

1. This Declaration creating and establishing unit ownership estates pursuant to the provisions of the "Unit Ownership Act" of the State of Oklahoma is made this 24th day of September, 1980, by Charles J. Davis and Isla B. Davis, which shall hereafter be referred to as Maker, and applies to the real property described in Exhibit A attached hereto and made a part hereof as if set out verbatim. That the Maker is the owner of all that property described in Exhibit A.
2. That property included in the above described unit ownership estates shall be known as Shangri-La Vista Towers, and where the name Shangri-La Vista Towers is used in connection with the above described property, it shall be construed to mean all the real property included in said description.
3. All buildings and all other improvements to be constructed on said property shall be as described in Exhibit "A" attached hereto and made a part hereof as if set out verbatim. There will be one building, connected twin towers with eighty-four (84) units. The building will be constructed of stone, concrete, wood and other construction materials.
4. Each unit is designated by number with the exact location where the unit is located; number of floors or stories; number of rooms and floor plan type designation; and immediate common area to which it has access represented in Exhibits "A" and "B" which are incorporated herein by reference as if set out verbatim. There are three (3) floor plan types which are designated as Types A, B, and C. The floor plans for A, B, and C, are attached hereto as Exhibit "B" and incorporated herein by reference as if set out verbatim.
5. The general and limited common elements are in part represented on Exhibits "A" and "B". Common Elements and Limited Common Elements include the following:
 - I. General Common Elements.
 - A. All open area not defined as Limited Common Elements, the swimming pool, tennis courts, and laundry.
 - B. All stairways, halls, paths, streets, roads and walks, and parking spaces not defined as Limited Common Elements.
 - C. All pipes, wires, tubes, ducts, conduits, lines, cables, or poles for water, sewer, gas, electricity, or electronic signals on, under, or above the property described in Exhibit "A" of this Declaration, except those pipes, wires, tubes, ducts, conduits, lines or cables within the exterior walls of individual units.
 - D. The common roof structure and common walls.
 - II. Limited Common Elements. Parking spaces shown on Exhibit B.
6. The proportionate interest each unit and unit owner shall share in general common elements and limited common elements shall be that ratio or percentage as set forth in Exhibit C hereto which is incorporated herein by reference as if set out verbatim.

EX 12 3 2 50
410 p 158-163
Sandra D. B. #16927

7. The person on whom service of process may be had shall be Charles J. Davis, whose office and business address is Route #1, Afton, Delaware County, Oklahoma. 100X 410 PAGE 139

8. This declaration may be amended from time to time, in any particular not contrary to or inconsistent with the said "Unit Ownership Estate Act," by the Maker of this Declaration filing with the County Clerk of Delaware County, Oklahoma, a statement setting forth said amendment in full and by mailing to each unit owner a copy of said amendment.

9. Any notice required to be served upon any unit owner may be so served by mailing the same to the last mailing address of said owner filed with the Secretary of the Board of Directors of the Council of Unit Owners.

10. The Maker hereof reserves the right to make changes from time to time and alterations to the common areas herein described for the purpose of further development, decoration and beautification of said common areas.

11. The By-Laws shall be in accordance with Exhibit D attached hereto and made a part hereof.

12. Water and facilities for sewage disposal will be provided by the Makers of this Declaration with the cost to be divided among the unit owners as provided in the By-Laws. Makers are owners of Shangri-La, a complex situated adjacent to the real estate covered by this Declaration. The Makers hereof covenant with the unit owners hereunder that the obligation to provide water and sewage facilities shall constitute a covenant running with the land on which said Shangri-La is situated, and shall not be a personal obligation of the Makers hereof in the event they elect to sell said Shangri-La. The Makers, for themselves and their assigns, reserve the right to change, alter or substitute the source of water and the sewage disposal facilities, provided, however, that in no event shall any such change result in a lower quality of such service. The Makers further reserve the right to go upon any portion of said premises including site or partial locations at any time to install, repair, alter, change or maintain any utility or facility necessary to the operation of said premises without cost to said Makers.

WITNESS our hands and seals this day and year first above written.

MAKERS

Charles J. Davis
Charles J. Davis

Isla B. Davis
Isla B. Davis

STATE OF OKLAHOMA)

COUNTY OF OTTAWA) SS.

Before me, the undersigned, a Notary Public, within and for said County and State, on this 24th day of September, 1980, personally appeared Charles J. Davis and Isla B. Davis to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission expires:

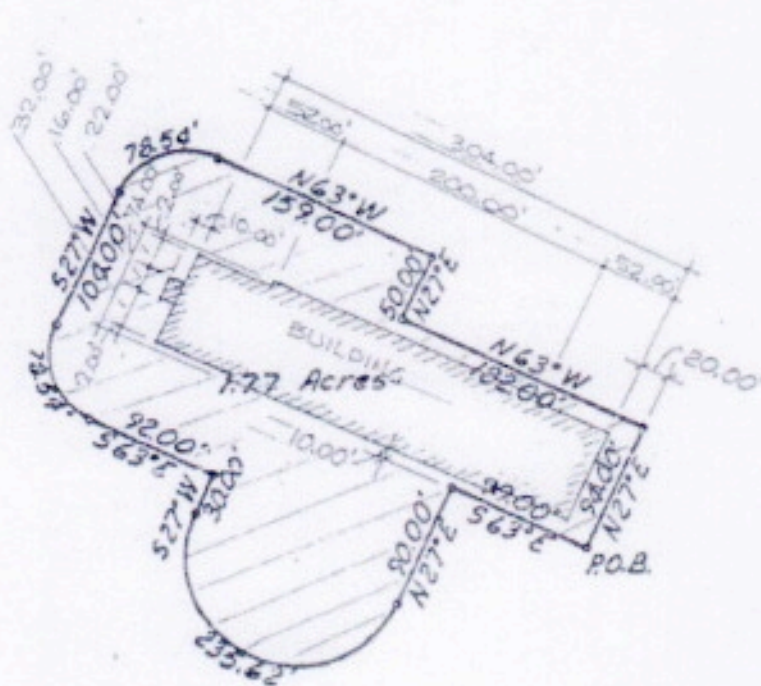
Notary Public

CERTIFICATE OF SURVEY

FORGY — ALLEN
REGISTERED LAND SURVEYORS
431 N. 13th SALINA, KANSAS

DESCRIPTION: A tract of land in the Northwest Quarter of Section 15, Township 24 North, Range 23 East of the Indian Base Meridian in Delaware County, Oklahoma, more particularly described as follows:

