



Rules of The Association

Rule 0 – Definitions

For purposes of continuity and clarity, in all rules promulgated and adopted by the Board of Directors of the Vintage at Verdigris Homeowners Association, the following terms, words and phrases will have the meaning assigned in this Definitions document.

Words, terms or phrases separately defined in any rule will have that meaning only for that rule.

Definitions may be added, deleted or modified by the Board of Directors from time to time only if the addition, deletion or modification does not change the intent or meaning of any rule existing at the time of such addition, deletion or modification.

The definition of any word or term which is defined in the Bylaws, as defined below, has been taken verbatim from that document.

Included Subdivisions: The Vintage at Verdigris; Lakeview Estates at the Vintage: The Vintage at Verdigris Phase III

The Vintage Neighborhood: The Included Subdivisions, taken in their entirety.

The Development: The Included Subdivisions, taken in their entirety. Identical to and interchangeable with the Vintage Neighborhood.

Deed of Dedication: Deed of Dedication” shall mean and refer to the Deed of Dedication and Restrictive Covenants of the Vintage at Verdigris filed of record on February 5, 1999, in Book 1155 at Page 118; Lake View Estates at The Vintage Deed of Dedication and Restrictive Covenants filed of record on November 25, 2002, in Book 1426 at Page 284; Deed of Dedication for Vintage at Verdigris Phase III filed of record on February 23, 2006, in Book 1753 at Page 38, all in the office of the County Clerk for Rogers County, Oklahoma; and any other deed of dedication as may hereafter filed within the geographic jurisdiction of the Association by annexation.

Plat: The legal description and the surveyors platted map of lots, streets and common areas included in a Deed of Dedication

Covenants: The Covenants and Restrictions included in a Deed of Dedication

The Association: The Vintage at Verdigris Homeowners Association

The Articles: The Articles of Incorporation of the Vintage at Verdigris Homeowners Association

The Bylaws: The Bylaws of the Vintage at Verdigris Homeowners Association, as amended.

The Governing Documents: The documents which authorize, enable, govern and control the existence and actions of the Association and the Board. These documents include: the statutes of the State of Oklahoma, the Deeds of Dedication of each of the Included Subdivisions, respectively; the Articles of Incorporation of the Vintage at Verdigris Homeowners Association; and, the Bylaws of the Vintage at Verdigris Homeowners association and any duly adopted rule or regulation.

The Board: The Board of Directors of the Vintage at Verdigris Homeowners Association



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Board Member: Any elected member of the Board of Directors of the Vintage at Verdigris Homeowners Association

Member: “Member(s)” shall mean and refer to each person(s) entitled to membership as provided in the Deed of Dedication. Members other than natural persons such as trust, limited liability companies and similar entities must submit documents to the Secretary for the Association evidencing of the existence of the entity (articles of incorporation, partnership agreements, trust memorandums, etc.) as well as evidence of who is empowered to act on behalf of the entity.

Owner: “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

Resident: Any resident of a home in the Vintage Neighborhood who is not an Owner, or any guest, tenant, invitee, or family member of a Resident or Owner. Residents are not Members, and may not exercise the rights and privileges of membership except that they may use the Common Areas. All Residents are obligated to comply with all Covenants and rules of the Association. Renters, tenants or lessors must be known to the Association; it is the responsibility of the Owner of a leased or rented home to provide the Board with the name and contact information of the renter or lessor.

Common Area: Common areas are areas owned by the Association, and designated as “Common Area” or “Reserve Area” on the plats of the Deeds of Dedication of the Included Subdivisions.

President: The President of the Association, who is an executive officer of the Association, and who is also the Chairman of the Board. This term may be used whether a rule refers to the functions of either the executive of the Board member.

Secretary: The Secretary of the Association, who is an executive officer of the Association. The Secretary is also a Board Member. This term may be used whether a rule refers to the functions of either the Executive or the Board Member.

Treasurer: The Treasurer of the Association, who is an executive officer of the Association. The Treasurer is also a Board Member. This term may be used whether a rule refers to the functions of either the Executive or the Board Member.

Vice-President: The Vice-President of the Association, who is an executive officer of the Association. The Vice-President is also a Board Member. This term may be used whether a rule refers to the functions of either the Executive or the Board Member.

Non-Executive Member: The Non-Executive Member is the fifth (5th) Board Member, but has no specifically assigned executive duties. The President may assign to the Non-Executive Member any duties as may be necessary to the functioning of the Board and/or the Association.



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BY MY SIGNATURE AFFIXED BELOW, I CONFIRM THAT THIS RULE WAS ORIGINALLY APPROVED AND ENACTED BY UNANIMOUS AGREEMENT OF THE BOARD OF DIRECTORS ON MAY 6, 2022.

A handwritten signature in blue ink, appearing to read 'Marc Speer', is written over a horizontal line.

Marc Speer, President

A handwritten date '5-6-22' in blue ink is written over a horizontal line.

Date