

**Millicent Park Homeowners Association
Proposed Restrictive Covenant Changes
September, 2026**

OFFICIAL BALLOT

Attached are fifteen ballot measures proposed to amend the Restrictive Covenants of the Millicent Park Homeowners Association. These amendments reflect general discussion and consensus on these issues at the last annual meeting of the HOA on June 20, 2026. The proposed language changes are indicated in ***bold italics***.

Please mark your vote on each ballot, sign this cover document, and provide your name and address to document your vote. Only members in good standing are allowed to vote per the bylaws of the HOA. One vote is designated for each household in good standing.

Signature: _____

Printed Name: _____

Address: _____

Date: _____

Millicent Park HOA Proposed Restrictive Covenant Changes
September, 2026

BALLOT PROPOSAL

Opening Paragraph:

Existing Language:

- HARRIS-KEANE DEVELOPMENT, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the “Owner/Developer”, is the owner ...

Proposed Language:

- ***Millicent Park Homeowners Association, hereinafter referred to as the “HOA” or “Owner”,*** is the owner

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Millicent Park HOA Proposed Restrictive Covenant Changes
September, 2026

BALLOT PROPOSAL

Section II. Land Use Restrictions

Paragraph A.1, Use of Land

Existing Language:

- All lots within the subdivision shall be known and described as residential lots and shall be used solely for single family residences and single family purposes.

Proposed Language:

- All lots within the subdivision shall be known and described as residential lots and shall be used solely for single-family residences and single-family purposes. ***Short-term rentals (described as 30 days or less) shall be prohibited.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Millicent Park HOA Proposed Restrictive Covenant Changes
September, 2026

BALLOT PROPOSAL

Section II. Land Use Restrictions

Paragraph C.3, Rear Yard

Existing Language:

- The rear yard shall not be less than 20% of the lot depth. Customary accessory structures may be located in the required rear yard, but no building shall be erected nearer than 5 feet to any lot line.

Proposed Language:

- The rear yard shall not be less than 20% of the lot depth. Customary accessory structures ***as allowed and described elsewhere in these covenants shall be allowed within 5 feet of the lot line of a side yard or rear yard.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Millicent Park HOA Proposed Restrictive Covenant Changes
September, 2026

BALLOT PROPOSAL

Section II. Land Use Restrictions

Paragraph C.4, Easement Setbacks

Existing Language:

- No building, whether principal or accessory, shall the accompanying plat.

Proposed Language:

- No ***permanent*** building, whether principal or accessory shall the accompanying plat.

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Millicent Park HOA Proposed Restrictive Covenant Changes
September, 2026

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph C, Garages

Existing Language:

- Each dwelling shall have an attached garage providing space for a minimum of two automobiles on each lot. Garages shall be enclosed and carports are prohibited. Glass in garage doors is prohibited.

Proposed Language:

- Each dwelling shall have an attached garage providing space for a minimum of two automobiles on each lot. Garages shall be enclosed and carports are prohibited. ***Glass in garage doors is prohibited.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

September, 2026

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph I, Rooftops Protrusions

Existing Language:

- Metal rooftop protrusions are prohibited on the front side of the residence.

Proposed Language:

- Metal rooftop protrusions are prohibited on the front side of the residence. ***Metal rooftop protrusions are allowed if such resemble a common shingle and conform to the current esthetic of the neighborhood. Solar panels on the front side of the residence shall be prohibited. Residences having existing solar panels as of the date of this amendment shall be allowed to remain.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph J, On-Site Construction

Existing Language:

- No existing or off-site built structure shall be moved onto or placed on any lot.

Proposed Language:

- ~~No existing or off-site built structure shall be moved onto or placed on any lot.~~
Nonpermanent structures such as sheds shall be allowed in the back yard providing such maintain the esthetic of the neighborhood and do not exceed 9 feet in height.

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph K, Outbuildings

Existing Language:

- Outbuildings are prohibited.

Proposed Language:

- ***Paragraph deleted by amendment, September, 2026.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph M, Fencing

Existing Language:

- Fencing shall be in accordance with the City of Broken Arrow Zoning Code (Ordinance No 1560) Article VIII, Section 11.3. Interior fencing or walls shall not extend beyond the building lines of the lot and, if a residence is built behind the front building line of a lot, no fence may extend beyond that point nearest the street at each end corner of the residence, provided however, on corner lots fencing may extend to within 12.5 feet of the street right-of-way forming a side yard boundary of the lot. Fences shall be of wood, brick, stucco or stone. Chain link, barbed wire, mesh and other metal fencing are prohibited. No fence shall exceed 6 feet in height.

