

ABSTRACT OF OWNERS' CERTIFICATE AND RESTRICTIONS
OF SOONER HEIGHTS SECOND ADDITION, WASHINGTON COUNTY, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

That R. V. Hutchinson and Alta Hutchinson do hereby certify that they are the owners of the following described real estate in Washington County, Oklahoma, to-wit:

Beginning at the NE corner of "Sooner Heights-First Addition which bears S89°57'00"E, 330.00' from the North ¼ corner of Section 9, T26N, R13E, Washington County, Oklahoma. Thence S89°57'00"E, with the center line of Tuxedo Boulevard, 329.52' to the NW corner of "Sunview Addition." Thence with the west and south lines of "Sunview Addition": S0°02'00"E, 659.25' and S89°57'00"E, 94.44' Thence S7°31'15"E, 137.12'; thence Easterly along a curve to the right having a radius of 227.73', 30.00'; thence S89°58'22"E, 39.48'; thence S0°01'38"W, 60.00'; thence S7°34'03"E, 136.20'; thence S89°58'22"E, 34.15'; thence S0°01'38"W, 135.11'; thence Easterly along a curve to the right having a radius of 478.39', 10.29'; thence S89°58'22"E, 23.51'; thence S0°01'38"W, 195.00'; thence N89°58'22"W, 351.50' to the SE corner of Lot 5, Block 2, "Sooner Heights-First Addition." Thence with the east lines of "Sooner Heights First Addition": N0°03'22"W, 147.08'; N14°55'42"W, 60.00'; Westerly along a curve to the right having a radius of 300.00', 45.44'; N6°14'59"W, 134.03'; N89°58'22"W, 150.00'; N7°23'42"W, 157.28'; N0°03'22"W, 832.50' to the point of beginning.

and embraced in Sooner Heights Second Addition, now platted into lots, blocks, streets, and easements recorded in Plat Envelope , in the records of the Office of the County Clerk, 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 futher purpose of providing adequate restrictive covenants for the benefit of the owners and their successors in the title to the aforesaid lots, the owners do hereby impose the following restrictions and reservations on all the said Sooner Heights Second Addition to which it shall be incumbent upon their successors in title to adhere and any person or person 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 Sponer Heights Second Addition, shall take, hold and convey the same subject to the following restrictions and reservations, to-wit:

1. All lots in said addition shall be used exclusively for residential purposes. No residence or other structure shall be used either in wh or in oart as a professional office, shop, school or studio, or for the conduct of any business or trade.

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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 _____ square feet and shall not be less than _____ 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, swimming pool and bath house, and garden shelter. No house, garage or any other building shall be moved into this subdivision.
4. No residence shall be constructed upon any of the lots that shall contain less than 1,000 square feet of useable floor space, exclusive of breezeways, porches, attached garages, walks, and driveways. Each residence shall be constructed in the main of brick, brick veneer, stone, or stone veneer, (concrete blocks not acceptable) with wood siding permitted in porch, gable and upper story areas.
5. Prior to _____, no building shall be erected, placed or altered on any building plot in the addition until the building plans, specifications and plot plans showing the location of such building shall have been approved in writing by the developer or representative, in order to assure that said structure shall conform and harmonize in design and materials with other structures in this addition and to location of the building with respect to topography and finished ground elevations.
6. No building shall be erected on any lot nearer to the front lot line, or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than ten percent (10%) of the lot width at the building line to the side lot line, except that the side line restriction shall not apply to a garage or other building located ninety feet (90') or more from the front line. No front portion of any residential building shall be erected farther than thirty-five feet (35') from the front lot line, provided that any residence or structure on corner lots with frontage other than as shown by the twenty-five foot (25') building line must have a twenty-five foot (25') set back rather than as shown on the plat, with the street side set back minimum reduced from twenty-five feet (25') to twenty feet (20') minimum. For the purpose of this covenant, caves, steps, porches, walks,

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and driveways shall not be considered to be a part of a building; provided, however, that this shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.

7. The undersigned reserve the right to locate, construct, erect, and maintain or cause to be located, constructed, erected, and maintained in an on the areas indicated on the plat as "easement", sewer and other pipe line conduits, poles and wires and any other method of construction or performing any public or quasi-public utility function above or beneath the surface of the ground, with the right of access at any time to the same for the purposes of repair and maintenance.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood, and no building shall be erected upon any of the lots in this subdivision which is designed or utilized to house poultry, cows, horses, pigs, or other animals, nor shall any such poultry, cows, horses, pigs, rabbits or other livestock be kept or maintained upon the premises.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be erected for use on any lot at any time as a residence, either temporarily or permanently.

10. On each single family residential plot, nor fence shall be erected on any lot forward of the main structure, except of any ornamental nature or character not exceeding 36" in height, nor in the rear of more than 6' in height.

11. These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the lots has been recorded, agreeing to a change of said covenants in whole or in part.

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Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

SIGNED:

R. V. Hutchinson

Alta Hutchinson

STATE OF Oklahoma
County of Washington

Before me, F. Earl Harper, a Notary Public, in and for said County and State, on this 2nd day of June, 1970, personally appeared, R. V. Hutchinson and Alta Hutchinson, husband and wife

to me known to be the identical persons who executed the within and foregoing instrument and acknowledge to me

that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

My commission expires January 27th, 1972

[Signature]
Notary Public

STATE OF OKLAHOMA }
Washington County } SS
This Instrument was filed for record

JUN 10 1970

at 8:30 o'clock A
LOUIS GEORGE KOUNTOUPIIS, County Clerk
Michael
[Signature] Deputy

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