Beginning at a point 2014.90 feet south and 1209.06 feet east of the Northwest corner of said Section 15;
Thence N27°00'00"E a distance of 94.00 feet;
Thence N63°00'00"W a distance of 182.00 feet;
Thence N27°00'00"E a distance of 50.00 feet;
Thence N63°00'00"W a distance of 159.00 feet;
Thence on a curve to the left having a radius of 50.00 feet, an arc distance of 78.54 feet, said curve having a long chord of 70.71 feet and a bearing of S72°00'00"W;
Thence S27°00'00"W a distance of 104.00 feet;
Thence on a curve to the left having a radius of 50.00 feet, an arc distance of 78.54 feet, said curve having a long chord of 70.71 feet and a bearing of S18°00'00"E;
Thence S63°00'00"E a distance of 92.00 feet;
Thence S27°00'00"E a distance of 30.00 feet;
Thence on a curve to the left having a radius of 75 feet, an arc distance of 235.62 feet, said curve having a long chord of 150.00 feet and a bearing of S63°00'00"E;
Thence N27°00'00"E a distance of 90.00 feet;
Thence S63°00'00"E a distance of 99.00 feet back to the point of beginning.
The above described tract of land contains 1.77 acres more or less.



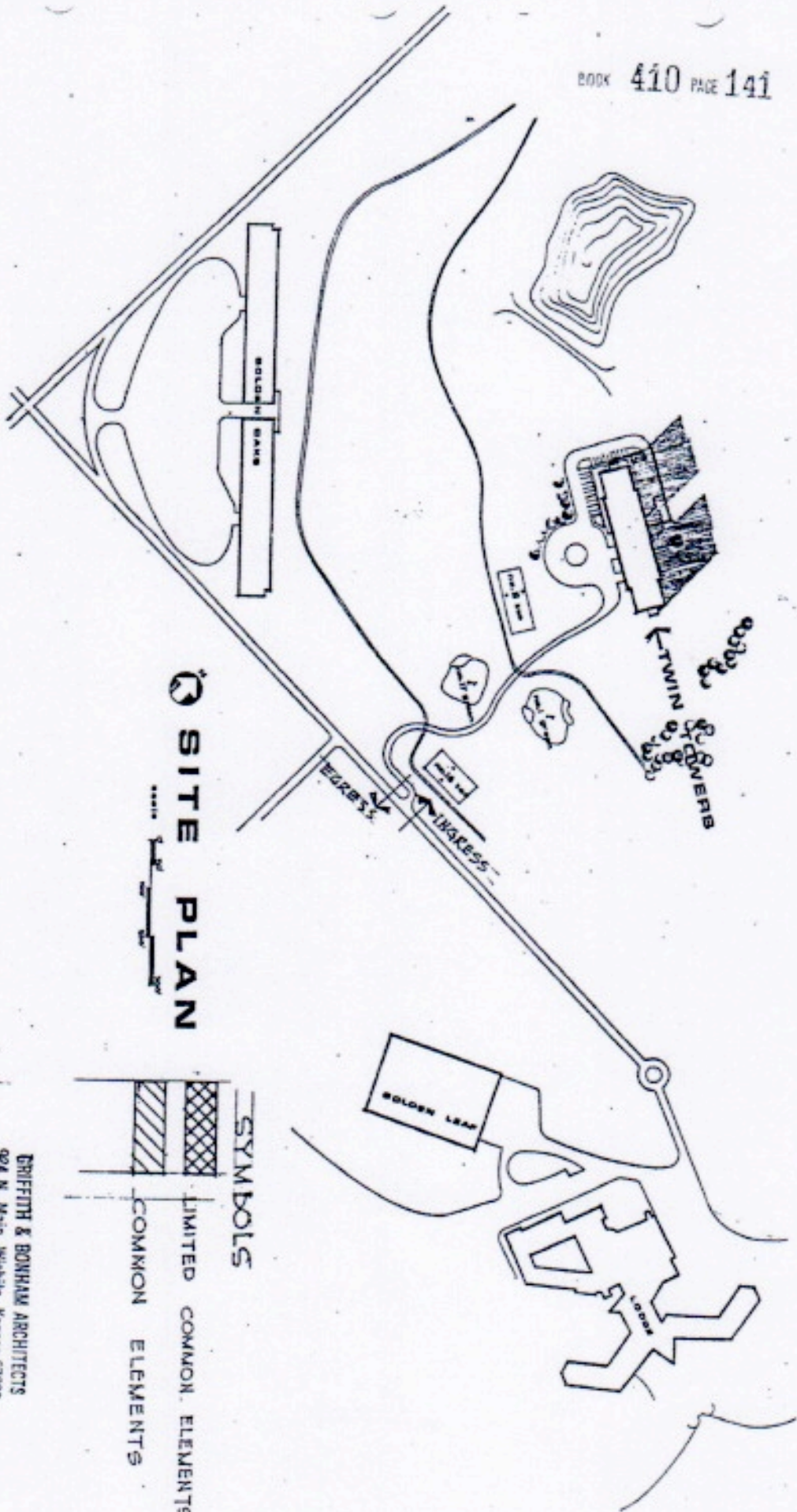
N
Scale: 1"=100'



ORDERED: Charles Davis

I HEREBY CERTIFY THAT THIS IS A TRUE
ACCURATE PLAT OF THE ABOVE DES
PROPERTY.

