

RESTRICTIONS, RESERVATIONS AND COVENANTS ON AND
PERTAINING TO LIMESTONE HEIGHTS, A SUBDIVISION
OF WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, FRED L. CHANEY, NELLIE M. CHANEY,
G. E. CHANEY, VERIAN J. CHANEY, GILBERT Z. BROCK, GEORGIA K. BROCK and
M. W. MAPLE, as the owners, have caused to be surveyed and platted as a
subdivision of Washington County, Oklahoma, under the name of Limestone
Heights, the following described real estate in said county, to-wit:

The South Half of the Northeast Quarter of the Southeast
Quarter of Section Twenty (20), Township Twenty-Six (26)
North, Range Thirteen (13) East;

and have caused the same to be subdivided into lots, blocks, streets, avenues,
drives and public ways and have dedicated the same to the public use, subject
to certain restrictions, reservations and covenants referred to in said
dedication;

NOW, THEREFORE, said owners declare that the land shown on said plat
above referred to is held and shall be conveyed subject to the following
restrictions, reservations and covenants, to-wit:

1. Use:

All lots in this addition shall, for a period of twenty years from
the first day of June, 1951, be used exclusively for residential purposes,
except Lots One (1) and Sixteen (16) in Block Four (4) and Lot One (1) in
Block Five (5), which may be used for business purposes. One family residences
only may be erected, and only one such residence upon each lot.

2. Floor Space and Construction:

Each residence shall contain at least 800 feet of floor space, exclusive
of porches, terraces or attached garages; said residence shall be constructed of
masonry, stucco, or standard frame construction with wood siding, or materials
equal in quality and appearance. Minimum plumbing requirement for each
residence shall consist of standard five-piece sanitary equipment, connected
with septic tank, which septic tank or sub-surface sewage disposal system shall
be constructed in substantial compliance with the specifications of the Board of
Environmental Sanitation of the Oklahoma State Sanitation Department. No
building shall be moved from another location to any lot in this addition.

3. Frontage and Set Back:

Each residence shall front and present a good frontage on the street which the lot fronts, and any residence that may be erected upon a corner lot in said addition shall have a presentable frontage on both streets. No residence or outbuilding or part thereof shall be erected closer to the street or streets than the building line limit (50 feet) indicated on the official plat of this addition.

4. Projections:

No residence or any projected part thereof, such as cornices, porches, chimneys, or bay windows shall be placed closer to any side lot than five feet.

5. Easements reserved in Lots:

The undersigned reserve the right to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained in and on the areas indicated on the plat as "Easements", sewer and other pipe lines, conduits, poles and wires and any other method of conducting or performing any public or quasi-public utility function above or beneath the surface of the ground, with the right of access at any time to the same for the purpose of repair and maintenance.

6. Billboards, Signs and Miscellaneous Structures:

No billboards or advertising signs shall be erected or maintained upon any lots in this addition nor shall any building or structures be erected thereon for advertising purposes. No permanent provision shall be made for the housing of poultry, cows, horses or other livestock on any lot, nor shall any livestock be kept and maintained on said premises.

7. Duration:

All of the restrictions herein set forth shall continue and be binding upon the undersigned and upon their heirs, successors and assigns for a period of twenty years from date of dedication and shall automatically be extended thereafter for successive periods of ten years; provided, however, that the owners of the fee simple title to the lots having more than fifty per cent of the front feet of the lots shown on this plat may release all of the lots hereby restricted from any one or more of said restrictions, and may release any lot from any restriction created by deed from any one of the undersigned, at the end of the first twenty years period or of any successive ten years period.

thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the office of the County Clerk of Washington County at least three years prior to the expiration of the first twenty years period, or of any ten years period thereafter.

8. Right to Enforce:

The restrictions herein set forth shall run with the land and bind the present owners, their heirs, successors and assigns. And all parties claiming by, through or under them shall be taken to hold, agree and covenant with the owners of said lots, their heirs, successors and assigns, and with each of them, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereon, but no restriction herein set forth shall be personally binding upon any corporation, person or persons, except in respect to breaches committed during its, his or their seisin of or title to said land, and the owner or owners of any of said land shall have the right to sue for and obtain an injunction prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth in addition to ordinary legal actions for damages, and failure of the undersigned or the owner or owners of any other lot or lots shown on this plat to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of a right to do so thereafter.

Dated this 13th day of June, 1951.

Fred L. Chaney
Fred L. Chaney

Verian J. Chaney
Verian J. Chaney

Nellie M. Chaney
Nellie M. Chaney

Gilbert Z. Brock
Gilbert Z. Brock

G. E. Chaney
G. E. Chaney

Georgia K. Brock
Georgia K. Brock

M. W. Laple
M. W. Laple

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public, in and for said county and state on this 13th day of June, 1951, personally appeared Fred L. Chaney, Nellie M. Chaney, G. E. Chaney, Verian J. Chaney, Gilbert Z. Brock and Georgia K. Brock, to be 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.

NOTARY PUBLIC
MAY 1951

Betty J. Smith
Notary Public

My commission expires March 17, 1954.

