

RESTRICTIONS FOR COLONIAL ESTATES FIRST ADDITION

That Gorman Inc., an Oklahoma corporation, and Garland C. Richardson, one and the same person as G. C. Richardson, and Margaret E. Richardson, husband and wife, do hereby certify that they are the owners of and the only corporation or corporations, person or persons, who have any right, title or interest in the land included and embraced in Colonial Estates First Addition, now platted into lots, blocks, streets and easements as shown on the plat of Colonial Estates First Addition, recorded in Plat Envelope 335 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, Gorman Inc., a corporation, and Garland C. Richardson and Margaret E. Richardson, husband and wife, do hereby impose the following restrictions and reservations on all of said Colonial Estates First 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 Colonial Estates First Addition shall take, hold, and convey some subject to the following restrictions and reservations, to wit:

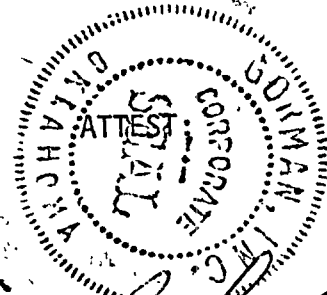
1. All lots in said addition shall be used exclusively for residential purposes, and no residence or other structure shall be used either in whole or in part as a professional office, shop, school, or studio, or for the conduct of any business or trade.
2. A building site or plot may be one lot or more than one lot, but not less than one lot.
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 playhouse, swimming pool house, and garden shelter.
4. Prior to January 1, 1975, all designs (including finish plans, plot plan, and specifications), for new residences to be constructed on a plot or plots in this addition are to be approved in writing by Gorman Inc. so as to keep conformity and harmony of design and location of new residences with respect to surrounding structures and finished ground elevation.
5. The outside foundation line of any part of any building, including porches, garages, car ports, bay windows, chimneys, etc., shall as to any front line or side street line be constructed within the building set back line as noted on the plot filed herein and a minimum of ten (10) feet from any side line of the building plot.
6. Prior to January 1, 1975, each residence to be constructed in this addition shall be built by a builder who shall be approved in writing by Gorman Inc.
7. Any residence erected upon any plot that abuts more than one street shall have a presentable frontage on each abutting street.

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BOOK 487 PAGE 103

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 at any time be used as a residence.
10. No building shall be moved from another location onto the addition.
11. Any residence erected in this addition shall have a minimum of 1,800 square feet of living area and a minimum of 2,200 square feet under roof. Each residence erected shall have an exterior building material of masonry, wood, glass, metal, or the combination of same, but not composition building material such as asphalt shingles, imitation stone, or brick, asbestos siding, etc., with the exception that asphalt shingles of the 300 pound per square or heavier grade may be used for roofing.
12. Fences or shrubbery shall not be erected or planted in any way that will obstruct the view of traffic on any street.
13. No bill board or advertising sign shall be erected or maintained except for the sole purpose of advertising the sale of the lot upon which the sign may be placed, and such signs shall not exceed six square feet in area.
14. If the owner or tenant of any lot or lots in Colonial Estates First Addition should violate any of the restrictive covenants contained herein, and thereafter refuse to correct the same and to abide by said restrictions, the owner of any lot or building site in the addition may institute legal proceedings to enjoin, abate and/or correct such violation or violations.
15. These restrictive covenants are to run with the land and shall be binding on all parties and all persons until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots or building sites it is agreed to change said covenants in whole or in part.
16. Invalidation of any of these covenants by judgment or by court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
17. The owner of Lot One (1) of Block Two (2) of said Addition is hereby granted the right and privilege to utilize the public utility easement as is shown on the said plat running North and South between Lots Five (5) and Six (6) of said Block Two (2) for the purposes of repairing, maintaining or replacing his sanitary sewer line.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 13th day of JANUARY, 1966.



GORMAN INC.
AN OKLAHOMA CORPORATION

C. R. Gorman
SECRETARY

C. R. Gorman
PRESIDENT

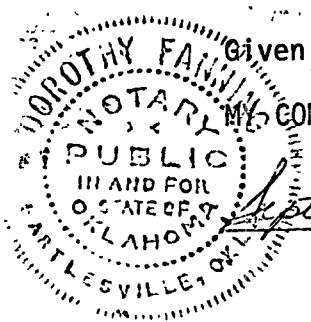
Garland C. Richardson
GARLAND C. RICHARDSON

Margaret E. Richardson
MARGARET E. RICHARDSON

STATE OF OKLAHOMA
COUNTY OF WASHINGTON

Before me the undersigned, a notary public in and for said county and state on this the 13th day of January, 1966, personally appeared C. R. Gorman to me known to be the identical person who signed the name of Gorman Inc., an Oklahoma Corporation, as president of said corporation, and acknowledged to me that he executed the same as his 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.