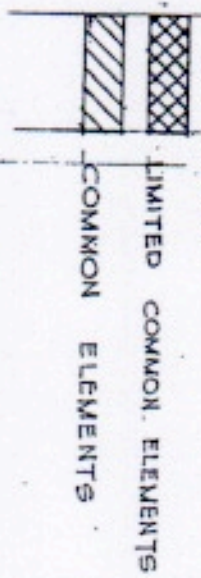
Galen L. Forgy



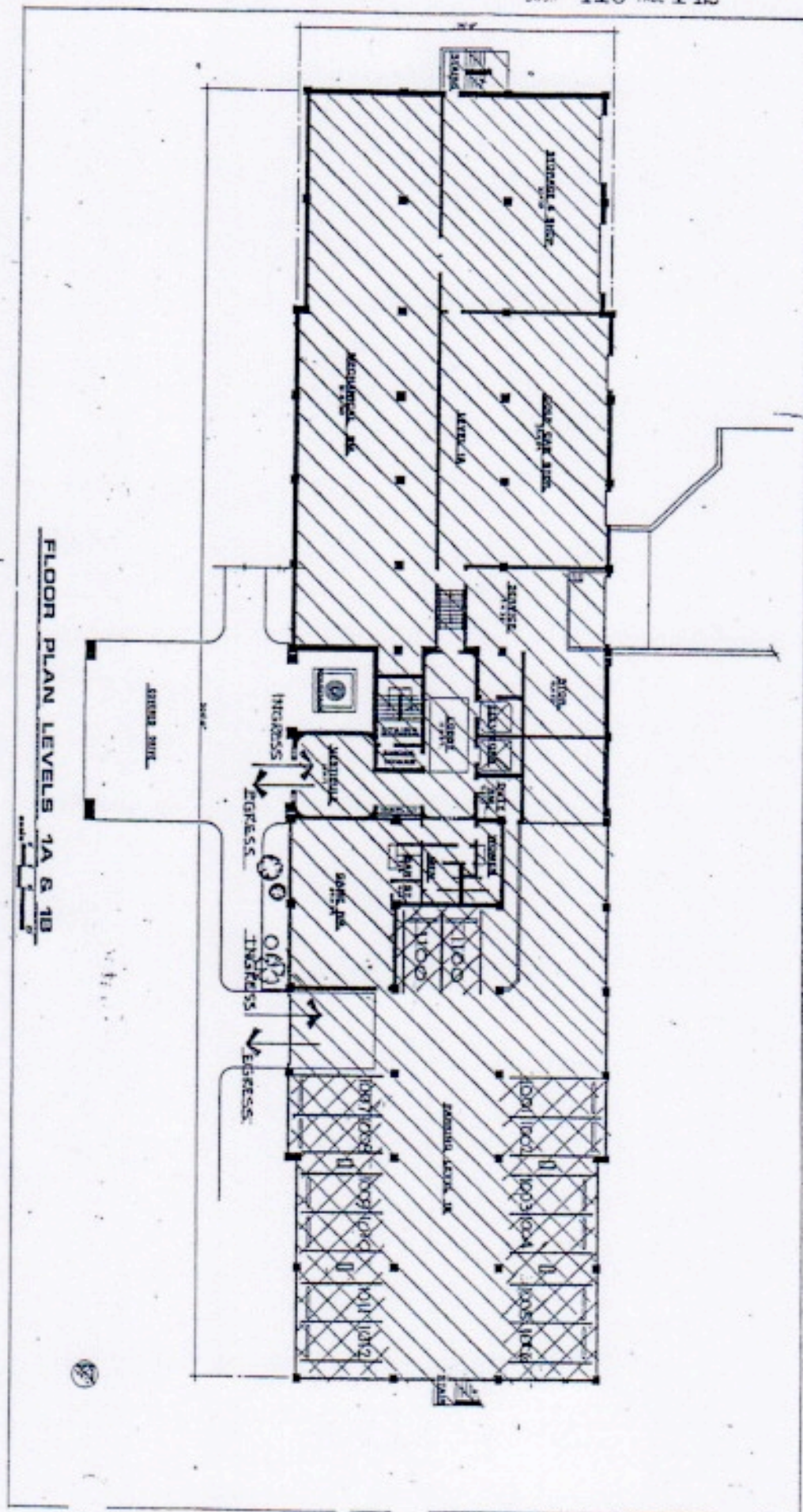
Q SITE PLAN

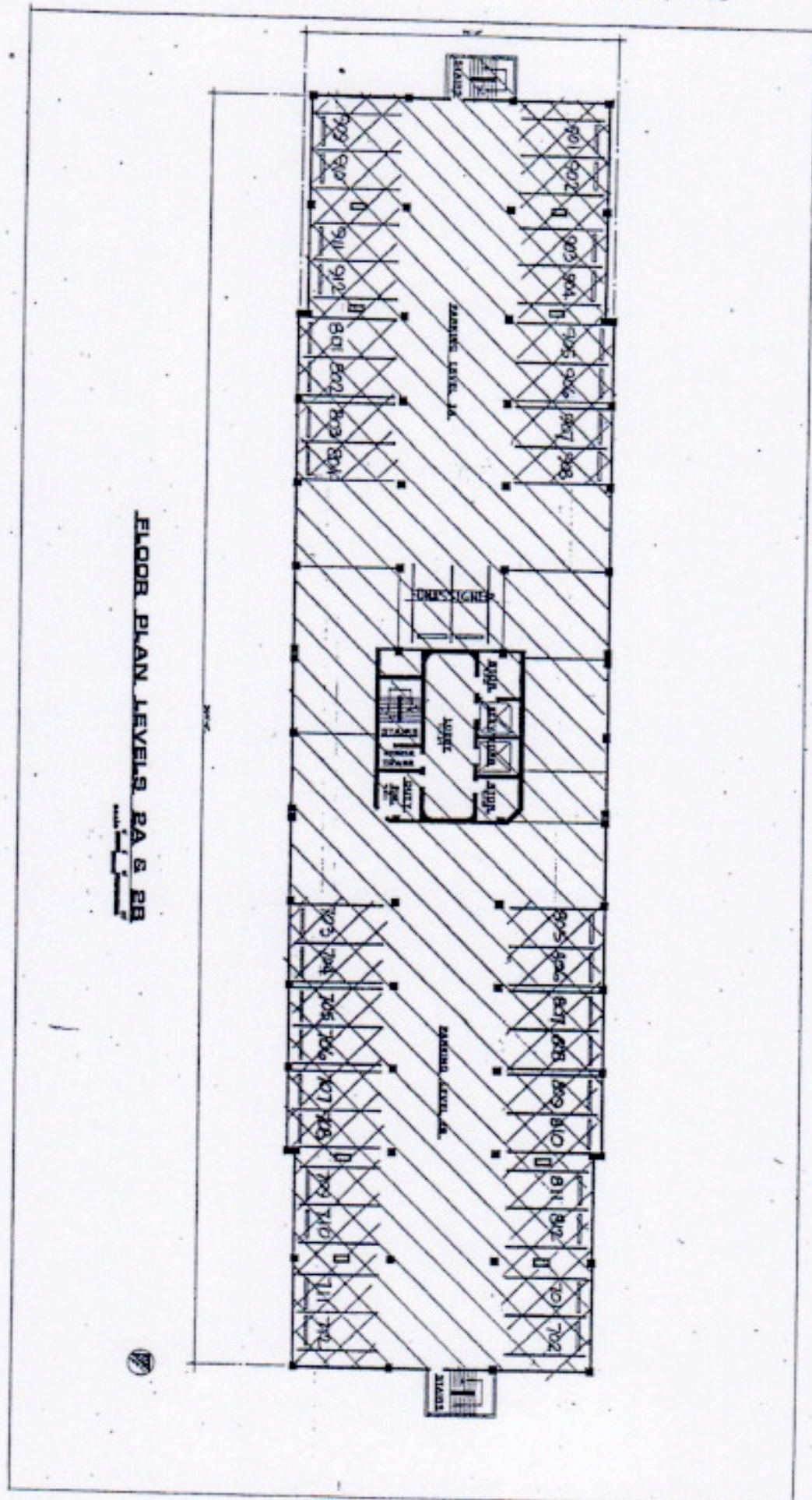


