300K 397 PACE 375

OWNERS' CERTIFICATE AND RESTRICTIONS OF ROLLING MEADOWS SECOND ADDITION, BEING A Part of the SE% of NW% of Section 16, in Township 26 North, of Range 13 East of the Indian Meridian, in Washington County, Oklahoma, described as follows: Beginning at a point which is 536' East of the SW corner of SE%NW% of said Section 16, thence N 0°02'43" E, 925', thence E 10', thence N 26°14'38" E 404.9', thence S 58°35'29" E 167.96', thence S 31°24'31" W 65.37', thence S 58°35'29" E 175', thence S 31°24'31" W 140', thence South 58°35'29" E 10', thence S 31°24'31" W 103.22', thence S 0°02'43" W 841.15', thence N 89°57'17" W 330' to Point of beginning.

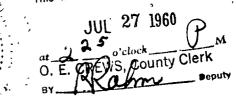
KNOW ALL MEN BY THESE PRESENTS:

That E. L. Hopper and Ramona B. Hopper, his wife, do hereby certify that they are the owners of, and the only person or persons, firm or firms, corporation or corporations, who have any right, title or interest in the land included and embraced in Rolling Meadows Second Addition, now platted into lots, blocks, streets and easements as shown on the plat of Rolling Meadows Second Addition, to be found in plat envelope No. 291 of the records of Washington County, State of Oklahoma.

For the purpose of providing an orderly development of all of the lots and blocks included in the above described plat, and for the further purpose of providing adequate restrictive covenants for the benefit of these owners, and their successors in title to the aforesaid lands, the said E. L. Hopper and Ramona B. Hopper, his wife, do hereby impose the following restrictions and reservations upon all of the lands in Rolling Meadows Second Addition, to which it shall be incumbent upon their successors in title to adhere, and any person or persons, firm or firms, corporation or corporations hereafter becoming the owner or owners either directly or through any subsequent transfer or conveyance, or in any manner whatsoever of any of the lands included within the said Rolling Meadows Second Addition shall take, hold, and convey the same subject to the following restrictions and reservations, to-wit:

- 1. All lots in the tract shall be known, described and used solely as residential lots, and no residence or other structure shall be used either in whole or in part as a professional office, or shop, school, studio or for the conduct of any business or trade.
- 2. A building site or plot may be any one lot, or part or portion thereof, or more than one lot, but in no event shall the front footage thereof be less than 80 feet.
- 3. No structure shall be erected, placed or permitted to remain on any building plot other than one single family residence building, and buildings, appurtenant thereto, such as garage, servant's quarters, children's playhouse or garden shelter.
- 4. Prior to January 1, 1965, no building shall be erected, placed or altered on any lot in the tract unless and until the builder or builders thereof, together with the building plans, specifications and plot plan applicable, showing the location of such buildings, have been approved in writing by the undersigned, or their heirs as to conformity and harmony of external design and materials with other structures in Rolling Meadows Second Addition, and as to location of the said building with respect to topography and finished ground elevation.
- 5. No trailer, basement, tent, garage or other outbuilding or structure of any kind shall at any time be used as a residence.
- 6. All cows, horses, goats, sheep, ponies, mules, hogs, pigs, chickens or other fowl, are hereby prohibited and restricted and excluded from the use of any part or portion of Rolling Meadows Second Addition.

STATE OF OKLAHOMA SS 97 PAGE 3 This instrument was filed for record



RESTRICTIONS, 2

- 7. The outside foundation line of any pant of any building, including porches, garages, car-ports, bay windows, chimneys and the like, shall be located not less than 25 feet and not more than 30 feet distance from the from street line, and at least 15 feet from any sidestreet line, and at least 5 feet from any sideline of the applicable lot, except the sidestreet line for Lot 1, Block 7 shall be 14.5 feet instead of 15 feet.
- 8. No building shall be moved from another location onto Rolling Meadows Second Addition.
- 9. Any dwelling erected in Rolling Meadows Second Addition shall have a minimum of l_{i} 200 square feet of usable floor area exclusive of breezeways, porches, attached garages, walks, driveways, patios, or balconies.
- 10. No fence or hedge or other obstruction shall be erected that will in any way impair the view of traffic on any street.
- 11. No billboard or advertising sign of any size shall be erected or maintained except for the sole purpose of advertising the sale of the lot or property upon which the sign may be placed, and such sign shall not exceed 6 square feet in face area.
- 12. Perpetual easements for public utility installation and maintenance are hereby reserved, where shown on the recorded plat of Rolling Meadows Second Addition.
- 13. These restrictive covenants are to run with the land and shall be binding on all parties and all persons unless by vote of a majority of the then owners of the lots or building sites it be agreed to modify said covenants in whole or in part.
- 14. The provisions hereof are separable; invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect, unless modified as hereinabove set out.

IN WITNESS WHEREOF, the undersigned have executed this instrument on

the 27th day of July, 1960.

State of Oklahoma

SS.

County of Washington:

Before me, the undersigned, a Notary Public, in and for said County and State on this 27th day of July, 1960 personally appeard E. L. Hopper and Ramona B. Hopper, husband and wife, to me known to be the identical persons who executed the 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.

writtens my hand and official seal the day and year last above

IN AND FORE

commission expires: January 27, commissio