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Cleveland County Clerk, OK - Pam Howlett
Fee: \$ 24.00



Return to: **Matthew L. Winton PLLC**
3233 East Memorial Rd., Suite 103
Edmond, Oklahoma 73013
405.478.4818 office/888.857.0360 fax
mlw@wintonlaw.net www.wintonlaw.net

FOR THE RECORDER

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR LITTLE RIVER TRAILS**

THIS AMENDMENT OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 4 day of March, 2025, by Sweetgrass Partners, LLC, an Oklahoma limited liability company ("Declarant").

Section 1 – Purpose of Amendment.

Declarant is the Declarant of the Little River Trails Addition comprised of multiple platted residential additions located in Cleveland County, Oklahoma (the "Addition"), more particularly described within Exhibit "A" attached hereto. The Declarant intends by the Recording of this Amendment to amend and alter certain provisions of the Amended and Restated Declaration of Covenants, Conditions, And Restrictions filed within the Cleveland County Clerk's office at Book 6617, Page 1009 (the "Declaration"). The Declarant executes and adopts this Amendment pursuant to its authority granted and reserved within the Declaration.

Section 2 – Amendment. Section 19, Article 3, "Transition Steps" within the Declaration is hereby deleted in its entirety and replaced with the following:

Transition Step 1: From the date of the last Lot sold by Declarant; two years; Resident Advisory Committee training. For two years from the date Declarant completes all phases of the Addition's development and has sold its last remaining Lot within the Addition, the Declarant shall continue to operate, administer, and govern the Association, which includes appointment of a Resident Advisory Committee. The Declarant will appoint Lot Owner committee members who for the next two years will work side by side with the Board, Declarant, and professional management company to learn Association governance, operation, and administration. During this **two-year period**, the Declarant will fund the expense of the Association's professional manager contract.

During this period, the Declarant and Association manager will work to train the Lot Owner committee members on day-to-day Association operations, Common Area maintenance needs and service contracts, best governance practices, and books and records keeping and sharing. During this period other Lot Owner committees may be established to further integrate Lot Owner involvement in the operation of the Association under the Governing Documents. During **Step 1**, Declarant shall bear the sole expense of the Association management company contract and shall continue to appoint the Board. The Association books and records shall continue to be and shall remain available on a per request basis, financials provided at each annual meeting, or as otherwise made available on the Association's website.

Transition Step 2: Complete Lot Owner control over Association operation, administration, and governance. Following **Step 1** (completion of the board training period), the development and transition periods in the life of the Addition will be complete and the Association will be fully Member operated, administered, and governed. A full Member-elected Association board will be elected. The Declarant subsidy of the Association management contract *may* continue only upon the mutual agreement of the Declarant and the full Member board; however, any management company selected by the Lot Owner Board shall meet or exceed the standards of professionalism and quality of service established by the Declarant during the Transition Period. At the conclusion of the Transition Plan, Declarant, in its sole discretion, will execute such documents so as to evidence 1) the termination of the Declarant Control Period, 2) termination of the DRB and establishment and appointment of the ARC, and 3) finalization and completion of the Transition Plan.

Section 3 – Additional Declarations.

All other terms and provisions, including but not limited to covenants, conditions, restrictions, definitions, and exhibits found within the 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 Declaration, Declarant hereby reaffirming the same.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the signature block below the date and year first written above.

Sweetgrass Partners, LLC - DECLARANT
An Oklahoma limited liability company

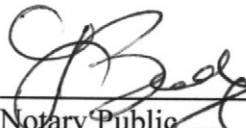
By: 
Duly Authorized Member/Manager

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Cleveland }

Before me, the undersigned Notary Public in and for the above county and state, on the date first written above, personally appeared the above-signed, known to me to be the identical person who executed their name to the foregoing 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: 8/9/2028
My commission number is: 24010032


Notary Public

NOTARY PUBLIC STATE OF OKLAHOMA	OFFICIAL SEAL LISA BARTRUG Commission # 24010032 Expires August 9, 2028
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Exhibit "A"

**LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 1,
LOTS 1 THROUGH 12 INCLUSIVE IN BLOCK 2,
LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 3,**

**AND ALL COMMON AREA, EACH WITHIN, TO, AND ON LITTLE RIVER TRAILS
ADDITION SECTION 1, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND
COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT
THERE TO AT BOOK 24 PAGE 7,**

AND

**LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 1,
LOT 1 IN BLOCK 2,
LOTS 1 THROUGH 8 INCLUSIVE IN BLOCK 3,
LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 4,
LOTS 1 THROUGH 14 INCLUSIVE IN BLOCK 5,**

**AND ALL COMMON AREA, EACH WITHIN, TO, AND ON LITTLE RIVER TRAILS
ADDITION SECTION 2, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND
COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT
THERE TO AT BOOK 24 PAGE 136,**

AND

**LOTS 1 THROUGH 18 INCLUSIVE IN BLOCK 1,
LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 2,
LOTS 1 THROUGH 11 INCLUSIVE IN BLOCK 3,
LOTS 1 THROUGH 7 INCLUSIVE IN BLOCK 4,**

**AND ALL COMMON AREA, EACH WITHIN, TO, AND ON LITTLE RIVER TRAILS
ADDITION SECTION 3, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND
COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT
THERE TO AT BOOK 25 PAGE 68,**

(COLLECTIVELY, "LITTLE RIVER TRAILS").