SYMBOLS



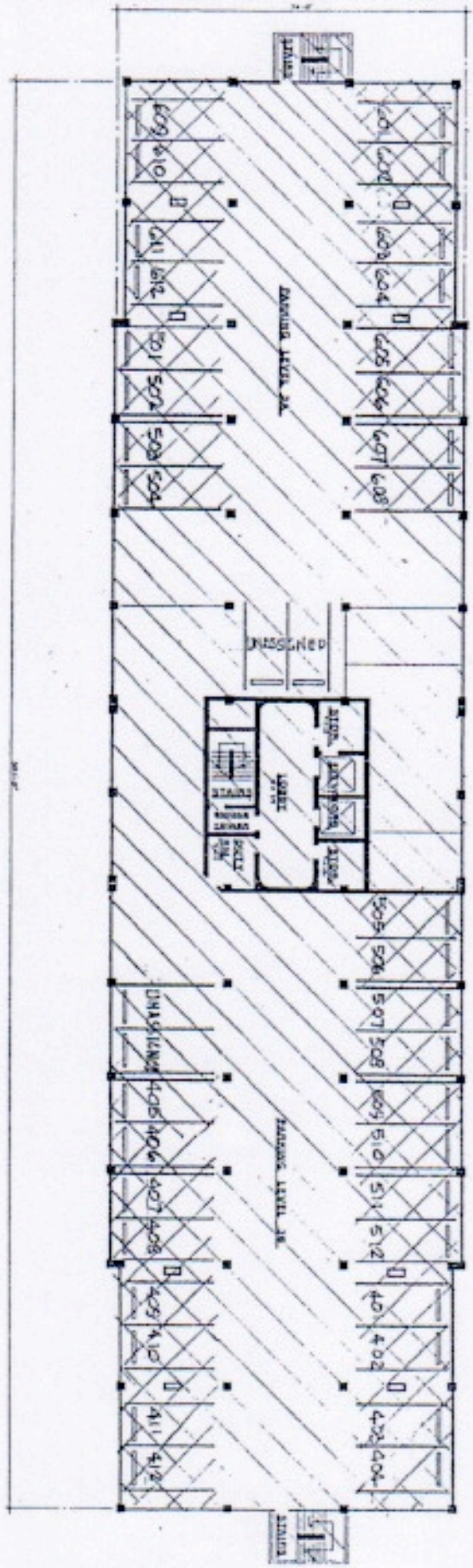
GRIFFITH & BONHAM ARCHITECTS
924 N. Main, Wichita, Kansas 67203





