

EXHIBIT 7.1.4

[Initial Rules and Regulations]

RULES AND REGULATIONS OF THE HILL AT BRICKTOWN HOMEOWNERS ASSOCIATION, INC.

The rules and regulations set forth below (the "Rules") are promulgated by the Board of Directors of The Hill at Bricktown Homeowners Association, Inc., an Oklahoma not-for-profit corporation, and its successors and assigns (the "Association"), pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Hill at Bricktown, an Addition to the City of Oklahoma City, the Plat of which Addition is recorded in Book 67 at Page 61 in the office of the County Clerk of Oklahoma County, Oklahoma, (the "Declaration"). All capitalized terms not otherwise defined in these Rules, shall have the same meanings ascribed to them in the Declaration or in the Bylaws of The Hill at Bricktown Homeowners Association, Inc. (the "Bylaws"), as applicable.

The Rules apply to the Property and are binding upon all Owners and Occupants thereof and all Members of the Association in addition to the use restrictions of the Property set forth in the Declaration and the Bylaws. In the event of a conflict between these Rules and the Declaration, the Declaration shall prevail.

RULES AND REGULATIONS:

1. **COMMON SIDEWALKS, COMMON DRIVEWAYS AND ENTRANCES SHALL NOT BE OBSTRUCTED.** Common sidewalks, Common Driveways and entrances shall not be obstructed or used by anyone for any other purpose other than entering and exiting Lots. Toys or other sporting equipment shall not be left unattended on any part of the Property.
2. **VEHICLE PARKING AND STORAGE.** No vehicle belonging to or under the control of any Owner or Occupant, or any guest thereof shall be parked in such a manner as to impede or prevent ready access to any entrance, garage, Lot, or Common Driveway on the Property. Vehicles may be parked on public streets only in accordance with the ordinances of the City of Oklahoma City. No vehicles are to be parked on the grass or any Common Areas. **ILLEGALLY PARKED VEHICLES WILL BE TOWED AT THE EXPENSE OF THE VEHICLE OWNER.** No trucks, campers, recreational vehicles, motor homes or large commercial vehicles, nor any vehicle in the process of being repaired, with an expired tag or otherwise presently inoperable, shall be stored or parked on a public street adjacent to the Property. Vehicles left unattended on a public street on or adjacent to the Property for more than 24 hours are subject to being towed by the Association at the expense of the

Owner or Occupant owning or using such vehicle, or whose guest owns or uses such vehicle.

3. **NO TELEVISION, CABLE, SATELLITE TV, TELEPHONE EQUIPMENT OR WIRING IS PERMITTED WITHOUT PERMISSION.** No radio or television aerial, satellite dish, microwave antenna, cable wiring, boxes or connections or other device shall be erected on any Lot or on the exterior of any structures located upon any Lot without first obtaining, in each instance, the written approval of the Board. Any aerial or other device installed without such prior written consent shall be removed by the Association at the Owner's or Occupant's expense, without notice at any time. No Owner or Occupant shall install or retain a contractor to install, on the exterior of the Lot wiring for electrical, television, radio, and internet or telephone installation for any other purpose, without the prior review and written approval of the Board.
4. **LOUD OR OBJECTIONABLE NOISE.** Owners or Occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using, playing or permitting to be used or played musical instruments, radios, television sets, amplifiers and any other instruments or devices in such a manner as may disturb or tend to disturb Owners or Occupants of other Lots.
5. **TRASH COLLECTION, DUMPSTERS, LIMITED TO HOUSEHOLD TRASH ONLY.** The trash service provided to the Property is intended to be for normal day-to day refuse. The service provider designates the days for trash pickup ("Collection Dates"). Any items such as furniture, appliances, mattresses, tires, or other large items are to be disposed of off the Property by the Owner or Occupant. Trash shall be placed in plastic bags and tied prior to being disposed of in the containers provided by the service provider. Trash containers must remain inside each individual garage until 6:00 p.m. on the day before each Collection Date and shall be returned to such garage at the end of designated trash pickup day. Violation of the trash rules will result in fines being levied against the Owner of the Lot.
6. **ANIMALS AND PETS.** No animal shall be kept on any Lot except household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. Such pets shall be kept in such a manner so as not to disturb the other Owners or Occupants. No savage or dangerous animals shall be kept on the Property. If a pet becomes obnoxious to other Owners, the Owner or Occupant having control of the pet shall be given written notice by the Board to correct the problem; if not corrected, the Owner or Occupant, upon written notice by the Board, will remove the pet.