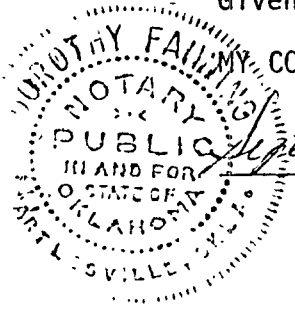
MY COMMISSION EXPIRES
September 24, 1967

Dorothy Fanning
NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF WASHINGTON

Before me the undersigned, a notary public in and for said county and state on this the 13th day of January, 1966, personally appeared Garland C. Richardson and Margaret E. Richardson, Husband and Wife to me known to be the identical persons who executed the witin 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 theirin set forth.

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

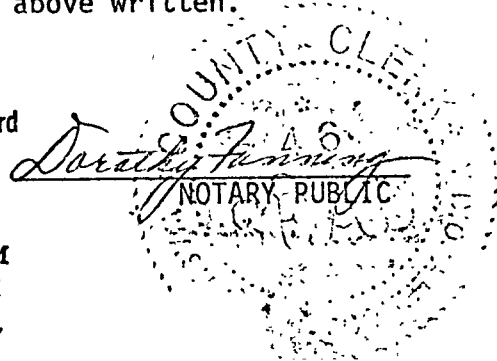


MY COMMISSION EXPIRES
September 24, 1967

STATE OF OKLAHOMA }
Washington County } ss
This instrument was filed for record

JAN 14 1966

at 3:30 o'clock P.M.
PAUL STUMPF, County Clerk
BY John Deason Deputy



BOOK 101 PAGE 100

FIRST AMENDMENT TO RESTRICTIONS
OF
COLONIAL ESTATES FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT, prior to this date, Gorman, Inc., an Oklahoma Corporation, and Garland C. Richardson and Margaret E. Richardson, husband and wife, filed "Restrictions for Colonial Estates First Addition" dated January 13, 1966, and recorded on January 14, 1966, in Book 487 at Page 103 in the office of the County Clerk of Washington County, Oklahoma; and,

WHEREAS, the undersigned, are the sole and only owners and the only corporation or corporations, person or persons, who have any right, title or interest in the land included and embraced within Colonial Estates First Addition.

NOW, THEREFORE, the undersigned owners of all of Colonial Estates First Addition, Washington County, Oklahoma, do hereby amend the above described restrictions, as follows:

FIRST: Restriction Number "2" of the original Restrictions as described above is hereby voided, nullified and stricken and the following Paragraph Number (2) is substituted therefor, as follows:

(2) A building site or plot may be one lot, or more than one lot, but not less than one lot, unless otherwise agreed to in writing by Gorman, Inc.

SECOND: That, except as to the extent herein expressly set forth, the original Restrictions of Colonial Estates First Addition Washington County, Oklahoma, above described, shall not be considered as having been amended, changed or otherwise modified by this instrument, but subject to the terms and provisions hereof, shall continue in full force and effect.

THIRD: Invalidation of any of the covenants or provisions herein contained by judgment or court orders shall in no wise affect any of the other covenants or provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 9th day of March, 1966.



GORMAN, INC.,

BY: F. R. Gorman
President

Margaret E. Richardson
Margaret E. Richardson

Garland C. Richardson
Garland C. Richardson

Scott C. Beesley, Jr.
Scott C. Beesley, Jr.,

B4902

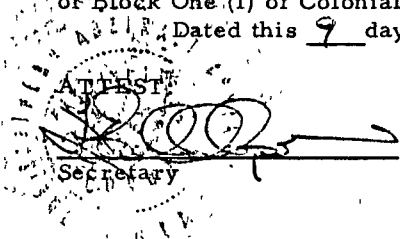
BOOK 490 PAGE 133

CERTIFICATE

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

The undersigned, Southern Abstract Company, a Corporation, hereby certifies that the only conveyance of record from and after the date of the filing of the Owners Certificate, Dedications, Plat and Restrictions on Colonial Estates First Addition, Washington County, Oklahoma, on January 14, 1966, at 3:30 P.M., Book 487, Page 103, is a Warranty Deed in favor of Scott C. Beesley, Jr., covering Lots 12, 13, 14, 15 and 16 of Block One (1) of Colonial Estates First Addition.

Dated this 9 day of March, 1966.



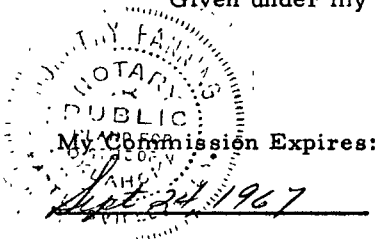
SOUTHERN ABSTRACT COMPANY

BY: [Signature]
President

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of March, 1966, personally appeared C. R. Gorman, to me known to be the identical person who subscribed the name of the maker thereof to the 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 such corporation, for the uses and purposes therein set forth.

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

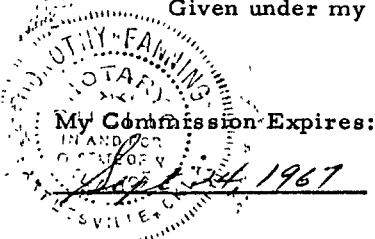


[Signature]
Notary Public

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of March, 1966, personally appeared Garland C. Richardson and Margaret E. Richardson, 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 and for the uses and purposes therein set forth.