FLOOR PLAN LEVELS PA & PB



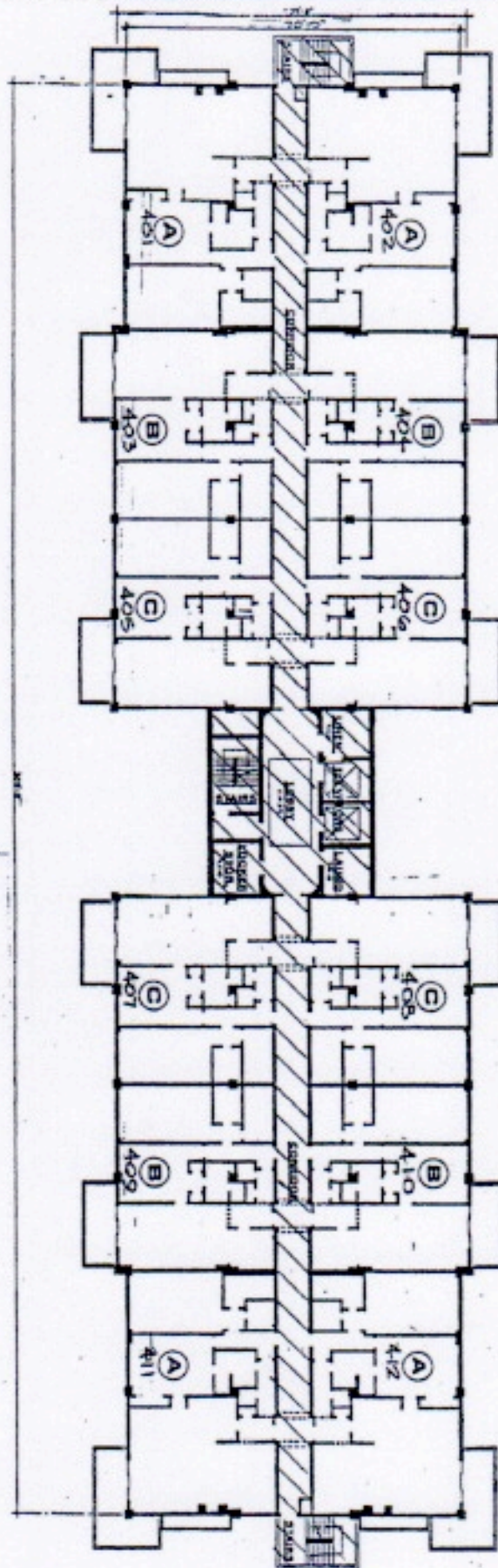


FLOOR PLAN LEVELS 3A & 3B



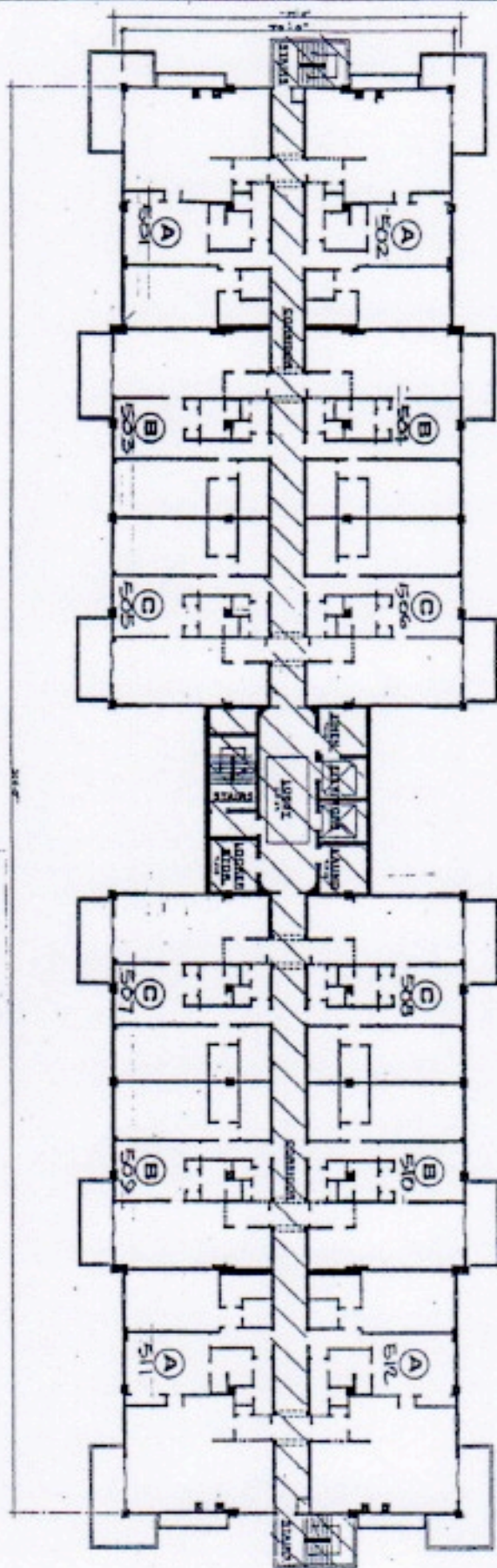
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FLOOR PLAN LEVEL FOUR



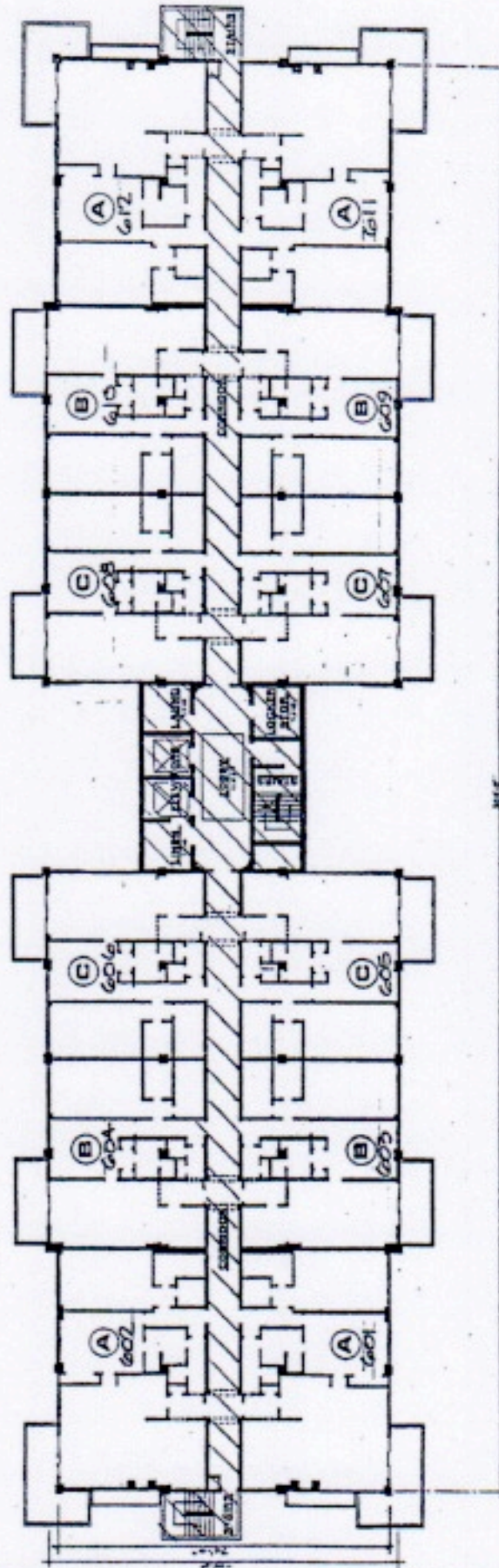
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3

