

July 25, 1978

RESTRICTIONS FOR LLOYD ADDITION

That A.N.S.J., Inc., Owner of the herein described real estate ~~des~~ hereby certify that it is the owner of an only entity which has any right, title or interest in the land included and embraced in Lloyd Addition, now platted into lots, blocks, streets and easements as shown on the plat of Lloyd Addition, recorded in Plat Envelope 422 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, A.N.S.J., Inc., Owner of the herein described real estate, does hereby impose the following restrictions and reservations on all of said Lloyd 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 Lloyd Addition shall take, hold, and convey same subject to the following restrictions and reservations, to-wit:

1. Overhead pole lines for the supply of electric service may be located along Lots 1, 2, 3, 6, 7, 8 and 9.

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 service poles, as sources of supply at secondary voltages, may also be located in said easement-ways.

2. Except to houses on lots described in paragraphs (1) above, which may be served from overhead electric service lines, 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 service pole 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 definite, 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 service pole to the service entrance on said house.

3. 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.

4. 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.

5. 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.
6. 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.
7. A building site or plot may be one lot or more than one lot, but not less than 10,500 square feet, unless agreed to in writing by majority of owners.
8. 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, childrens' playhouse, swimming pool house, and garden shelter.
9. The outside foundation line of any part of any building, including porches, garages, carports, 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 plat.
10. Any residence erected upon any plot that abuts more than one street shall have a presentable frontage on each abutting street.
11. 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.
12. No trailer, basement, tent, garage, or other outbuildings shall at any time be used as a residence. Recreation vehicles, mobile homes, or equipment, may not be parked in front or in view from the street, unless sufficiently screened so as to be pleasant to the neighborhood.
13. No building shall be moved from another location onto the addition.
14. Any residence erected in this addition shall have a minimum of 1,750 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 250 pound per square or heavier grade may be used for roofing.
15. Fences or shrubbery shall not be erected or planted in any way that will obstruct the view of traffic on any street or obstruct the view of the neighborhood in front. Any front fence or wall should be attractive and pleasant to the neighborhood.
16. 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.
17. If the owner or tenant of any lot or lots in Lloyd Addition should violate any of the restrictive covenants contained herein,

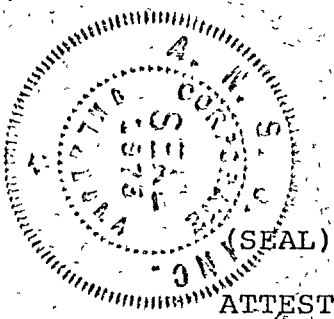
and thereafter refuse to correct the same and to abide by said restrictions, the owner of any lot or building site in the addition may institute legal proceedings to enjoin, abate and/or correct such violation or violations.

18. These restrictive covenants are to run with the land and shall be binding on all parties and all persons until January 1, 1996, 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.

19. 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.

A.N.S.J., INC.

By: Thomas Andrew Bridwell
T.A. BRIDWELL, President



ATTEST:

Susan Elaine Bridwell
SECRETARY

STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

On this 25 day of July, 1978, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared T. A. Bridwell, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument of writing 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.

Richard G. Harris
NOTARY PUBLIC

My Commission Expires:

June 22, 1981

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

JUL 3 1 1978
at... 4:40 ... clock...
BEN J. ELLSWORTH, County Clerk
Deputy

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