

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR
WEST HILL, PART 1B,
A RESIDENTIAL DEVELOPMENT TO THE CITY OF LAWTON, COMANCHE COUNTY, OKLAHOMA

This Declaration is made this _____ day of _____, 2011, by Sooner Traditions, LLC, an Oklahoma Limited Liability Company ("Sooner Traditions" or "Declarant"), as Owner of the land and improvements ("Subject Property") described as follows, to-wit:

All of the Lots and Blocks in WEST HILL, PART 1B, City of Lawton, Comanche County, Oklahoma, as described on the Plat filed of record on _____ at Book _____, page _____, records of the Comanche County Clerks office, Comanche County, Oklahoma, as more particularly described on Exhibit "A" attached hereto.

RECITALS

WHEREAS, Sooner Traditions, LLC, hereafter referred to as the "Declarant", is the Declarant and owner of the all of the Lots and Blocks in and to the Subject Property shown on the above described plat; and

WHEREAS, the Subject Property has been platted into Lots for separate ownership, subject to these Declarations, which plat has been filed as described hereinabove; and

WHEREAS, Declarant desires to submit the Subject Property and the improvements to be constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§ 851 et seq, as amended); and

WHEREAS, Declarant was also the owner of an adjacent tract of land previously platted into separate Lots as the West Hill, Part 1A, said plat being filed of record on August 3, 2010, in Plat Book 6, page 85, County Clerks office for Comanche County, Oklahoma, and the Declaration of Covenants, Conditions and Restrictions for the West Hill, Part 1A (the "ORIGINAL DECLARATIONS") being filed on August 3, 2010, at Book 6225, page 189, records of the County Clerks office of Comanche County, Oklahoma.

NOW, THEREFORE, except as specifically stated hereinbelow, Declarant does hereby adopt the terms, conditions and provisions set out and contained in the ORIGINAL DECLARATIONS as if the terms of those ORIGINAL DECLARATIONS are fully set forth herein and does hereby declare that the Subject Property described hereinabove and the plat of WEST HILL, PART 1B is subject to those ORIGINAL DECLARATIONS, which restrictions, use limitations, obligations, and provisions thereof shall be deemed to run with the land described hereinabove and shall be for the use and benefit to the Declarant, its successors and assigns and to any person or entity acquiring or owning an interest in the Subject Property and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

The adoption of the Declarations described hereinabove shall specifically include and apply to membership in the WEST HILL HOA, INC., the mandatory homeowners association created to govern the benefits and duties of ownership of a Lot in the Subject Property.

CHANGES TO THE ORIGINAL DECLARATIONS AND AMENDMENT

NONE, THE ORIGINAL DECLARATIONS ARE ADOPTED AS ORIGINALLY FILED.

IN WITNESS WHEREOF, the undersigned, being the Declarant and owner of all of the Lots in the WEST HILL, PART 1B has executed these presents the _____ day of _____, 2011.

DECLARANT: SOONER TRADITIONS, LLC, an Oklahoma Limited Liability Company

By: _____
Willard Barnett, Manager

STATE OF OKLAHOMA)
)
COUNTY OF CLEVELAND) SS.

This instrument was acknowledged before me on _____, 2010, by Willard Barnett, Manager of Sooner Traditions, LLC, an Oklahoma Limited Liability Company, on behalf of the company.

My Commission expires:

Notary Public

SEAL