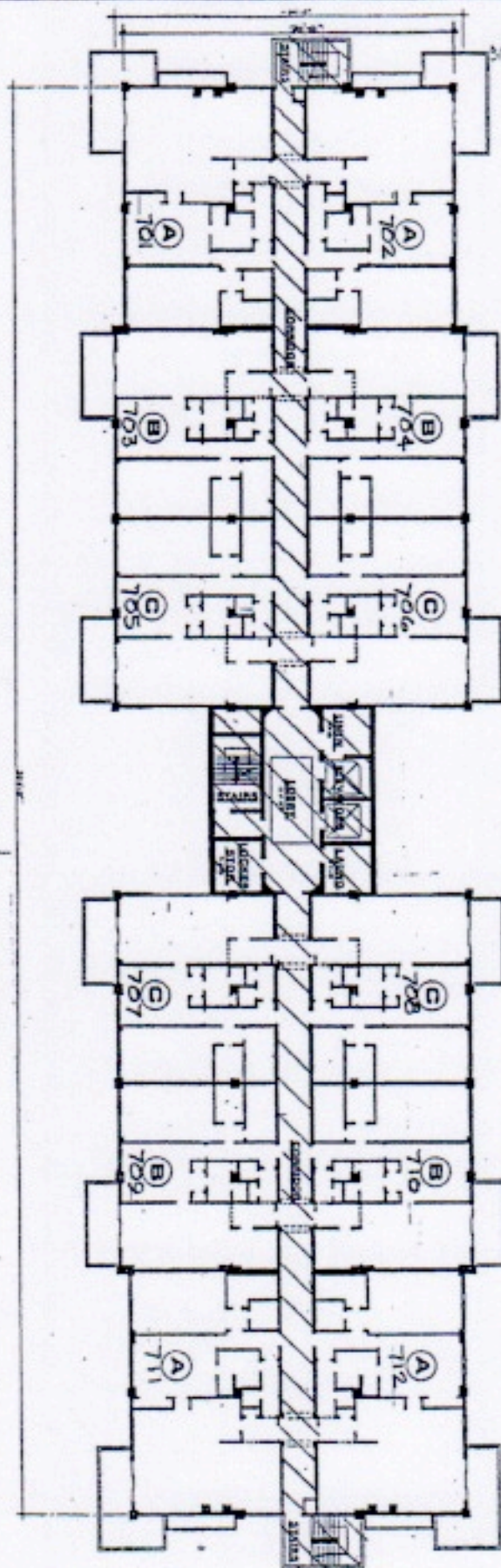


FLOOR PLAN LEVEL FIVE





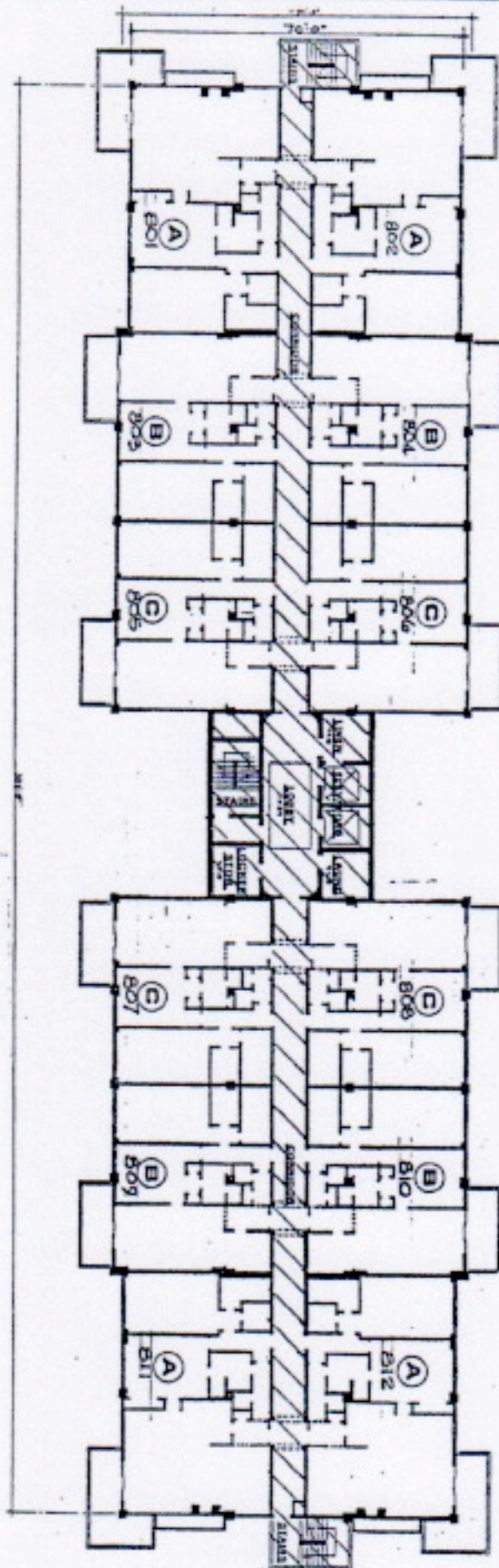
FLOOR PLAN LEVEL SIX



FLOOR PLAN LEVEL SEVEN

7

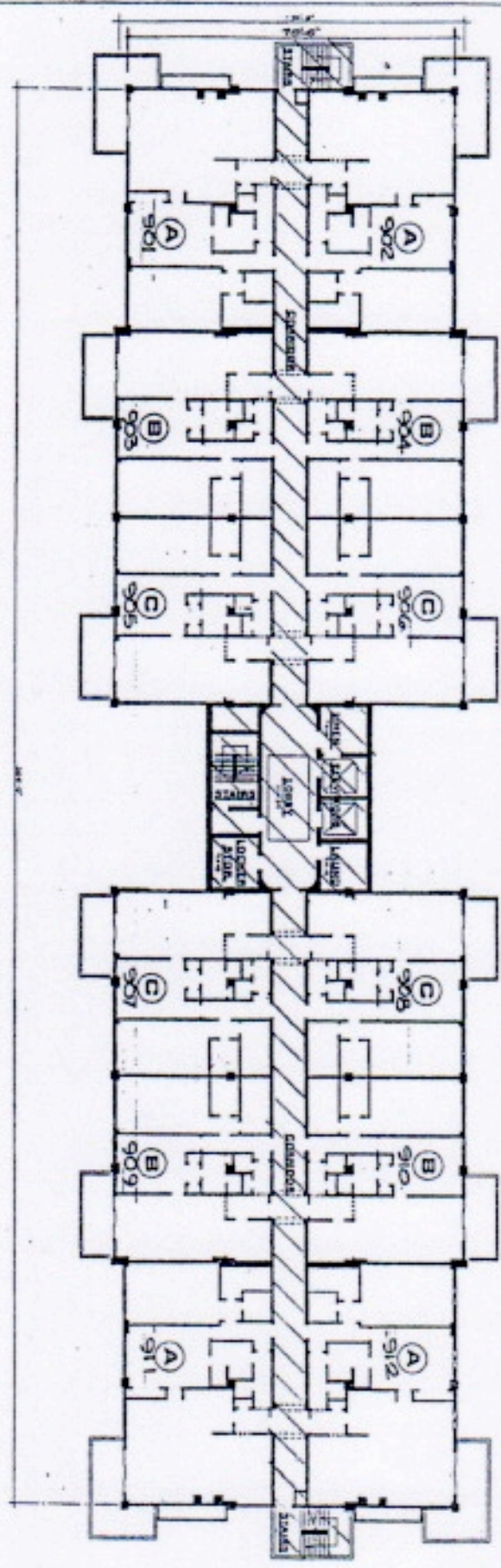
