

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS OF
WOODLAND PARK 24th ADDITION
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That the Cherokee Hills Development Company, Bartlesville, Oklahoma, Inc., does hereby certify that it is the Owner of the following described real estate located in Washington County, Oklahoma, to-wit:

SEE
attached Exhibit "A";

and embraced in Woodland Park 24th Addition, now platted in blocks, lots, streets, and easements, recorded in Plat Envelope #393, 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 purpose of providing adequate restrictive covenants for the benefit of the owners and their successors in title to the aforesaid lots, the Owner does hereby impose the following restrictions and reservations on all of the said Woodland Park 24th 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 24th 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 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 plat may have 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 75 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 on Lots 1 through 12 that shall contain less than 2,400 square feet (of usable space) and Lots 13 through 19 that shall contain less than 2,000 square feet (of usable space), exclusive of breezeways, porches, attached garages, walks, driveways, swimming pools and bath houses. Each residence shall be constructed in the main of brick, brick veneer, stone, stone veneer, or wood siding (concrete blocks not acceptable.).
5. Prior to January 1, 1996, no building shall be erected, placed or altered on any building plot in this addition until the building plans, specifications and plot plans showing the location of the building shall have been approved in writing by the Cherokee Hills Development Company, Bartlesville, Oklahoma, Inc., 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 elevation.
6. Prior to January 1, 1996, each residence constructed in this addition shall be built by a builder who shall be approved in writing by the Cherokee Hills Development Company, Bartlesville, Oklahoma, Inc.

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7. No building shall be erected on any lot nearer to the front line (than as shown on the plat) side street line interior lot lines or rear lot line than the minimum building set back as set forth in the current zoning regulations for the Bartlesville Metropolitan Area Planning Commission of the City of Bartlesville and adopted by the Board of City Commissioners of the City of Bartlesville. The variance on the front lot line having been approved by the Board of said Commissioners.
8. No building shall be erected on any lot below the elevation of 670 feet as established by the Corps of Engineers Letter dated March 4, 1968.
9. Any plot that abuts more than one street shall be deemed to front on either street abutted, and any residence erected upon such a plot in the addition shall have a presentable frontage on each abutting street.
10. The undersigned reserves the right to locate, construct, erect and maintain or cause to be located, constructed, erected and maintained in and 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 and public or quasi-public utility function at any time to the same for the purposes of repair and maintenance.
11. Owner desires that the supply of electricity throughout said Addition be provided, to the fullest extent deemed practicable, by facilities located underground rather than overhead, and for the purpose of facilitating such installation. Owner agrees to include the following provisions in the Deed of Dedication creating said plat and subdivision to-wit:
 - (a) Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
 - (b) Underground service cables to all houses which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
 - (c) The supplier of electric service through its proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
 - (d) The Owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. The company will be responsible for ordinary maintenance of underground electric facilities, but the Owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
 - (e) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood, and no building shall be erected upon any of the lots in this sub division which is

LEGAL DESCRIPTION

A part of the NW 1/4 SE 1/4, and the NE 1/4 SW 1/4, Sec. 17, T-26-N, R-13-E, Washington County, Oklahoma described as follows:

Beginning at a point which is S. 89° 50' E. 61.26 feet and N. 11° 30' 13" W. 25.53 feet of the SW Cor. of said NW 1/4 SE 1/4; thence N. 11° 30' 13" W. a distance of 158.26 feet; thence N. 89° 53' W. a distance of 48.92 feet; thence N. 19° 49' 18" E. a distance of 96.32 feet; thence N. 70° 10' 42" W. a distance of 108 feet; thence N. 19° 49' 18" E. a distance of 147.61 feet; thence N. 72° 47' E. a distance of 69.17 feet; thence N. 18° 58' 41" W. a distance of 124.99 feet; thence along a curve to the left whose radius is 709.97 feet a distance of 82.40 feet to a tangent point, and whose chord is N. 67° 41' 49" E. 82.35 feet; thence N. 64° 22' 20" E. a distance of 189.5 feet; thence along a curve to the left whose radius is 313.08 feet a distance of 109.47 feet; thence N. 44° 20' 20" E. a distance of 118.28 feet; thence N. 24° 19' W. a distance of 64.42 feet; thence S. 44° 20' 20" W. a distance of 141.72 feet; thence along a curve to the right whose radius is 253.08 feet a distance of 88.49 feet; thence S. 64° 22' 20" W. a distance of 138.96 feet; thence N. 25° 37' 40" W. a distance of 116.05 feet; thence N. 65° 16' E. a distance of 161.9 feet; thence N. 44° 20' 21" E. a distance of 212.59 feet; thence S. 24° 19' E. along the Woodland Park 11th. Add. a distance of 186.94 feet; thence S. 38° 19' E. along the westerly line of Woodland Park 11th. Add. a distance of 327 feet; thence S. 70° 18' E. along said 11th. Add. a distance of 78.02 feet; thence S. 0° 10' 00" W. a distance of 125.18 feet; thence S. 56° 19' 23" W. a distance of 745.15 feet to the point of beginning. Containing 8.47 acres more or less.

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

EXHIBIT "A"

OCT 25 1976
at 3:20 o'clock P.
W. E. KENDRICK, County Clerk
By *M. Jester* Deputy

