

184905

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the real property heretofore surveyed and platted as an addition under the name of LAWN VIEW ADDITION, Washington County, Oklahoma, has been subdivided into lots, blocks and roads or streets, the exact description of said addition being shown by the plat on file in Plat Envelope No. / 83 in the office of the County Clerk of Washington County, Oklahoma.

NOW, THEREFORE, MARVIN H. DILLINGHAM and NELL LOUISE DILLINGHAM, his wife, WILLIAM J. YATES and LOUISE MARIE YATES, his wife, ORVILLE MYERS and GALE MYERS, his wife, EVERTT MYERS and IRENE MYERS, his wife, and GEORGE A. CASTOE and SALLY M. CASTOE, his wife, being the owners of the real estate described in said plat, in order to assure the proper use of said property described therein and owned by them do hereby impress upon and attach to said land therein described the following restrictions and conditions, to-wit:

1. All lots in the tract shall be known, described and used solely as residential lots, and no structure shall be erected on any residential lot other than one single family dwelling, not to exceed two stories in height, and a garage for not more than two cars.
2. No building shall be erected on any residential building plot nearer than thirty (30) feet from the front lot line, nor nearer than five (5) feet to any side line.
3. No dwelling shall be permitted to be built on any lot in the tract which shall contain less than Seven Hundred and Twenty (720) square feet of floor space. Each residence shall be constructed of masonry, stucco or standard frame construction with wood siding, or material equal in quality and appearance.
4. No building shall be moved from another location to any lot in the addition hereinbefore described.
5. None of the lots or tracts shown on said plat shall be conveyed, leased or given to and no building erected thereon shall be used, owned or occupied by any person not of white or Indian race. This prohibition, however, is not intended to include the occupancy by persons not of the white or Indian race while employed on the premises.
6. No noxious or offensive trade or enterprise shall be carried on upon any lot nor shall anything be done thereon which may be or become an

annoyance or nuisance to the neighborhood. No outside toilets shall be permitted to be built upon any lot in this addition.

7. No swine shall be permitted to be kept upon any lot in this addition.

8. No billboards or advertising signs shall be erected or maintained on any lot herein, nor shall buildings or structures be erected for advertising purposes on any lot in said tract.

9. All of the restrictions above set out shall be binding upon the purchaser of any lot described in said plat, and upon his or her respective heirs, successors and assigns and shall continue unless changed by agreement in writing between the owners of a majority of the area of the lots in said addition. Invalidation of any one of these covenants by a Judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

The restrictions and covenants herein contained shall be annexed to and run with the land and the grantors herein or any owner of any part of the land described shall have the right to enforce said restrictions in any Court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions or to recover damages for violation of such restrictions.

Dated this 1st day of November, 1947.

Maurice Dillingham

Hill Louise Dillingham

x William J. Yates

x Louise Marie Yates

Orville Myers

Gale Myers

Everett Myers

Luene Myers

x George A. Caston

x Sally M. Caston

ACKNOWLEDGMENT:

STATE OF OKLAHOMA)
) SS.
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State, on this 4TH day of November, 1947, personally appeared Marvin H. Dillingham and Nell Louise Dillingham, his wife; William J. Yates and Louise Marie Yates, his wife, Orville Myers and Gale Myers, his wife; Evertt Myers and Irene Myers, his wife; and George A. Castoe and Sally M. Castoe, his wife, to me known to be the identical person 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.

WITNESS my hand and official seal the day and year last above written.

(SEAL)

Richard K. Harris
Notary Public

My commission expires:
December 26, 1948

STATE OF OKLAHOMA)
Washington County) SS.
This instrument was filed for record
on 11 / 1947
at 9:15 a.m.
by CLAUDE WOOD Clerk
R. K. Harris

186068

AMENDED DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the real property heretofore surveyed and platted as an addition under the name of LAMM VIEW ADDITION, Washington County, Oklahoma, has been subdivided into lots, blocks and roads or streets, the exact description of said addition being shown by the plat on file in Plat Envelope No. 183, in the office of the County Clerk of Washington County, Oklahoma.

NOW, THEREFORE, MARVIN H. DILLINGHAM and NELL LOUISE DILLINGHAM, his wife, WILLIAM J. YATES and LOUISE MARIE YATES, his wife, ORVILLE MYERS and GALE MYERS, his wife, EVERETT MYERS and IRENE MYERS, his wife, GEORGE A. CASTOE and SALLY M. CASTOE, his wife, and ROLAND POTTER, JR., and VERA L. POTTER, his wife, being the owners of the real estate described in said plat, in order to assure the proper use of said property described therein and owned by them do hereby impress upon and attach to said land therein described the following restrictions and conditions, to-wit:

1. All lots in the tract shall be known, described and used solely as residential lots and no structure shall be erected on any residential lot other than one single family dwelling, not to exceed two stories in height, and a garage for not more than two cars.
2. No building shall be erected on any residential building plot nearer than thirty (30) feet from the front lot line, nor nearer than five (5) feet to any side line.
3. No dwelling shall be permitted to be built on any lot in the tract which shall contain less than Seven Hundred and Twenty (720) square feet of floor space. Each residence shall be constructed of masonry, stucco or standard frame construction with wood siding, or material equal in quality and appearance.
4. No building shall be moved from another location to any lot in the addition hereinbefore described.
5. None of the lots or tracts shown on said plat, and no building erected thereon, shall be used or occupied by any person not of the Caucasian or American Indian race. This prohibition, however, is not intended to prevent the occupancy by persons not of the Caucasian or American Indian race while employed on the premises.

6. No noxious or offensive trade or enterprise shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No outside toilets shall be permitted to be built upon any lot in this addition.

7. No swine shall be permitted to be kept upon any lot in this addition.

8. No billboards or advertising signs shall be erected or maintained on any lot herein, nor shall buildings or structures be erected for advertising purposes on any lot in said tract.

9. All of the restrictions above set out shall be binding upon the purchaser of any lot described in said plat, and upon his or her respective heirs, successors and assigns and shall continue until January 1, 1972, at which time said restrictions shall ^{be} automatically extended for successive periods of ten years, unless by vote of the majority of the then owners of the lots it is agreed to change said restrictions in whole or in part.

10. Invalidation of any one of these covenants by a Judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

The restrictions and covenants herein contained shall be annexed to and run with the land and the grantors herein or any owner of any part of the land described shall have the right to enforce said restrictions in any Court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions or to recover damages for violation of such restrictions.

DATED this 28th day of January, 1948.

Maurice H. Willingham
Hell Louise Willingham
William J. Yates
Louise Marie Yates
Kimble Willingham
Gene Myers

Ernest Myers
Irene Myers
~~George W. Carter~~
~~Edith Myers~~
Sally W. Carter
Ronald Pottier
William L. Pottier

NOTARY PUBLIC:

STATE OF OKLAHOMA)
) SS.
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of January, 1948, personally appeared Marvin H. Dillingham and Nell Louise Dillingham, his wife; William J. Yates and Louise Marie Yates, his wife; Orville Myers and Gale Myers, his wife; Evertt Myers and Irene Myers, his wife; George A. Gastoe and Sally M. Gastoe, his wife and Roland Potter, Jr., and Velma L. Potter, his wife, 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.

WITNESS my hand and official seal the day and year last above written.



Richard L. Harris
Notary Public

My commission expires: November 26, 1948

STATE OF OKLAHOMA } SS
Washington County }
This instrument was filed for record
JAN 23 1948
at 2:25 o'clock P.M.
CLYDE V. REASOR, County Clerk
BY [Signature] DEPUTY