

183690

RESTRICTIVE COVENANTS

WHEREAS, on April 5, 1947, DONALD GORDON and MARIE COLBURN GORDON, his wife, dedicated lands platted as Crestview Addition to the City of Bartlesville, Washington County, Oklahoma, in Plat Envelope Number 181, and

WHEREAS, Donald Gordon is now the owner of all the lots in said addition,

NOW, THEREFORE, for the purpose of providing an orderly development of said addition and for the further purpose of providing adequate restrictive covenants for the mutual benefit of the present owner and his successors in title to said addition and lots therein, the undersigned, Donald Gordon and Marie Colburn Gordon, his wife, do hereby impose the restrictions hereinafter set forth as covenants upon Crestview Addition and the lots therein.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. Except as hereinafter expressly provided, all lots in said addition shall be used for residential purposes only and no structure shall be erected, placed or permitted to remain on any building plot, other than one single family residence and buildings appurtenant thereto such as a garage, servant's quarters, children's play house or garden shelter.

2. In addition to single family residences as provided in Paragraph #1 hereof, duplex or apartment buildings and appurtenances thereto may be erected upon the following lots:

Lots One (1), Two (2), Three (3) and Four (4) in Block One (1);  
Lot One (1) in Block Two (2); and  
Lots One (1), Two (2) and Three (3) in Block Three (3).

ROWLAND &  
ROWLAND  
Attorneys-at-Law  
Sixth Floor  
Union Nat'l Bank Bldg  
Bartlesville, Oklahoma

3. In addition to use for residential purposes as provided in Paragraphs #1 and #2, Lot One (1) in Block One (1) may be used for business purposes and one or more business buildings may be erected thereon. No beer or intoxicating liquor shall be sold on said lot and no gambling shall be conducted thereon.

4. No building shall be erected, placed or

altered on any building plot in this addition until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the addition, and as to location of the building with respect to topography and finished ground elevation by a representative or representatives, not exceeding three, designated from time to time by the record owners of a majority of the lots in this addition. Donald Gordon, Marie Colburn Gordon and E. S. Dunaway are hereby designated representatives to serve until their successors are appointed. In the event said representatives fail to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Said representatives shall not be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such representatives shall cease on and after January 1, 1955. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this addition and duly recorded appointing representatives, who shall thereafter exercise the same powers previously exercised by said representatives.

5. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any single family building plot nearer than twenty-five (25) feet to the front lot line, nor nearer than fifteen (15) feet to any side street line. No building, except a detached garage or other outbuilding located one hundred (100) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line of a single family building plot.

6. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line as shown on the recorded plat.

7. No nuisance shall be committed upon any lot, and no fowls or animals shall be kept which shall be offensive or annoying to the neighborhood.

8. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

9. No building costing less than \$6,000.00 shall be permitted on any lot in the tract. The ground area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet in the case of a one-story structure. The minimum of floor space exclusive of porches and garages shall be 1,000 square feet in the case of a one and one-half, two, or two and one-half story structure.

10. An easement is reserved where shown in the



recorded plat of the addition and over the rear five (5) feet of each lot for utility installation and maintenance.

11. On single family residential plots no fence, whether ornamental or otherwise, shall be erected nearer to the front property line than the front of the single family residence to which it is appurtenant.

12. No bill board or advertising sign shall be erected or maintained except for the sole purpose of advertising the sale of the lot upon which the sign may be placed and shall not exceed six (6) square feet in size; provided, that this covenant shall not apply to Lot One (1) in Block One (1).

13. No lot shall be occupied by any person not of the Caucasian or American Indian races, provided that domestic servants of other races may occupy servant's quarters on the premises while employed by an owner or tenant.

14. No residence shall be used either in whole or in part as a professional office, shop, school, or studio, or for the conduct of any business or trade.

EXECUTED this 26 day of July, 1947.

*Donald Gordon*  
Donald Gordon

*Marie Colburn Gordon*  
Marie Colburn Gordon

STATE OF OKLAHOMA  
COUNTY OF WASHINGTON

SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26 day of July, 1947, personally appeared DONALD GORDON and MARIE COLBURN GORDON, 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.

*E. S. Sullivan*  
Notary Public

My commission expires:  
Aug. 17, 1949.

