

DEDICATION OF HILL TOP SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned Carl Hackney and Mary Ella Hackney, husband and wife, the owners of the following described land situated in Washington County, State of Oklahoma, to-wit:

The $S\frac{1}{2}$ of the $SW\frac{1}{2}$ of the $SW\frac{1}{2}$ of the $NW\frac{1}{4}$ of
Section 21 in Township 26 North, Range 13 East,

have caused said land to be surveyed and subdivided into lots, blocks and streets, as shown on the plat thereof bearing date the same date as this instrument and filed in the office of the County Clerk at the same time as this instrument, and we do hereby dedicate unto the perpetual use of the public the streets indicated on said plat of said land, said land so subdivided to be known as Hill Top Subdivision, in Washington County, Oklahoma.

And we do hereby impress upon and attach to said land as above described the following restrictions and conditions, to-wit:

1. All lots, except Lots 1 and 2 in Block 1 and Lots 1 and 2 in Block 2, shall, for a period of 20 years from January 28, 1953, be used exclusively for residential purposes.
2. Lots 1 and 2 in Block 1 and Lots 1 and 2 in Block 2 may be used for either or both residential or business purposes.
3. Only one-family residences may be erected, and only one such residence may be erected upon any one lot restricted to residential use.
4. Each residence hereafter constructed in said Subdivision 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. Each residence erected in said subdivision shall be connected to sanitary sewer lines or to a septic tank, and no outdoor toilet shall be permitted.
5. No buildings shall be moved from another location to any lot in the subdivision.
6. Building lines are hereby 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 are hereby 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.
7. No garage, or other outbuilding, including trailers, located upon any lot hereinabove restricted for residential use only, may be used for residence purposes.
8. No noxious or offensive trade or activity shall be carried on or conducted upon any of the lots hereinabove restricted to residential use only, nor shall anything be done thereon which may be or become an annoyance or nuisance to the surrounding neighborhood. No live stock shall be kept on any lot in the subdivision.
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 subdivision 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 herein above described which is restricted to residential purposes only, and upon his or her respective heirs, and assigns, for a period of 20 years from the date hereof, and shall continue another such 20 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.

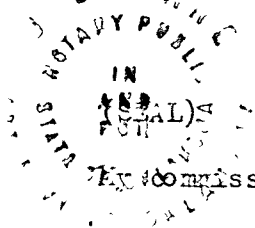
The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantors herein, or any owner of any lot within said subdivision, shall have the right to enforce said restrictions in any court of competent jurisdiction by suit or injunction, to prevent the violation 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 the 28th day of January, 1953.

Carl Hackney
Carl Hackney
Mary Ella Hackney
Mary Ella Hackney

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, 1953, personally appeared Carl Hackney and Mary Ella Hackney, 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.



J. D. Lane
Notary Public.
My commission expires April 1, 1954.

STATE OF OKLAHOMA }
Washington County }SS
This instrument was filed for record
MAR 10 1953
at 1:25 o'clock PM.
CLYDE V. REASOR, County Clerk
BY [Signature] DEPUTY