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



[Signature]
Notary Public

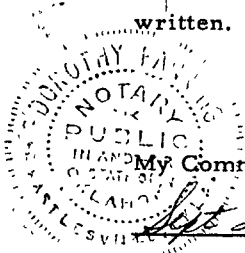
BOOK 490 PAGE 134

STATE OF OKLAHOMA)
(SS
WASHINGTON COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of March, 1966, personally appeared Scott C. Beesley, Jr., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Stanley Fanning
Notary Public



My Commission Expires:

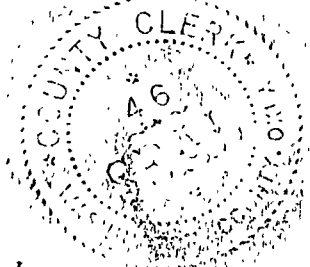
Sept 24, 1967

FILED
MAR 10 1966
PAUL STUMPF
COUNTY CLERK

STATE OF OKLAHOMA } ss
Washington County }
This instrument was filed for record

MAR 10 1966

at 930 o'clock P.M.
PAUL STUMPF, County Clerk
BY R. A. M. Deputy



BOOK 490 PAGE 135
Fanning

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AMENDMENT OF RESTRICTIVE COVENANT IN COLONIAL ESTATES
FIRST ADDITION TO THE CITY OF BARTLESVILLE,
WASHINGTON COUNTY, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, on or about January 14, 1966, GORMAN INC., an Oklahoma Corporation, and GARLAND C. RICHARDSON and MARGARET E. RICHARDSON, caused to be filed and recorded in Book 487, Page 103, certain restrictive covenants in the records of the office of the County Clerk of Washington County, Oklahoma, known and referred to as Restrictions for Colonial Estates First Addition.

AND, WHEREAS, the undersigned are the owners of a majority of the lots in said addition and desire to amend restrictive covenant number 4 which reads as follows, to-wit:

"Prior to January 1, 1975, all designs (including finish plans, plot plan, and specifications), for new residences to be constructed on a plot or plots in this addition are to be approved in writing by Gorman Inc. so as to keep conformity and harmony of design and location of new residences with respect to surrounding structures and finished ground elevation."

and that instead and in place thereof shall read as follows, to-wit:

"Prior to January 1, 1976, all designs (including finish plans, plot plan, and specifications), for new residences to be constructed in Blocks 1 and 2 in this addition are to be approved in writing by Garland C. Richardson or Margaret E. Richardson, and in Blocks 3 and 4 in this addition are to be approved in writing by Gorman Inc. so as to keep conformity and harmony of design and location of new residences with respect to surrounding structures and finished ground elevation."

AND, WHEREAS, the undersigned desire to amend restrictive covenant number 6 which reads as follows, to-wit:

"Prior to January 1, 1975, each residence to be constructed in this addition shall be built by a builder who shall be approved in writing by Gorman Inc."

and that instead and in place thereof shall read as follows, to-wit:

"Prior to January 1, 1976, each residence to be constructed in Blocks 1 and 2 in this addition shall be built by a builder who shall be approved in writing by Garland C. Richardson or Margaret E. Richardson and residences to be constructed in Blocks 3 and 4 of this addition shall be built by a builder who shall be approved in writing by Gorman Inc."

NOW, THEREFORE, the undersigned owners of a majority of the lots of Colonial Estates First Addition to the City of Bartlesville, Washington County, Oklahoma, do hereby amend the above described restrictions as above set forth.

That, except as to the extent herein expressly set forth, the original Restrictions of Colonial Estates First Addition, Washington County, Oklahoma, above described, shall not be considered as having been amended, changed or otherwise modified by this instrument, but subject to the terms and provisions hereof, shall continue in full force and effect.

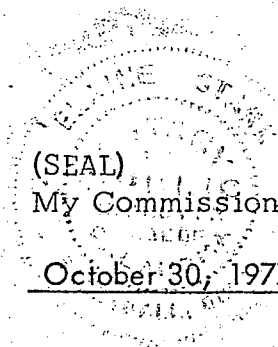
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BOOK 625 PAGE 375

STATE OF OKLAHOMA,)
) SS.
WASHINGTON COUNTY.)

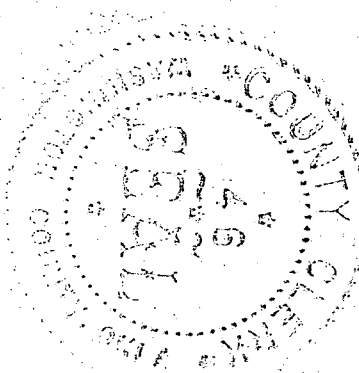
Before me, the undersigned, a Notary Public in and for said State, on this 17th day of June, 1974, personally appeared GARLAND C. RICHARDSON and MARGARET E. RICHARDSON, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



Elaine Stark
Notary Public

(SEAL)
My Commission Expires:
October 30, 1977



STATE OF OKLAHOMA } SS
Washington County }
This instrument was filed for record
JUN 17 1974
445 P
at _____
W. E. KENDRICK, County Clerk
By M. Seal Deputy

BOOK 625 PAGE 377