ROWLAND &  
ROWLAND  
Attorneys-at-Law  
Sixth Floor  
Union Nat'l Bank Bldg.  
Bartlesville, Oklahoma

STATE OF OKLAHOMA } SS  
Washington County }  
This instrument was filed for records

11 JUL 28 1947  
at 11 o'clock AM, and is duly recorded  
in Book 2 Page 11

CLYDE V. REASOR, County Clerk  
By *[Signature]*  
DEPUTY

**MODIFICATION OF RESTRICTIVE COVENANTS**

WHEREAS on July 26, 1947, Donald Gordon and Marie Colburn Gordon, husband and wife, as the owners of all of the lots in Crestview Addition, Bartlesville, Washington County, Oklahoma, imposed certain Restrictive Covenants on said property, which Restrictive Covenants were filed in the office of the County Clerk of Washington County, Oklahoma, on July 28, 1948 and recorded in Book 194, Page 447 in said office of the County Clerk; and

WHEREAS said Restrictive Covenants provide that they may be modified by a majority of the owners of the lots in Crestview Addition; and

WHEREAS Restriction No. 1 provides that all lots in said Addition shall be used for residential purposes only and the undersigned desire to modify said Restriction only insofar as it pertains to Lot 1, Block 2, Crestview Addition.

NOW THEREFORE, pursuant to the authority to modify said Restrictive Covenants, the undersigned hereby modify said Restrictive Covenants only insofar as they pertain to Lot 1, Block 2, Crestview Addition, to provide as follows:

"Anything in these Restrictive Covenants to the contrary not withstanding, Lot 1, Block 2, Crestview Addition, may be used for any school-related activity including parking."

EXCEPT as hereinabove modified, said Restrictive Covenants remain in full force and effect.

DATED this 28<sup>th</sup> day of June, 2001.

Gordon Developing Co., Inc.

By *D. M. Leisure*  
\_\_\_\_\_  
President

Gordon Apartments, Inc.

By *John Levine Jr.*  
\_\_\_\_\_  
President

Crestview Investment Co., Inc.

By *J. Etta Beckinger*  
\_\_\_\_\_  
President

*Duain W. Hogue*  
\_\_\_\_\_  
Duain W. Hogue

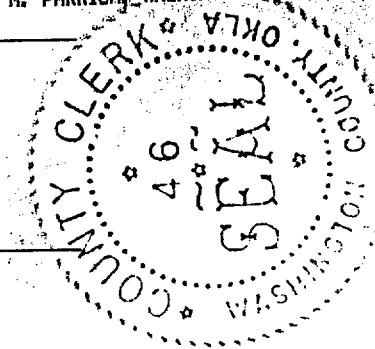
*Jayne S. Hogue*  
\_\_\_\_\_  
Jayne S. Hogue

Julia Ann Roberts Trust

By \_\_\_\_\_  
William G. Roberts, Trustee and

By \_\_\_\_\_  
Julia A. Roberts, Trustee

Doc # 2001005781  
Bk 952  
Pg 1839-1846  
DATE 06/29/01 15:01:42  
Filing Fee \$22.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of WASHINGTON  
WASHINGTON County Clerk  
M. PARRISH, WASHINGTON



05781

BK 0952 Pg 1839

Edwin A. Beasley, Sr. Revocable Trust

By \_\_\_\_\_  
Edwin A. Beasley, Sr., Trustee, and

By \_\_\_\_\_  
Edwin A. Beasley, Jr., Trustee

\_\_\_\_\_  
James N. Vanderمولen

\_\_\_\_\_  
Nancy Vanderمولen

*John E. Bondurant*  
\_\_\_\_\_  
John E. Bondurant

*Paul L. Kissel*  
\_\_\_\_\_  
Paul L. Kissel

*Lisa Kissel*  
\_\_\_\_\_  
Lisa Kissel

*Gilbert L. Turner*  
\_\_\_\_\_  
Gilbert L. Turner

*Ina M. Turner*  
\_\_\_\_\_  
Ina M. Turner

✓ James B. Pendleton

\_\_\_\_\_  
Dora Mae Pendleton

*Stephen M. Evans, Jr. In OVC*  
\_\_\_\_\_  
Stephen M. Evans, Jr.

*Irene M. Evans*  
\_\_\_\_\_  
Irene M. Evans

\_\_\_\_\_  
Dee A. Riff

\_\_\_\_\_  
Joe C. Riff

*Lynda R. Dunn*  
\_\_\_\_\_  
Lynda R. Dunn

*Willie R. Dunn*  
\_\_\_\_\_  
Willie R. Dunn

*Martha L. Ledgerwood*  
\_\_\_\_\_  
Martha L. Ledgerwood

Mary F. Maness

Voice of the Martyrs, Inc.

By \_\_\_\_\_  
President

Pat Poindexter Revocable Trust

By Pat Poindexter  
Pat Poindexter, Trustee

Dizmang, L.L.C.