An Owner must obtain permission in writing from the Board of Directors to keep a pet weighing more than twenty-five (25) pounds at maturity. All pets must be on a leash and accompanied by its owner when outside. No pets shall be permitted to run loose within the Property. All owners must immediately pick up after their pets any solid pet waste. Any Owner or Occupant, or guest of an Owner or Occupant, who causes or allows a pet or other animal to be brought or kept on the Property shall indemnify and hold harmless the

Association for any loss, damage or liability which the Association may sustain as a result of the presence of such pet or animal on the Property, whether the Association has given its permission for the pet or in the absence of Association permission. No more than TWO household pets may be kept without the written permission of the Association. All pets must have a current license issued by the City of Oklahoma City. Violation of the pet rules will result in fines being levied against the Owner of the Lot.

7. **DAMAGE TO PROPERTY AND COMMON ELEMENTS.** Owners or Occupants shall reimburse the Association, or third parties, as applicable, for any damage to any portion of the Common Areas, or to the Property caused by such Owner or Occupant of any Lot.
8. **DRAPES AND MINI-BLINDS.** All drapes drape lining or mini-blinds visible from the exterior of any Lot shall be of a neutral, white or off-white color.
9. **HANGING ITEMS.** No garments, rugs or any other item shall be hung from the windows, railings, fences, roofs or any of the facades.
10. **RETURNED CHECK CHARGE.** A twenty-five-dollar (\$25.00) charge will be imposed on each Owner or Occupant for all checks returned for any reason.
11. **CHILDREN MUST BE SUPERVISED.** Children must be supervised when playing in the Common Areas. Owners and Occupants are responsible for the actions of their children and guests. Any and all damages caused by children of Owners and Occupants shall be repaired by the Association, but at the expense of that Owner or Occupant.
12. **NO TEMPORARY STRUCTURES ALLOWED.** No trailer, tent or shack shall be erected, placed or permitted; nor shall any structure of a temporary character be used at any time on the Property.
13. **PATIOS, SIDEWALKS AND YARDS.** Patios, sidewalks and yards shall be kept neat and clean at all times.
14. **SIGNS AND BILLBOARDS.** No signs or billboards shall be permitted on any Lot or Common Area without the prior written consent of the Association; provided this prohibition shall not apply to the Declarant in the sale of Lots by Declarant.
15. **VEHICLES MAY NOT BE WASHED.** No vehicles may be washed on the public streets or the Common Driveways of the Property.
16. **VEHICLE MAINTENANCE.** Repair work to vehicles may be completed in an Owner's or Occupant's garage on vehicles, provided that cleanup is done immediately upon completion. No vehicle may be stored in garage if the garage door cannot be closed daily upon completion of work on the vehicle. No vehicle maintenance may be complete on Common Driveways and public streets adjacent to the Property.

17. **RIGHT OF ENTRY.** An Owner and Occupant shall and does grant the right of entry to any person authorized by the Board in case of an emergency originating in or threatening the Owner's or Occupant's Lot whether the Owner or Occupant is present at the time or not.
18. **GARDEN HOSES AND OUTSIDE WATERING.** No garden hoses or lawn sprinklers may be left unattended. Owners and Occupants should be careful to water lawns and flower beds only and not allow water to run into the public streets and Common Driveways. In the winter, when the temperature approaches 35 degrees Fahrenheit or lower Owners and Occupants shall disconnect hoses from the hose bibs/spigots to prevent the freezing of water pipes. Violation of the hose and watering rules will result in fines being levied against the Owner or Occupant of the Lot or the cost of any damages.
19. **NO ONE IS ALLOWED ON THE ROOFS.** No Owner or Occupant or invitee is allowed on the roofs of the Lots or Buildings without the prior written permission of the Board of Directors.

*Additional Rules for Town Hall, Swimming Pool and Hot Tub may also be found at www.propertyokc.com labeled in correspondence.