

OWNER'S CERTIFICATE AND RESTRICTIONS OF WOODLAND PARK ADDITION
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Park Development Co., Inc., an Oklahoma corporation, does hereby certify that it is the owner of and the only corporation or corporations, person or persons, who has any right, title, or interest in the land included and embraced in Woodland Park Twelfth Addition, now platted into lots, blocks, streets, and easements as shown on the plat of Woodland Park Twelfth Addition recorded in Plat Envelope 317 of the records of Washington County, Oklahoma.

For the purpose of providing an orderly development of all the lots and blocks included in the above described plat, and for the further purpose of providing adequate restrictive covenants for the benefit of the owner and its successors in title to the aforesaid lots, Woodland Park Development Co., Inc. a corporation, does hereby impose the following restrictions and reservations on all of said Woodland Park Twelfth Addition, to which it shall be incumbent upon its successors in title to adhere, and any person or persons, corporation or corporations, hereafter becoming the owner or owners, either directly or through any subsequent transfer, or in any manner whatsoever, of any lot or lots included in Woodland Park Twelfth addition, shall take, hold and convey same subject to the following restrictions and reservations, to-wit:

1. All lots in said addition shall be used exclusively for residential purposes, except the Northerly 60 feet of Lot 2 which is reserved for street and utility purposes, and no residence or other structure shall be used either in whole or in part as a professional office, shop, school or studio, or for the conduct of any business or trade.
2. A building site or plot may be one lot, more than one lot or less than one lot, but each building site or plot shall have an area of not less than 8,000 square feet and shall not be less than 70 feet in width along the front building line.
3. No structure shall be erected, placed or permitted to remain on any building plot, other than one single family residence and buildings appurtenant thereto such as a garage, servant's quarters, children's play house, and garden shelter.
4. Prior to January 1, 1973, no building shall be erected, placed or altered on any building plot in the addition until the building plans, specifications, and plot plan showing the proposed location of such building shall have been approved in writing by Woodland Park Development Co., Inc. as to conformity and harmony of external design and materials with other structures in the addition, and as to location of the building with respect to topography and finished ground elevation.
5. Prior to January 1, 1973, each residence constructed in the addition shall be built by a builder who shall be approved in writing by Woodland Park Development Co., Inc.
6. The outside foundation line of any part of any building including porches, garages, car ports, bay windows, chimneys, etc., shall be located a minimum number of feet from the front lot line as the distance from the front lot line to the building limits line shown on the Recorded Plat of Woodland Park Twelfth Addition, and 15 feet from any side street line or side street easement, and 10 feet from any side line of the building plot.
7. Any plot that abuts more than one street shall be deemed to front on ~~any~~ each street abutted and any residence erected upon such a plot in the addition shall have a presentable frontage on each abutting street.
8. No nuisance shall be committed upon any lot, and fowl or other animals that may be offensive or annoying to the neighborhood shall not be kept in the addition.
9. No trailer, basement, tent, garage, or other outbuildings shall be at any time used as a residence.
10. No building shall be moved from another location on to the addition.