By \_\_\_\_\_  
Manager

Wendy Kay Bray

Ruth Jane Schmidt Baker

✓Vernon Myrick Trust

By \_\_\_\_\_  
Vernon Myrick, Trustee

Betty C. Beland Family Trust

By Betty C. Beland  
Betty C. Beland, Trustee

Doris Jean Hawk  
Doris Jean Hawk

Earl E. Rose Revocable Trust

By Earl E. Rose  
Earl E. Rose, Trustee

Johnnie D. Tucker  
Johnnie D. Tucker

Patricia M. Tucker  
Patricia M. Tucker

David G. Hall Revocable Trust

By David G. Hall 6/28/01  
\_\_\_\_\_, Trustee

BK0952P61841

STATE OF OKLAHOMA )  
 )SS:  
WASHINGTON COUNTY )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2001, by D. M. Leisure, President of Gordon Developing, Inc., on behalf of the corporation.

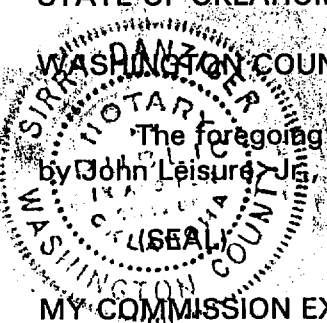
(SEAL)

Sury Danzger  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
7-21-02

STATE OF OKLAHOMA )  
 )SS:  
WASHINGTON COUNTY )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2001, by John Leisure, Jr., President of Gordon Apartments, Inc., on behalf of the corporation.



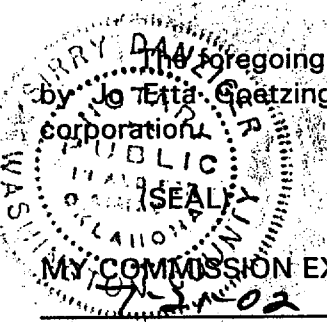
(SEAL)

Sury Danzger  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
7-21-02

STATE OF OKLAHOMA )  
 )SS:  
WASHINGTON COUNTY )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2001, by Joetta Gaetzing, President of Crestview Investment Co., Inc., on behalf of the corporation.



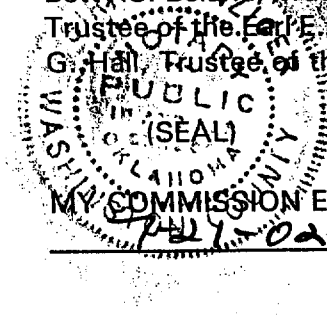
(SEAL)

Sury Danzger  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
7-21-02

STATE OF OKLAHOMA )  
 )SS:  
WASHINGTON COUNTY )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2001, by: Duain W. Hogue, Jayne S. Hogue, John E. Bondurant, Paul L. Kissel, Lisa Kissel, Gilbert L. Turner, Ina M. Turner, Stephen M. Evans, Jr., Irene M. Evans, Lynda R. Dunn, Willie R. Dunn, Martha L. Ledgerwood, Pat Poindexter, Trustee of the Pat Poindexter Revocable Trust, Betty C. Beland, Trustee of the Betty C. Beland Family Trust, Doris Jean Hawk, Earl E. Rose, Trustee of the Earl E. Rose Revocable Trust, Johnnie D. Tucker, Patricia M. Tucker, and David G. Hall, Trustee of the David G. Hall Revocable Trust.



(SEAL)

Sury Danzger  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
7-21-02

BK 0952 Pg 1842

**CERTIFICATE**

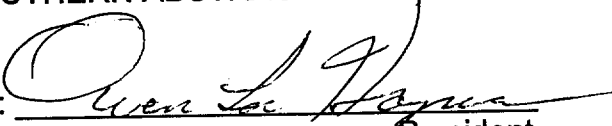
STATE OF OKLAHOMA            )  
  ) SS:  
COUNTY OF WASHINGTON        )

The Undersigned, Bonded Abstractor, in and for said County and State, does hereby certify:

That the Attached Exhibit contains a complete list of the property owners within Crestview Addition to the City of Bartlesville, Washington County, Oklahoma, as reflected by the Tax Rolls in the office of the County Treasurer for Washington County, Oklahoma and the last recorded conveyance in the office of the County Clerk for Washington County, Oklahoma.

Dated at Bartlesville, Oklahoma June 29, 2001.

