted in the clubhouse to keep the property in a neat and orderly manner. The Association does not permit smoking or the use of alcohol in the clubhouse.

Rule No. 14: No garage or yard sales are allowed. Estate sales may be allowed, at the discretion of the Board of Directors, with prior consent. The Board shall have thirty (30) days from receipt of the written request to approve or deny said request.

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