

I-2023-000253
01/09/2023 8:00am

Book 2832 Pg 705
Pg 0705-0708

Fee: \$24.00 Doc: \$0.00
Pam Beller - McClain County Clerk
State of OK



X By MR, Deputy

Return to:
Ideal Homes
1320 N. Porter Ave
Norman OK 73071

1400

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**SECOND NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS FOR
"OASIS RANCH" A RESIDENTIAL ADDITION TO THE CITY OF
BLANCHARD, MCCLAIN COUNTY, OKLAHOMA**

This Assignment of Declarant Rights (the "Assignment") for the real estate development known as Oasis Ranch is effective the date written below (the "Effective Date") by Real Investments, LLC, an Oklahoma limited liability company, which is the Declarant, sometimes referred to as the "Developer," (collectively referred to herein as "Declarant") to the Oasis Ranch Addition Section 3, Section 4, and those subsequently annexed, all within the City of Blanchard, McClain County, State of Oklahoma (the "Addition").

WHEREAS, the Addition is a residential addition to McClain County comprising several platted properties and being particularly described as set out within Exhibit "A" attached to this Assignment.

WHEREAS, certain real property covenants, conditions, and restrictions to the Addition were recorded by a prior declarant within the McClain County Clerk's Office at Book 1838, Page 481, and Book 2502, Page 503, and Book 2613, Page 39 as subsequently amended, supplemented, added to, or annexed (collectively, the "Declaration"). The Declaration contains certain reserved rights, which were previously assigned to the Declarant, which the Declarant hereby desires to wholly transfer to the successor declarant IH Development, LLC (the "Successor Declarant") for the Addition, and subsequently developed and annexed parcels. The Declaration further provides for certain administrative duties to be vested in an architectural review Committee (the "AC"), and the Declarant desires to resign from the role of such oversight and hereby assigns such role to the Successor Declarant for the Oasis Ranch Addition.

NOW THEREFORE, and in furtherance of the intents expressed above, the Declarant performs the following. Pursuant to the applicable sections within the Declaration, the Declarant does hereby wholly transfer all of the reserved, allocated, and special Declarant rights within and to the Declaration and Oasis Ranch Addition to the Successor Declarant, including but not limited to special Declaration amendment rights, and annexation rights. It is the intent of the parties to this Assignment that the recordation of this Assignment shall serve as the complete and total transfer of all the Declarant rights from Declarant to the Successor Declarant for the Addition. Further, Declarant hereby resigns from the AC and vests oversight of design review in the Successor Declarant under the AC for the Addition, such AC to be composed of the Successor Declarant or individuals selected by the Successor Declarant in its sole discretion.

From the date of Recording this Assignment of Declarant Rights, Declarant shall no longer be the Declarant within the Addition. Nothing contained within this Assignment of Declarant Rights shall act to prevent or frustrate the complete and total transfer of all special Declarant rights from Declarant to the Successor Declarant for the Addition. Further, nothing contained within this Assignment shall act as a promise, guarantee, or obligation on the part of the Successor Declarant to provide any service, installation, improvement, or the like within the Addition.

In consideration of the assignments, releases, and promises contained herein, the sufficiency of consideration the parties hereby acknowledge, Successor Declarant shall have no liability for any claims, damages, or causes of action that may or have arisen relative to Declarant's administration of the AC and/or the real estate development association for the Addition prior to the Effective Date of this Assignment. The Declarant agrees to indemnify, defend, and hold harmless Successor Declarant, its successors, assigns, agents, officers, directors, managers, members and employees for any such claim arising under this paragraph, including damages, attorney's fees and costs. As a material inducement to the Successor Declarant to accept this Assignment, Declarant hereby represents and warrants that it is not aware of any claims or liabilities, potential claims or liabilities, or threatened claims or liabilities against Declarant, the Oasis Ranch Homeowners Association, Inc. (the Association), its board of directors, or any of Declarant's agents, affiliates, or representatives in connection with the Addition or Declarant's administration of the Association, its board, or the AC. Declarant further represents and warrants that it is not aware of any breach of the Declaration, including the Bylaws, apart from items or issues disclosed in writing by the Declarant.

For purposes of corporate formality and substance, the Board hereby ratifies the Board's acts, traditions, and decisions, and to the extent necessary this Assignment shall serve as a consent in lieu of meeting for such acts, traditions, and decisions of the Board while under Declarant control during the Class B Control Period.

IN WITNESS WHEREOF, the undersigned have executed this Assignment on the signature blocks below.

IH DEVELOPMENT, L.L.C., - DECLARANT
An Oklahoma limited liability company

By: Gene McKean
Its, manager

1/11/2023
Effective Date

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Cleveland }

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF OASIS RANCH, AN ADDITION TO THE CITY OF BLANCHARD, MCCLAIN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT WITHIN THE MCCLAIN COUNTY CLERK'S OFFICE AT BOOK 1848, PAGE 13.

AND

ALL OF OASIS RANCH SECTION 2, AN ADDITION TO THE CITY OF BLANCHARD, MCCLAIN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT WITHIN THE MCCLAIN COUNTY CLERK'S OFFICE AT BOOK 2501, PAGE 165.

AND

ALL OF OASIS RANCH SECTION 3, AN ADDITION TO THE CITY OF BLANCHARD, MCCLAIN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT WITHIN THE MCCLAIN COUNTY CLERK'S OFFICE AT BOOK 2563, PAGE 734.

AND

ALL OF OASIS RANCH SECTION 4, AN ADDITION TO THE CITY OF BLANCHARD, MCCLAIN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERETO.