

RESTRICTIONS FOR MEADOWLARK ACRES

That Gorman Inc., an Oklahoma corporation, does hereby certify that it is the owner of and the only corporation or corporations, person or persons, who have any right, title or interest in the land included and embraced in Meadowlark Acres, now platted into lots, blocks, streets and easements as shown on the plat of Meadowlark Acres, recorded in Plat Envelope 358 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, does hereby impose the following restrictions and reservations on all of said Meadowlark Acres, 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 Meadowlark Acres 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. 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) percent of lot width at the front building line from any side line of the building plot.
5. Any residence erected upon any plot that abuts more than one street shall have a presentable frontage on each abutting street.
6. 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.
7. No trailer, basement, tent, garage, or other outbuildings shall at any time be used as a residence.
8. No building shall be moved from another location onto the addition.
9. Any residence erected in this addition shall have a minimum of 800 square feet of living area and a minimum of 1,000 square feet under roof.

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10. Fences or shrubbery shall not be erected or planted in any way that will obstruct the view of traffic on any street.

11. No bill board of 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.

12. If the owner or tenant of any lot or lots in Meadowlark Acres 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.

13. These restrictive covenants are to run with the land and shall be binding on all parties and all persons until January 1, 1991, 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.

14. Invalidiation 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.

15. Four feet wide by four inches thick concrete sidewalk shall run full width of the lot and placed adjacent to the back of curb except the width of the driveway in which it will abut.

Dated at Bartlesville, Oklahoma, this Dec. 3, 1971.

Note: These restrictive covenants are in final form and ready for recording.

GORMAN, INC.

Arthur P. Gorman
 President

by Dorothy Fanning, Secretary

STATE OF OKLAHOMA)
 COUNTY OF WASHINGTON) ss.

On this 3rd day of December, 1971, before me, a Notary Public in and for the County of Washington, State of Oklahoma, personally appeared Arthur P. Gorman, 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, 1973.

W. E. Hendrick
 Notary Public.

STATE OF OKLAHOMA }
 Washington County } SS
 This instrument was filed for record
 DEC 3 1971
 W. E. HENDRICK, County Clerk
 1140
 1/40
 o'clock