6



FLOOR PLAN LEVEL EIGHT

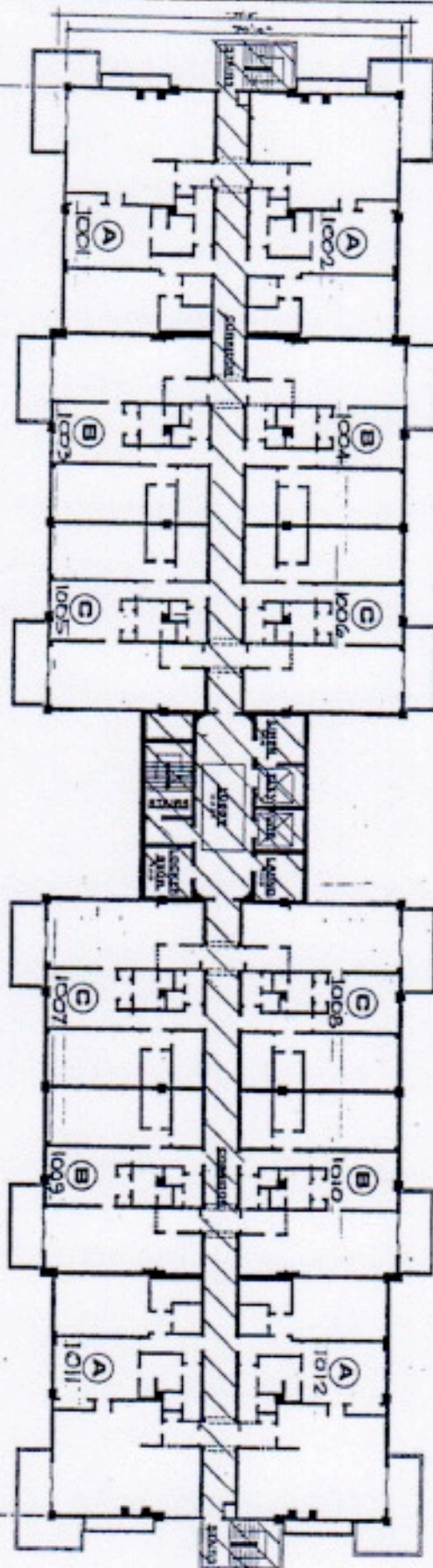


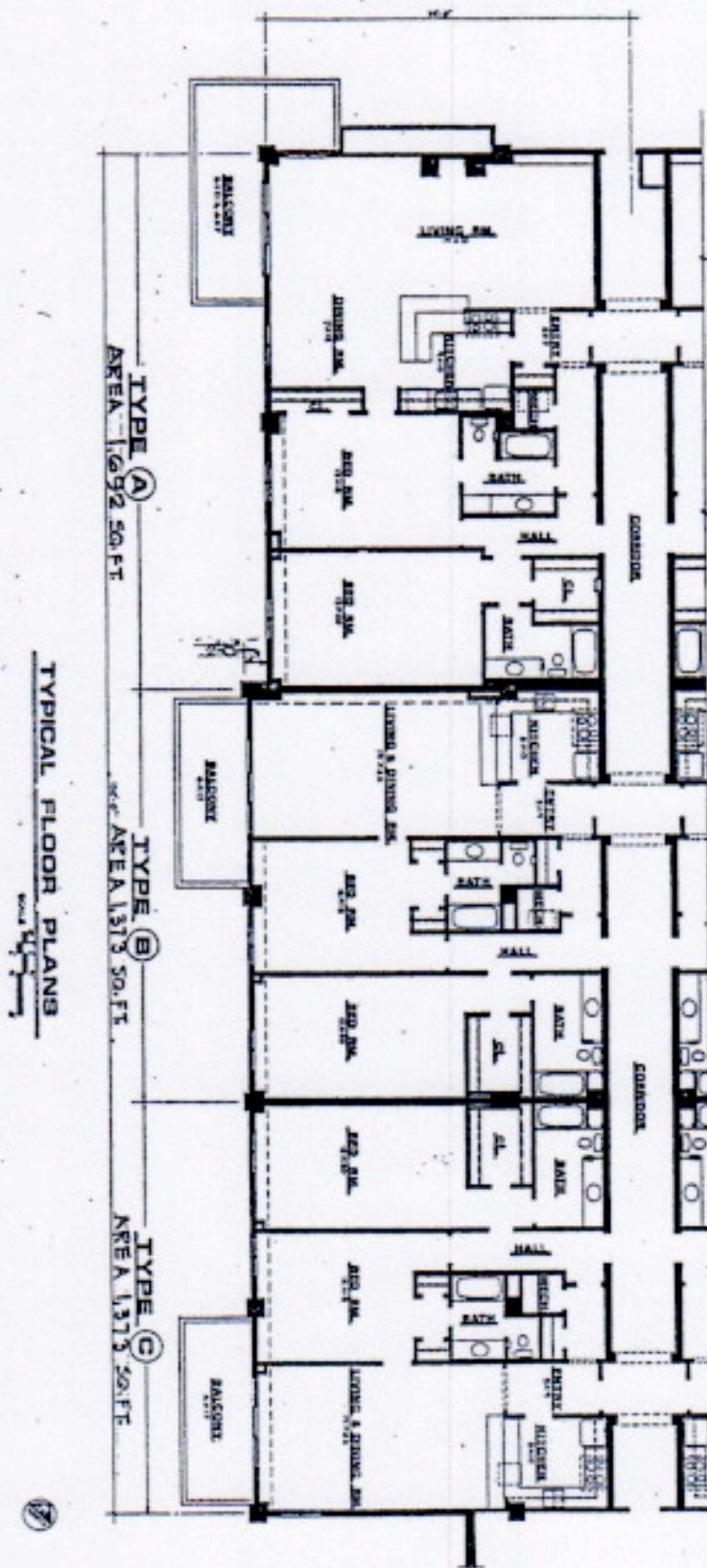
FLOOR PLAN LEVEL NINE



FLOOR PLAN LEVEL TEN

30' 0"

