

211731

DECLARATION OF RESTRICTIONS

Know All Men By These Presents:

That, WHEREAS, the hereinafter described real property has heretofore been surveyed and platted, as an addition of suburban lots, under the name of CRESTVIEW HEIGHTS, Washington County, Oklahoma, and has been subdivided into lots, blocks and streets, as shown by the plat on file in the office of the County Clerk of Washington County, Oklahoma, said land being described as follows:

All of CRESTVIEW HEIGHTS, Washington County, Oklahoma,

all of which said property is now owned by the undersigned, Albert S. Morrison and Helen S. Morrison, husband and wife, and Roland Potter, Jr., and Velma L. Potter, husband and wife, as set forth in the dedication of said CRESTVIEW HEIGHTS;

NOW, THEREFORE, said owners of said above described real property, in order to assure the proper use of said property, do hereby impress upon and attach to said land as above described the following restrictions and conditions, to-wit:

1. All lots shall, for a period of twenty years from the 28th day of October, 1952, be used exclusively for residential purposes.
2. Only one-family residences may be erected, and only one such residence upon each lot.
3. Each residence hereafter constructed in said Addition shall contain a minimum of 800 square feet of floor space, exclusive of porches, terraces, and attached garages. Each residence shall be constructed of masonry, stucco, or standard frame construction with wood siding, or materials equal in quality and appearance.
4. No buildings shall be moved from another location to any lot in the tract hereinabove described.
5. Building lines hereby are established as shown on said plat above referred to, and no residence, or part thereof, except open porches, shall be erected nearer to the street, or streets, than the building lines so established. Easements for sewer and public utilities hereby are created and set aside as reflected by said plat. No residence or attached garage shall be placed within five feet of any side property line.
6. 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 herein.
7. No garage, or other outbuilding, including trailers, erected upon any lot, shall be used for residence purposes.
8. No noxious or offensive trade or activity shall be carried on or conducted within said Addition, nor shall anything be done therein which may be or become an annoyance or nuisance to the surrounding neighborhood. No live stock shall be kept on any lot in the land herein described.
9. Each residence shall 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.
10. All of the restrictions above set out shall be binding upon the purchaser of any lot hereinabove described, and upon his or her respective heirs, successors and assigns, for a period of twenty years, and shall continue another such twenty year period unless changed by agreement in writing between the owners of a majority of the area of said land hereinabove described. 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.

The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantor herein, or any owner of any lot within said Addition, 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 restrictions.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, this 28th day of October, 1952.

Albert S. Morrison
Albert S. Morrison

Helen S. Morrison
Helen S. Morrison

Roland Potter, Jr.
Roland Potter, Jr.

Velma L. Potter
Velma L. Potter

State of Oklahoma)
) SS.
Washington County)

Before me, a Notary Public, in and for said County and State, on this 28th day of October, 1952, personally appeared Albert S. Morrison and Helen S. Morrison, husband and wife, and Roland Potter, Jr., and Velma L. Potter, husband and 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.

Bill W. Jones
Notary Public.

My commission expires
May 18, 1955

STATE OF OKLAHOMA } SS
Washington County }
This instrument was filed for record
OCT 30 1952
at 2:45 P.M.
BY *Clyde V. [Signature]* County Clerk
CLYDE V. [Signature] County Clerk