

REC'D JUN 28 2010

FIFTH AMENDMENT TO THE DECLARATION OF UNIT OWNERSHIP ESTATE FOR
RAINTREE VILLAS, OKLAHOMA CITY, OKLAHOMA

This Fifth Amendment to the Declaration of Unit Ownership Estate for Raintree Villas is made the 18th day of May, 2010, does hereby amend the original Declaration of Unit Ownership Estate filed of record on June 1, 1979 in Book 4571 at Page 1282 of the records of the County Clerk of Oklahoma County, Oklahoma; and the First Amendment to the Declaration of Unit Ownership Estate filed of record on June 1, 1981 in Book 4779 at Page 43 of the records of the County Clerk of Oklahoma County, Oklahoma; and the refiling of the amended Declaration of Unit Ownership Estate filed of record on March 23, 1983 in Book 4981 at Page 787 of the records of the County Clerk of Oklahoma County, Oklahoma; and the third amendment to the Declaration of Unit Ownership Estate filed of record on December 20, 1984 in Book 5264 at Page 848 of the records of the County Clerk of Oklahoma County, Oklahoma; and the fourth amendment to the Declaration of Unit Ownership Estate filed of record on December 20, 1984 in Book 5264 at Page 850 of the records of the County Clerk of Oklahoma County, Oklahoma covering the following described property, to-wit:

All of Lot Two (2), Less and Except the East 31.04 feet,
and all of Lots Three (3) and Four (4), of Block Three (3),
Woodmansee Addition to Oklahoma City, Oklahoma

WHEREAS the amended Declaration of Unit Ownership Estate for Raintree Villas were thought to need revision by the Owners of the Raintree Villas, and

WHEREAS the Owners of the Raintree Villas in accordance with the amended Declaration of Unit Ownership Estate for Raintree Villas held a duly authorized Owners meeting on March 16, 2010 for the purpose of amending the Declaration of Unit Ownership Estate for Raintree Villas.

NOW, THEREFORE, the undersigned do hereby amend said Declaration of Unit Ownership Estate for Raintree Villas as follows:

Declarations of Unit Ownership Estate, Paragraph 13. Owner's Maintenance Responsibility of Unit.

Delete "Maintenance and repair of water pipes, but not plumbing fixtures, shall be by the Association." and insert "The maintenance, repair or replacement of the water and sewer pipes above the sub-floor (the ground floor slab) and all plumbing fixtures shall be the responsibility of the Unit Owner and the maintenance, repair or replacement of the water and sewer pipes below the sub-floor (the ground floor slab) shall be the responsibility of the Association."

Declarations of Unit Ownership Estate, Paragraph 17. Revocation or Amendment to Declaration: Amendment of Undivided Interest in Common Elements.



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County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

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Delete "This Declaration shall not be amended unless the Owner's representing an aggregate ownership interest of eighty percent (80%), or more, of the common elements and 80% of the holders of any recorded first mortgage or lien covering or affecting any or all units consent and agree to such amendment by instrument(s) duly recorded." and insert "The Declaration can be amended at a duly constituted Annual Meeting or Special Meeting so long as the notice of such meeting sets forth the complete text of the proposed amendment and the Owners approve the amendment upon an affirmative vote of sixty-seven percent (67%) of Owner's present, either in person or by proxy; and such amendment shall be duly recorded in the county land records."

Declarations of Unit Ownership Estate, Paragraph 18. Assessment for Common Expenses. Sub-Paragraph C. Fixing Assessments: Adjustments.

Delete "...on a per capita basis." And insert ", the pro-rata share of assessment shall be determined in accordance with Exhibit "C"."

Declarations of Unit Ownership Estate, Paragraph 23. Insurance. Sub-Paragraph A, Master Policy; Public Liability.

In Sub-Paragraph A. in the first sentence after "general common and limited common elements," insert "and the Units;".

Declarations of Unit Ownership Estate, By-Laws of the Raintree Villas Home Owners Association, Inc, Article II, Paragraph 3. Quorum.

Delete "fifty percent (50%)" and insert "twenty-five percent (25%)".

Declarations of Unit Ownership Estate, By-Laws of the Raintree Villas Home Owners Association, Inc, Article III, Paragraph 3. Annual Meeting.

Delete "first Monday" and insert "third Monday".

Declarations of Unit Ownership Estate, By-Laws of the Raintree Villas Home Owners Association, Inc, Article IV, Paragraph 3. Other Powers and Duties. Sub-Paragraph (d). Insurance.

In Sub-Paragraph (d) in the first sentence after "general common elements" and insert "Limited Common Elements and the Units".

Declarations of Unit Ownership Estate, By-Laws of the Raintree Villas Home Owners Association, Inc, Article IV, Paragraph 3. Other Powers and Duties. Sub-Paragraph (f). Enforcement of Assessment Lien Rights. Amended February 23, 1984.

Delete the entire paragraph and insert "To collect delinquent assessments per Unit, both regular monthly and special assessments, by suit or otherwise and to enjoin or seek damages from an Owner who may be in default as is provided for in the Declaration and these By-Laws. To enforce a late charge of Twenty and No/100 Dollars (\$20.00) per month per Unit on any Owner's outstanding balance after the fifteenth (15th) of each month, and to collect interest at the rate of ten percent (10%) per annum in connection with assessments