Proposed Language:

- Fencing shall be in accordance with the City of Broken Arrow Zoning Code (Ordinance No 1560) Article VIII, Section 11.3. Interior fencing or walls shall not extend beyond the building lines of the lot and, if a residence is built behind the front building line of a lot, no fence may extend beyond that point nearest the street at each end corner of the residence, provided however, on corner lots fencing may extend to within 12.5 feet of the street right-of-way forming a side yard boundary of the lot. ***Split-rail fencing for the purposes of décor in the front yard of a residence shall be allowed if such fencing comports with the esthetic of the neighborhood and does not inhibit pedestrian use of sidewalks, driveways or traffic.*** Fences shall be ***made of decorative wrought iron, split rail, composite***, wood, brick, stucco or stone. Chain link, barbed wire, mesh and other metal fencing are prohibited. No fence shall exceed 6 feet in height.

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

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BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph O, Antennas

Existing Language:

- Exterior Television, “CB” Radio or other type antennas including satellite dishes shall be prohibited.

Proposed Language:

- ***Satellite dishes shall be allowed on the residences. Exterior television, CB Radio, and other type antennas shall be allowed but shall not be placed on any location on a structure where it can be seen from the street in front of the residence.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Section III. Private Building and Use Restrictions

Paragraph Q, Recreational Vehicles

Existing Language:

- Boats, trailers, campers, motorhomes and similar recreational vehicles and equipment shall not be stored on any lot except within an enclosed garage.

Proposed Language:

- Boats, trailers, campers, motorhomes and similar recreational vehicles and equipment shall not be stored on any lot except within an enclosed garage ***and is prohibited in the overflow parking spaces located at the park area at the East end cul-de-sac of Urbana Street. Visitors of residents shall be allowed to park such recreational vehicles for a period of up to 3 days while visiting a resident.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

Section III. Private Building and Use Restrictions

Paragraph R, Inoperative Vehicles

Existing Language:

- No inoperative vehicle shall be stored on any lot except within an enclosed garage.

Proposed Language:

- No inoperative vehicle shall be stored on any lot except within an enclosed garage ***and shall not be allowed in the overflow parking spaces located at the park area at the East end cul-de-sac of Urbana Street.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph T, Trash Containers

Existing Language:

- Trash containers, except during periods of collection, shall be stored out of view from abutting streets. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot. The forgoing restrictions shall not prohibit the installation of underground garbage and trash storing devices.

Proposed Language:

- Trash containers shall be stored out of view ***from residential streets in either a garage or behind a fence or partition that comports with the esthetic of the neighborhood. Trash containers shall not be left out for scheduled collection more than 12 hours prior or after scheduled collection period.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph V, Animals

Existing Language:

- No animals, livestock or poultry of any kind may be maintained, bred, sold or kept except that two dogs, two cats, or other household pets may be kept that they are not used for commercial purposes.

Proposed Language:

- No animals, livestock or poultry of any kind may be maintained, bred, sold or kept ***for commercial purposes. The number of household pets at any residence shall be limited to the number allowed by the City of Broken Arrow per statute or regulation.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED

BALLOT PROPOSAL

Section III. Private Building and Use Restrictions

Paragraph Y, Materials and Storage

Existing Language:

- No lot shall be used for the storage of materials for a period of greater than 30 days prior to the start of construction and the construction shall be completed within 9 months thereafter. Each lot shall be maintained in a neat and orderly condition.

Proposed Language:

- No lot shall be used for the storage of materials ***or shipping/storage containers*** for a period of greater than 30 days prior to the start of construction ***or renovation*** and the construction shall be completed within 9 months thereafter. Each lot shall be maintained in a neat and orderly condition. ***Any circumstance that may exceed the dates herein stated shall be referred to the HOA Board for review and exception on a case-by-case basis.***

THE AMENDED LANGUAGE SHALL BE ADOPTED

THE AMENDED LANGUAGE SHALL NOT BE ADOPTED
