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09/20/2018 02:26:59 PM
Bk:RE13842 Pg:1203 Pgs:5 ASSIGN
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

**NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS FOR
BELLEAU WOOD ADDITION TO THE CITY OF EDMOND,
OKLAHOMA COUNTY, OKLAHOMA**

This Assignment of Declarant Rights for the Belleau Wood real estate development (the "Assignment") is made effective as of the date of filing by Spinning Spur, LLC, an Oklahoma limited liability company, which is the Declarant to the Belleau Wood Addition to the City of Edmond, Oklahoma County, State of Oklahoma (the "Addition").

WHEREAS, the Addition is a platted addition to Oklahoma County, the Plat being recorded within the Oklahoma County Clerk's Office at Plat Book 65, Page 33 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 the Declarant within the Oklahoma County Clerk's Office at Book 10578, Page 1434, as subsequently amended, supplemented, added to, or annexed (collectively, the "Declaration"). The Declaration contains certain reserved rights to the Declarant, which the Declarant hereby desires to transfer to the Belleau Wood Property Owners Association, Inc. (the "Association"). The Declaration further provides for certain administrative duties to be vested in a Design Review Board and Architectural Review Committee ("DRB" and "ARC"), and the Declarant desires to resign from the role of such oversight and hereby assigns such role to the Association.

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 Addition to the Association. 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 the all Declarant rights from Declarant to the Association. Further, Declarant hereby resigns from the Design Review Board and vests oversight of design review in the Association under the Architectural Review Committee, such ARC to be composed of the Association's Board of Directors (the "Board"), or individuals selected by the Board in its sole discretion, and not the Declarant.

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 Association.

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SPH

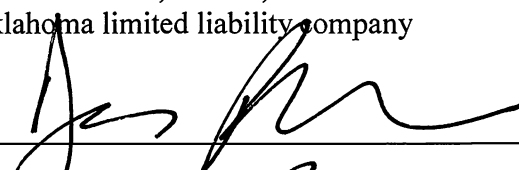

In consideration of the assignments, releases, and promises contained herein, the sufficiency of consideration the parties hereby acknowledge, Declarant shall have no liability for any claims, damages, or causes of action that may or have arisen relative to Declarant's administration of the DRB/ARC and/or the Association prior to the Effective Date of this Assignment, unless such claims, damages, or causes of action arise out of Declarant's intentional wrongful conduct or gross negligence. The Association agrees to indemnify, defend, and hold harmless Declarant, its successors, assigns, agents, officers, directors, managers, members and employees for any such claim not arising out of Declarant's intentional wrongful conduct or gross negligence, including damages, attorney's fees and costs. As a material inducement to the Association 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 Association, the Board, or any of Declarant's agents, affiliates, or representatives in connection with the Addition or Declarant's administration of the Association, the Board, or the DRB/ARC. 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, the Association, and/or the DRB/ARG to the members of the property owners' advisory board as constituted on the date of this Assignment (the "Advisory Board"), as fully described in the Disclosure Statement attached to this Assignment as Exhibit B.

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.

SPINNING SPUR, L.L.C., - DECLARANT

An Oklahoma limited liability company

By: 
 Its: 

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
 County of Oklahoma }

Before me, the undersigned Notary Public in and for the above county and state, on the date of September 13, 2018, personally appeared Daniel Reeves, known to me to be the identical person who executed his name to the foregoing Assignment, who is the duly authorized agent for the Declarant for such instrument,

who acknowledged to me that he did so as his free and voluntary act on behalf of the Declarant for the uses and purposes set forth in the instrument.

Subscribed and sworn to before me
The date next written above.

My commission expires
My commission number is:



Notary Public: Stacey N. Masopust

ACCEPTED: BELLEAU WOOD PROPERTY OWNERS ASSOCIATION, INC.
An Oklahoma nonstock corporation

By:
Name: TIM WHITE, Its: President

ACKNOWLEDGEMENT

State of Oklahoma }
 } ss
County of Oklahoma }

Before me, the undersigned Notary Public in and for the above county and state, on the date of 9-20-18, 2018, personally appeared Time White, known to me to be the identical person who executed his name to the foregoing Assignment, who is the duly authorized agent for the Association for such instrument, who acknowledged to me that he did so as his free and voluntary act on behalf of the Association for the uses and purposes set forth in the instrument.

Subscribed and sworn to before me
The date next written above.

My commission expires: 11/10/21
My commission number is: 17010397



Notary Public:

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF BELLEAU WOOD, AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT WITHIN THE OKLAHOMA COUNTY CLERK'S OFFICE AT BOOK 65, PAGE 33.

EXHIBIT "B"

DISCLOSURE STATEMENT

1. All written documentation of DRB/ARC approvals of designs and Modifications submitted by Declarant or its representatives to the Advisory Board prior to execution of this Assignment.

2. All written correspondence between Declarant and its representatives and the Advisory Board regarding known and existing issues as to the enforcement of the Declaration, including the Bylaws and any Amendments thereto filed of record.

