

**CEDAR BLUE PROPERTY OWNERS'
ASSOCIATION, INC.**

**ENVIRONMENTAL
COMMITTEE
RULES & REGULATIONS**

**Recorded as Document No. 00998
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In the Office of the Murray County Clerk
Murray County
Sulphur, Oklahoma**

This is a “reader-friendly” printout of the original Cedar Blue Environmental Committee Rules and Regulations and has been re-typed for the purposes of using a larger type-style and wider margins. Over the years, the original document was copied, then those copies re-copied, etc., resulting in difficult “reading”. That original document has been re-typed with some of the misspelled words corrected.

The last page “Allowable Spans” was not re-typed; instead it was scanned is attached as a jpg file (too time consuming to re-type). You should print it out and attach as the last page (page 6) of this document. Although that original was a total of four pages, this reader-friendly version is six pages including the cover page.

Re-typed 1/5/2007

CEDAR BLUE PROPERTY OWNERS' ASSOCIATION, INC.

ENVIRONMENTAL COMMITTEE RULES AND REGULATIONS

In accordance with the Covenants of Cedar Blue, the Environmental Committee has adopted the following rules and regulations to be followed on all new construction started after January 1, 1998.

All existing structures that have documented proof of approval in the past by the "Committee" or the "Board" are exempted from these rules and may remain in their present state, subject to routine maintenance.

1. A Lot Improvement Permit must be obtained before any construction begins. Application forms are available at the Park Office or at Security. Normally, the Environmental Committee will review and approve/disapprove a request within thirty days.
2. The application shall show all existing structures, the location of the proposed improvements, the color and composition of exterior materials to be used, proposed landscaping, and any other information required on the application. If more detail is needed, an additional sheet may be attached to the application. ***Should construction begin without an approved Permit, the Committee will suspend construction. The owner shall then remove or alter the improvement to meet these rules. The owner is also responsible for the actions of his engaged commercial contractors. A construction pass from the owner must be on file with Security for each contractor.***
3. Small metal stakes define the four corners of each lot. These stakes may not be removed. The wooden posts do not show the true lot lines and are for identification purposes only.
4. Construction improvements must be completed within ninety (90) days after approval. Extensions may be granted for good cause.
5. The easements are five (5) feet strips inside all lot lines except those lines coincident with street right-of-ways, in which case the easements are ten (10) feet wide. Should any driveway, structure or landscaping be within the easements, the owner is responsible for any damages caused in the necessary maintenance of utilities or drainage.
6. All construction improvements shall be at least ten (10) feet from the front line and five (5) feet from the back and side lot lines. Variances may be granted by the Committee or Board upon evidence of hardship and in those instances that uphold the owner's reciprocal rights.

7. Factory equipped RVs with slide-out, tip-out or pop-up features will be acceptable. No other alterations or improvements to an RV are allowable. RV includes travel trailers, truck campers, motor homes and camping trailers.
8. RVs are to remain in a mobile condition, with wheels and trailer tongues remaining on the RV. Cement blocks or RV-type jacks will be used to support slide-outs as necessary. Solid concrete foundations may not be used for such supports. Skirting is permitted upon approval of the Committee. Generally, skirting must match the color and materials of the RV to present a neat and compatible appearance.
9. No plumbing will be allowed on decks, patios or in storage buildings. Only the RV may be connected to the water and sewage systems.
10. Garages, enclosed boathouses, animal shelters and similar structures are not allowed.
11. No individual garbage cans may be in sight. Trash shall be sealed in disposable bags and placed in the approved containers provided by the park.
12. All bicycles and other personal property will be stored in an orderly manner.
13. Signs may be used to identify the owner and lot number. These signs can be no larger than six (6) square feet.
14. TV antennas may not extend more than fifty (50) feet above the ground. Antennas need not be attached to the RV, but must be immediately adjacent to the unit. Installation of antennas in trees is prohibited. Wireless cable and satellite dish antennas are permitted.
15. Concrete patios will be allowed in lieu of a deck. They shall not exceed 400 square feet and the length will not exceed forty feet and must meet the setback requirements.
16. Boat covers will be limited to no more than two (2) feet from any side of the boat and no higher than three feet above the roofline of your RV. If it is built in front of the RV, the RV must be able to be moved without removing the boat cover. The cover shall be constructed of either manufactured metal of at least 29 gauge, or designed wood. Support posts will be no less than three (3) inches square and will be anchored in concrete no less than eighteen (18) inches deep. The color shall be earth tone or match the RV. Sides are permitted and must be no longer than the roof and be at least two (2) feet above the ground. The ends and corners may be capped.
17. Wood or metal storage sheds shall not exceed 100 square feet and shall not exceed eight (8) feet in height from the floor to the peak of roof. The foundation shall be no more than six (6) inches above the ground and the length or width cannot exceed twelve (12) feet. The color shall be earth tone or match the RV. Storage sheds built from light materials kits will not be allowed unless there is adequate internal bracing and proper anchors to withstand the predictable winds experienced at Cedar Blue.

18. Each lot will be allowed a total of 400 square feet of covered area for decks and porches excluding a shed. All decks will be constructed of either manufactured metal of at least 29 gauge, or new treated wood. Support posts will be no less than three (3) inches square and will be anchored in concrete no less than eighteen (18) inches deep. The color shall be earth tone or match the RV with length not to exceed forty (40) feet and must meet the setback requirements. Roof extensions cannot overhang more than twelve (12) inches on the three sides. The slope of the roof shall be no less than 2/12 (drop (2) inches vertical in twelve (12) inches horizontal).

The roof must be of asphalt shingles or of at least 29 gauge-manufactured metal. Fiberglass or aluminum roofs are not allowed. Wood will be no more than eighteen (18) inches from the top of roof to screen or window, and no more than thirty-six inches up from the floor of the deck to bottom of screen or window. No more than two (2) feet of wood will be allowed from each corner to the first window. The supporting studs and/or uprights will not be attached to the RV.

19. Enclosed decks with windows must have a single open space with walls on at least three sides. The fourth wall will be the RV unit. Decks that are enclosed on all four sides must have windows properly placed on four sides. Exceptions may be granted for interior support walls that protrude from the sides no more than two (2) feet. When the lot is occupied the RV must be parked parallel and adjacent to the deck and no more than eighteen (18) inches away from the deck. The distance between the windows will not exceed eight inches. There will be no more than thirty-six inches of solid material from the RV to any window. Only windows that screw into the outside of the frame may be used on a deck.
20. Covers will be allowed over RVs. Support posts will be no less than three (3) inches square and will be anchored in concrete no less than twenty-four (24) inches deep. The roof must be of asphalt shingles and must be vented or of at least 29 gauge-manufactured metal. Fiberglass or aluminum roofs are not allowed. Size of covers will be limited to no more than two (2) feet from any side of the RV including slide outs, with an overhang of no more than twelve (12) inches and must meet the set-back requirements. There must be three (3) feet of open air space between the roofline of your RV to your cover if you have a roof top air conditioner unit. The ends, corners and sides may be capped and may be no longer than the roof and must be no lower than one (1) foot above the RV.
21. The cover over the RV may be built in conjunction with the cover over the deck and the boat cover as one continuous roofline. If this is done you must follow standard building codes relating to the size of lumber that must be used for support of the cover. A copy of these codes is on file in the park office for reference.

These are the only rules and regulations that will be used to approve any construction and lot owners have the right to appeal to the board in writing any decision of the Committee within thirty (30) days. Any lot owner found in violation of these rules will face a penalty of water and

sewer cutoff. If this happens there will be a \$100.00 reconnect fee. Additional penalties will include loss of voting rights, use of common property and civil action to prevent the occurrence, continuation or violation of these guidelines.

BE IT THEREFORE RESOLVED that the aforementioned "Rules and Regulations" be adopted and filed with the County Clerk of Murray County, Oklahoma by the authority provided to the Board of Directors, Cedar Blue Property Owners Association.

Attested to this 17th day of January, 1998:

Original signed:

Richard J. Whitburn, President

Art Slone, Vice President

Hope Abbiss, Secretary

Don Jones, Treasurer

Wayne Baker Director

Wanda Clough, Director

Mervyn Courtney, Director

Carl O'Donnell, Director

Gene Wells, Director

The State of Oklahoma

County of Murray

Before me, a Notary Public, on this day personally appeared the individuals known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose therein set forth.

Given under my hand and seal this 17th day of January, 1998

Original Signed: Lucenda G. Duffy, Notary Public

My commission Expires: 5/31/99

Document Filed for Record: April 16, 1998 at 8:45 a.m., Book 507, Pages 160-163, David Thompson, County Clerk, Murray County, State of Oklahoma

(Next page titled "Allowable Spans" was recorded along with the foregoing instrument.)

Print out the .jpg file (“Allowable Spans”) and attach it to this document as Page 6)