

WELCOME to CAMBRIDGE ESTATES

The Cambridge Estates Subdivision features large spacious lots with neighborhood tennis courts, playgrounds, and swimming pools. Located on 140 acres at the southwest corner of 81st and Oneta Road; Wagoner County. City amenities include Broken Arrow Police and Fire protection. Water is provided by Rural Water District #4. As Broken Arrow has grown, Cambridge Estates has become centrally located to shopping, expressways, and schools. Residents enjoy distinctive custom homes on oversized lots, city amenities, and a neighborhood with common use areas for all ages.

Cambridge Estates Subdivision was originally developed and incorporated by Sandlane Investment Company in 1978. Roadways and utility easements were dedicated for public use and protective covenants and restrictions were established for the mutual benefit of future property owners. The subdivision was adopted into the City of Broken Arrow in the early 80's. In addition to standard City Codes, highlights of the protective covenants and restrictions established by in the developer in the Certificate of Dedication are as follows :

SUMMARY OF COVENANTS & RESTRICTIONS

- 1) *Utility lines shall extend underground with a 5ft. easement established for access by utility suppliers.***
- 2) *All plans and specs must be submitted to developer or authorized rep (CE Architectural Review Committee) for written approval before construction. All permanent structures must be new construction.***
- 3) *No residence previously used shall be moved onto any lot.***
- 4) *All lots shall be for single family residences (except for Common grounds used for recreation). No structures over 2 stories in height; All residences must have an attached garage, minimum 2 car. Any detached structure built on lot such as storage building,***

covered entertainment, etc. must conform to the basic (plan) of the dwelling; plans to be submitted for approval. Carports permitted, in addition to 2 car garage, if attached to residence.

- 5) *The exterior of all structures erected on any lot shall be constructed of 65% stone or brick.*
- 6) *No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done that maybe or may become an annoyance or a nuisance to the neighborhood.*
- 7) *No livestock or poultry; dogs, cats, or household pets may not be kept, bred, maintained for commercial purposes.*
- 8) *No sign of any kind displayed for public view on any lot except one professional sign not more than 5 square feet advertising the property for sale or rent or by the builder during construction.*
- 9) *No trailer, tent, shack, garage, barn, outbuilding moved onto any lot. No temporary structures.*
- 10) *Construction materials shall not be stored longer than 30 days prior to construction; construction shall be completed within 9 months. All lots shall be maintained in a neat and orderly condition at all times.*
- 11) *No fence shall extend beyond the front building line. No fences over 6 feet in height.*
- 12) *Sewer systems shall be constructed to County & State health Department requirements.*
- 13) *Minimum living space square footage; 1600 SF. (amended to 2000SF by homeowners at annual meeting; approx. 2000.)*
- 14) *No building shall be erected closer to front property line than building line shown on plat.*
- 15) *All driveways shall be surfaced with dust-free material such as concrete or asphalt.*

- 16) *Cambridge Estates Home Owners Association formed as a non-profit corporation formed in compliance with following rules and Articles of Incorporation.*

- a) *The Association is composed of owner's of lots; membership in the Association is automatic and mandatory upon the purchase of any lot in the Addition.*
- b) *Each lot owner entitled to one vote.*
- c) *Each lot assessed a one time fee when purchased. A reasonable monthly assessment shall be set by the Association, pursuant to a majority vote by the homeowners. The assessment shall be a lien on each property until paid. May be raised or lowered, by majority vote, upon consideration of current maintenance costs or future needs of the Association.*
- d) *The purpose of Association shall be to maintain the common facilities of CE, but not limited to street lights, streets, swimming pools, tennis courts, and other activities and projects as may be voted by the majority.*
- e) *The lien for assessments shall be subordinate to mortgage liens.*

Note: The Certificate of Dedication was filed at Wagoner County court clerk; April 10, 1978; Plat Book 7, page 50. This information is provided for informational purposes only. Filed copies may be obtained through the County Clerk's Office.