

## DECLARATION OF RESTRICTIONS

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 MELTON GROVE, in Washington County, Oklahoma, and as such has been subdivided into lots, blocks, streets and easements, as shown by the plat on file in Plat Envelope No. 311 in the office of the County Clerk of Washington County, Oklahoma, said lands being more particularly described as follows:

The West Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Five (5), Township Twenty-Six North (26N), Range Thirteen East (13E), Bartlesville, Washington County, Oklahoma.

NOW, THEREFORE, the undersigned, MODERN HOMES, Incorporated, the owner of all of said 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, to-wit:

1.

Building lines hereby are established as reflected by the annexed plat 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 sewers and public utilities hereby are created and set aside as reflected by the annexed plat.

2.

The above described real estate shall be used exclusively for residential purposes and for public schools, playgrounds and parks. Residences erected on said property shall be only one family residences and only one such residence shall be erected on each lot.

3.

No lot in said addition shall hereafter be improved by the construction of a dwelling thereon at a cost of less than Four Thousand Dollars (\$4000.00) including the cost of subsidiary buildings, side-walks, and driveways. Each dwelling hereafter constructed on said addition shall contain a minimum of seven hundred (700) square feet of floor space, exclusive of porches, terraces, and attached garages, shall be constructed of masonry or stucco or shall be of standard frame construction with wood siding or shall be constructed of materials equal in quality and appearance, and the minimum plumbing requirements for each dwelling hereafter constructed in said addition shall consist of standard five-piece sanitary equipment connected with the city mains.

4.

No residence or attached garage shall be placed closer than five feet to any side property line.

5.

No buildings shall be moved from another location to any lot within said addition.

6.

No billboards or advertising signs (except approved Real Estate Sale signs) shall be erected or maintained within said addition, nor shall any building or structure be erected therein for advertising purposes.

7.

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.

8.

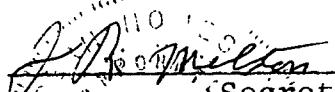
No garage or outbuilding, including trailers, erected or placed upon property within said addition shall be used for residential purposes.

9.

The foregoing restrictions shall be deemed and taken to be covenants running with the land and shall be binding upon the undersigned party and all persons, firms, or corporations claiming by, through or under it until August 15, 1987, following which time said restrictions shall be extended automatically for successive periods of ten (10) years each unless by a vote of the majority of the then owners of the property within said addition it is agreed to change or nullify said restrictions in whole or in part.

WITNESS OUR HAND AND SEAL THIS 28th day of November, 1962.

ATTEST:

  
Secretary

MODERN HOMES, Incorporated

By   
President

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF WASHINGTON )

On this 28th day of November, 1962, before me, a Notary Public in and for the said County and State, personally appeared W. S. MELTON to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires:  
July 16, 1965

W. W. Musselman  
Notary Public

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K. K. K.  
OKLAHOMA  
NOTARY PUBLIC