SOUTHERN ABSTRACT COMPANY

BY:   
  President

BK0952 Pg 1843



# Ownership Search

## CRESTVIEW ADDITION

### BLOCK 1

ALL LOTS 1, 2, & PT 3 & 4  
ACCT#11470, 11290 & 11291

Gordon Developing Co Inc  
Box 1461  
Bartlesville OK 74005

PT LOTS 3 & 4 ACCT#47058

David G Hall Rev Trust  
1820 Hillcrest Dr  
Bartlesville OK 74003

### BLOCK 2

LOT 1 ACCT#11292

Crestview Investment Co  
Box 1461  
Bartlesville OK 74005

LOT 2 ACCT#11293

Duain W Hogue  
Jayne S Hogue  
1910 Crestview Dr  
Bartlesville OK 74003

LOT 3 ACCT#11294

Julia Ann Roberts Trust  
William G Roberts Trustee  
Julia A Roberts Trustee  
1912 SE Crestview Dr  
Bartlesville OK 74003

LOT 4 ACCT#11475

Edward A Beasley Sr Rev  
Trust  
Edward A Beasley Sr &  
Edward A Beasley Jr  
Trustees  
Box 1098  
Bartlesville OK 74005

LOT 5 ACCT#11296

James M Vander Molen  
Nancy Vander Molen  
1916 Crestview  
Bartlesville OK 74003

LOT 6 ACCT#11297

John E Bondurant  
1920 SE Crestview Dr  
Bartlesville OK 74003

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LOT 7 ACCT#11298	Paul L Kissell Lisa Kissell 1922 Crestview Dr Bartlesville OK 74003
LOT 8 ACCT#11299	Gilbert L Turner Ina M Turner 1924 Crestview Dr Bartlesville OK 74003
LOT 9 ACCT#11300	James B Pendleton Dora Mae Pendleton 1926 SE Crestview Dr Bartlesville OK 74003
LOT 10 ACCT#11301	Stephen M Evans Jr Irene M Evans 1928 SE Crestview Dr Bartlesville OK 74003
LOT 11 ACCT#11302	Dee A Riff Joe C Riff 1932 SE Crestview Dr Bartlesville OK 74003
LOT 12 ACCT#11303	Lynda R Dunn Willie R Dunn 1936 SE Crestview Dr Bartlesville OK 74003
<b>BLOCK 3</b>	
PT OF LOT 1 ACCT#11304	Martha L Ledgerwood 1910 SE Hillcrest Dr Bartlesville OK 74003
PT OF LOT 1 ACCT#11305 & ACCT#11309	Mary F Maness 1856 SE Hillcrest Dr Bartlesville OK 74003
PT OF LOT 1 ACCT#11306, ACCT#11307 & ACCT#11308	Voice Of The Martyrs Inc Box 443 Bartlesville OK 74005
PT OF LOT 2 ACCT#11307, ACCT#11310 & ACCT#11311	Pat Poindexter Rev Trust Pat Poindexter, Trustee 1854 SE Hillcrest Dr Bartlesville OK 74003

BK0952 Pg 1845

PT OF LOT 2 ACCT#11312 & ACCT#11313	Martha L Ledgerwood 1910 SE Hillcrest Dr Bartlesville OK 74003
PT OF LOT 3 ACCT#11314	Mary F Maness 1856 SE Hillcrest Dr Bartlesville OK 74003
PT OF LOT 3 ACCT#11315	Voice Of The Martyrs Inc Box 443 Bartlesville OK 74005
PT OF LOT 3 ACCT#11316	Pat Poindexter Rev Trust Pat Poindexter, Trustee 1854 SE Hillcrest Dr Bartlesville OK 74003
N20' LOTS 1, 2, 3 & INC 60' VACATED STREET ADJ TO LOTS ON NORTH ACCT#11317	Gordon Developing Co Inc Box 1461 Bartlesville OK 74005
PT OF LOT 4 ACT#11318	Dizmang LLC 3400 E Mountain Rd Bartlesville OK 74003
PT OF LOT 4 & ALL OF LOT 5 ACCT#11319	Wendy K Bray 1903 SE Crestview Dr Bartlesville OK 74003
LOT 6 ACCT#11320	Ruth Jane Schmidt Baker 1907 SE Crestview Dr Bartlesville OK 74003
LOT 7 ACCT#11321	Vernon Myrick Rev Trust 1915 Crestview Dr Bartlesville OK 74003
LOT 8 ACCT#11322	Betty C Beland Family Trust 1917 SE Crestview Dr Bartlesville OK 74003
LOT 9 ACCT#11323	Doris Jean Hawk 1923 SE Crestview Dr Bartlesville OK 74003
LOT 10 ACCT#11324	Earl E Rose Rev Trust Earl E Rose, Trustee 1925 Crestview Dr Bartlesville OK 74003
LOTS 11 & 12 ACCT#11325	Johnnie D Tucker Patricia M Tucker 1933 Crestview Dr Bartlesville OK 74003
LOTS 13, 14 & 15 ACCT#11326	Martha L Ledgerwood 1910 SE Hillcrest Dr Bartlesville OK 74003