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RESTRICTIONS AND RESERVATIONS ON AND PERTAINING TO
HUTCHINSON SUBDIVISION OF WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, the real property hereinafter described has heretofore been surveyed, and platted as a residential subdivision under the name of HUTCHINSON SUBDIVISION OF WASHINGTON COUNTY, OKLAHOMA, and as such has been subdivided into lots, blocks, streets and easements as shown by the plat on file in the office of the County Clerk of Washington County, Oklahoma, said land being described as follows:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST PART OF SECTION FOUR (4),
TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THIRTEEN (13) EAST.

NOW, THEREFORE, William H. Phillips, Grace H. Phillips and Robert V. Hutchinson, owners of the above described land, in order to assure the proper use of said real property, do hereby impress upon and attach to said lands the following restrictions, conditions and covenants:

- (1) All the lots except Lot number Thirteen (13) in this subdivision shall, for a period of twenty-five years from the First day of May, 1950, be used exclusively for residential purposes.
- (2) No residence built upon any lot in this subdivision shall contain less than 400 square feet of floor space, exclusive of porches, terraces, or attached garages. Construction shall be of masonry, stucco, or standard frame construction with wood siding, or material equal in quality and appearance.
- (3) No building shall be moved from another location onto any lot in this subdivision.
- (4) No livestock shall be permitted to be kept on any lot in this subdivision.
- (5) No billboards or advertising signs shall be erected or maintained nor shall any building or structure be used for advertising purposes on any lot in this subdivision.
- (6) All of the above restrictions 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 for a period of twenty-five years from May 1, 1950, 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.
- (7) Invalidity of any one of these covenants by a judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WE FURTHER DECLARE THAT these restrictions are covenants and shall be annexed to run with the land, and either the grantors herein or any owner of real estate in Hutchinson Subdivision, Washington County, Oklahoma, 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 a violation of such restriction.

IN TESTIMONY WHEREOF, the said parties have hereunto set their hands this 15th day of December, 1950.

William H. Phillips
Grace H. Phillips
Robert V. Hutchinson

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public, in and for said county and state, on this 1st day of December, 1950, personally appeared William H. Phillips, Grace H. Phillips, husband and wife, and Robert V. Hutchinson, 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.

Betty J. Smith
Notary Public

My commission expires March 17, 1954.

STATE OF OKLAHOMA) SS
Washington County)
This instrument is filed for record
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CIVIL V. S. COURT
BY Deatherage DEPUTY