



Doc#:R 2024 18036
 Bk&Pg:RB 5880 111-112
 Filed:07-31-2024 DAR
 02:52:19 PM AMT
 Canadian County, OK 2E

Prepared by: **Matthew L. Winton** PLLC
 3233 East Memorial Road, Suite 103
 Edmond, Oklahoma 73013
 405.478.4818 office
www.wintonlaw.net

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

Above the line for the Recorder

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
 AND RESTRICTIONS FOR BISON CREEK,
 A RESIDENTIAL COMMUNITY TO THE CITY OF OKLAHOMA CITY,
 CANADIAN COUNTY, STATE OF OKLAHOMA.**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 31st day of July, 2024, by Remington Land Development, Inc., an Oklahoma corporation ("Declarant").

Section 1 - Purpose of Supplemental Declaration.

Declarant is the Declarant of Bison Creek, which is a platted addition according to the Plats recorded within the Canadian County Clerk's Office, and 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 filed at Book 4822, Page 113 on November 14, 2018, and any amendments and supplemental declarations thereto within the Canadian County Clerk's Office (Original Declaration) for the Bison Creek Addition, a residential community to the City of Oklahoma City, Canadian County, State of Oklahoma. The Declarant executes and adopts this Amendment for the entirety of the real property within Bison Creek, 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. Exhibit "E" to the Original Declaration is hereby deleted in its entirety and replaced with the following:

Calculation of Base Assessments

Lot - \$250.00 annually until the date of January 1, 2025, at which time the Base Assessment shall increase to \$300.00 per Lot. On such date as the Common Area Clubhouse and Swimming Pool receive a certificate of occupancy, and irrespective of then Base Assessment amount, Base Assessments per Lot shall increase to \$450.00 and shall be due and payable thirty (30) days thereafter less any amount previously paid by a Lot's Owner for that year's Base Assessment.

Section 3 - Additional Declarations.

Except as otherwise modified by this Amendment, 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 and consented to this Amendment on the signature blocks below the date and year first written above.

REMINGTON LAND DEVELOPMENT, INC - DECLARANT
An Oklahoma corporation

By: _____
Its: Mark Morris, President

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Canadian }

Before me, the undersigned Notary Public in and for the above county and state, on the date of July 31, 2024, personally appeared the person signing above, known to me to be the identical person who executed their 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 they did so as their 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: May 13, 2028
My commission number is: 20005409

Notary Public: Karen Dobyms



Exhibit "A"

ALL LOTS AND BLOCKS AND COMMON AREAS WITHIN BISON CREEK SECTION 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED AT PLAT BOOK 9, PAGES 662.

AND

ALL LOTS AND BLOCKS AND COMMON AREAS WITHIN BISON CREEK SECTION 2, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED AT PLAT BOOK 9, PAGES 917.