

OWNERS' CERTIFICATE AND RESTRICTIONS OF
WOODLAND PARK REPLAT NO. 1, BEING A REPLAT
OF LOTS 9 and 10, BLOCK 6, WOODLAND PARK SECOND
ADDITION, LOTS 15 AND 16, BLOCK 13, WOODLAND
PARK SIXTH ADDITION, AND THAT PART OF THE VACATED
STREET (WILDWOOD TRAIL) ADJACENT THERETO, IN
SECTION 17, TOWNSHIP 26 NORTH, RANGE 13 East,
WASHINGTON COUNTY, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

That WOODLAND PARK DEVELOPMENT CO., INC., an Oklahoma corporation, and ALBERT S. MORRISON and HELEN S. MORRISON, his 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 the above titled addition, now platted into lots and blocks and easements as shown on the plat of said addition recorded in Plat Envelope 345 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 owners and their successors in title to the aforesaid lots, Woodland Park Development Co., Inc., a corporation, and Albert S. Morrison and Helen S. Morrison, his wife, do hereby impose the following restrictions and reservations on all of said Addition, to which it shall be incumbent upon their 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 said 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, 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.

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 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 of 25 feet from the front lot line and 10 feet from any side-line of the building plot.

7. 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.

8. No trailer, basement, tent, garage, or other outbuildings shall at any time be used as a residence.

9. No building shall be moved from another location onto the addition.

10. Any one story dwelling erected in the addition shall have a minimum of 1600 square feet of ground area under one roof, a minimum of 900 square feet of which shall be living area. Any dwelling of more than one story shall have a minimum of 1800 square feet under one roof, a minimum of 1000 square feet of which shall be ground area.

11. Easement for drainage and easements for public utility installations and maintenance are hereby reserved where shown in the recorded plat of the addition and easements for utilities are reserved in and on the side five feet of each side of each building site or plot of ground sold for use as one dwelling site.

12. On single family residential plots no fence, whether ornamental or otherwise shall be erected nearer to the front property line than the front building line, and on Lot 4 shall not be erected nearer than 150 feet to the portion of the lot line of Lot 4 fronting on Brookside Parkway.

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 said 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, and the owner of the lot or building site permitting the violation of such restriction shall pay all attorney fees, court costs and other expenses incurred by the person instituting such legal proceedings, said attorney fees to be fixed by the court. The amount of said attorney fees, court costs and other expenses allowed and assessed by the court shall become a lien upon the land as of the date legal proceedings were originally instituted, and said lien shall be subject to foreclosure in such action, so brought to enforce such restrictions.

15. These restrictive covenants are to run with the land and shall be binding on all parties and all persons until January 1, 1973, 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 wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instru-

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

SEP 21 1967

at 2:30 o'clock
PAUL STUMPF, County Clerk
BY M. Jester Deputy

ment on the 20 day of September, 1967.

WOODLAND PARK DEVELOPMENT CO., INC

By Albert S. Morrison
President

Albert S. Morrison
Albert S. Morrison

Helen S. Morrison
Helen S. Morrison



STATE OF OKLAHOMA

ss

COUNTY OF WASHINGTON

On this 20th day of September, 1967, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert S. Morrison, 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: 6-7-69

Martha C. Herrin
Notary Public



STATE OF OKLAHOMA

ss

COUNTY OF WASHINGTON

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of September, 1967, personally appeared Albert S. Morrison and Helen S. Morrison, his 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 the day and year last above written.

My commission expires: 6-7-69

Martha C. Herrin
Notary, Public



BOOK 519 PAGE 241