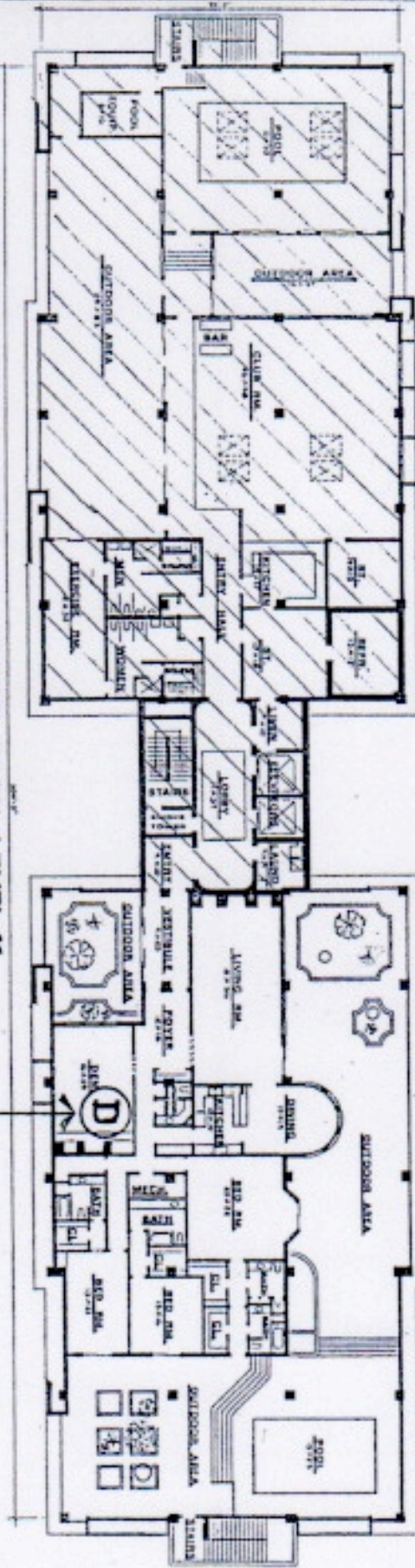




FLOOR PLAN LEVEL 11



PENTHOUSE NO 1100
AREA 4,300 SQ. FT.



FLOOR PLAN LEVEL 12

Griffith AND Bonham
ARCHITECTS

924 NORTH MAIN

WICHITA, KANSAS 67203

January 8, 1981

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To Whom It May Concern:

I Verlyn E. Griffith, duly authorized and licensed Architect, in the State of Oklahoma, License Number 995, do hereby certify that the plans of Shangri La Vista Towers, a Unit Ownership Estate, to which this is affixed graphically represents all particulars of the Unit Ownership Estate, including but not limited to dimensions, area, and location of each Unit therein and the location of the Common Elements and the access to each Unit.

Griffith AND Bonham, Architects

Verlyn E. Griffith
Verlyn E. Griffith, A. I. A.



EXHIBIT "C"

BOOK 410 PAGE 155

| <u>Unit</u> | <u>Type</u> | <u>% Interest in Common Elements</u> |
|-------------|-------------|--|
| 401 | A | 1.31 |
| 402 | A | 1.31 |
| 403 | B | 1.00 |
| 404 | B | 1.00 |
| 405 | C | 1.00 |
| 406 | C | 1.00 |
| 407 | C | 1.00 |
| 408 | C | 1.00 |
| 409 | B | 1.00 |
| 410 | B | 1.00 |
| 411 | A | 1.31 |
| 412 | A | 1.31 |
| 501 | A | 1.33 |
| 502 | A | 1.33 |
| 503 | B | 1.01 |
| 504 | B | 1.01 |
| 505 | C | 1.01 |
| 506 | C | 1.01 |
| 507 | C | 1.01 |
| 508 | C | 1.01 |
| 509 | B | 1.01 |
| 510 | B | 1.01 |
| 511 | A | 1.33 |
| 512 | A | 1.33 |
| 601 | A | 1.35 |
| 602 | A | 1.35 |
| 603 | B | 1.03 |
| 604 | B | 1.03 |
| 605 | C | 1.03 |
| 606 | C | 1.03 |
| 607 | C | 1.03 |
| 608 | C | 1.03 |
| 609 | B | 1.03 |
| 610 | B | 1.03 |
| 611 | A | 1.35 |
| 612 | A | 1.35 |
| 701 | A | 1.37 |
| 702 | A | 1.37 |
| 703 | B | 1.05 |
| 704 | B | 1.05 |
| 705 | C | 1.05 |
| 706 | C | 1.05 |
| 707 | C | 1.05 |
| 708 | C | 1.05 |
| 709 | B | 1.05 |
| 710 | B | 1.05 |
| 711 | A | 1.37 |
| 712 | A | 1.37 |

| <u>UNIT</u> | <u>Type</u> | <u>% Interest in Common Elements</u> |
|-------------|-------------|--|
| 801 | A | 1.38 |
| 802 | A | 1.38 |
| 803 | B | 1.07 |
| 804 | B | 1.07 |
| 805 | C | 1.07 |
| 806 | C | 1.07 |
| 807 | C | 1.07 |
| 808 | C | 1.07 |
| 809 | B | 1.07 |
| 810 | B | 1.07 |
| 811 | A | 1.38 |
| 812 | A | 1.38 |
| 901 | A | 1.40 |
| 902 | A | 1.40 |
| 903 | B | 1.09 |
| 904 | B | 1.09 |
| 905 | C | 1.09 |
| 906 | C | 1.09 |
| 907 | C | 1.09 |
| 908 | C | 1.09 |
| 909 | B | 1.09 |
| 910 | B | 1.09 |
| 911 | A | 1.40 |
| 912 | A | 1.40 |
| 1001 | A | 1.42 |
| 1002 | A | 1.42 |
| 1003 | B | 1.10 |
| 1004 | B | 1.10 |
| 1005 | C | 1.10 |
| 1006 | C | 1.10 |
| 1007 | C | 1.10 |
| 1008 | C | 1.10 |
| 1009 | B | 1.10 |
| 1010 | B | 1.10 |
| 1011 | A | 1.42 |
| 1012 | A | 1.42 |
| 1100 | - | 2.96 |