

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS
 OF YOUNG'S ADDITION TO BARTLESVILLE
 WASHINGTON COUNTY, OKLAHOMA

STATE OF OKLAHOMA }
 Washington County } SS
 This instrument was filed for record
 AUG 7 1980
 at 10⁰⁰ o'clock a.m.
 BEN J. ELLSWORTH, County Clerk
 By *M. Jester* Deputy

KNOW ALL MEN BY THESE PRESENTS:
 July 29, 1980

That Bobby G. Young and Patricia L. Young, do hereby certify
 that they are the owners of the following described real estate, situated
 in Washington County, Oklahoma, to-wit:

Plat ENVELOPE 10-26 13
 YOUNG'S ADDITION to Bartlesville,
 Washington County, Oklahoma

and embraced in Young's Addition, lots, streets, and easements, recorded
 in Plat Envelope 447 in the records of the Office of the Court
 Clerk of Washington County, Oklahoma.

For the purpose of providing an orderly development of all the
 lots included in the above described plat and for the purpose of providing
 adequate restrictions and restrictive covenants for the benefit of the
 owners and their successors in title to the aforesaid lots, the owners do
 hereby impose the following restrictions and reservations on all of the
 said Young's 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 Young's Addition shall take, hold, and convey the same subject to the
 following restrictions and reservations, to-wit:

1. No more than one (1) living unit shall be constructed
 on lot one (1).
2. All living units constructed on Lot One (1) shall have
 no less than 3,000 square feet of living area and shall be
 constructed with brick or brick veneer or stone or stone
 veneer.
3. Ingress and Egress to all lots within Young's Addition
 shall be from a single point on Tuxedo Blvd. The city of
 Bartlesville is hereby declared to be a party to this
 covenant.
4. These covenants are to run with the land and shall be
 binding upon all parties for a period of 20 years from
 the date of these covenants are recorded, after which time,
 said covenants shall be automatically extended for successive
 period of 10 years until an instrument signed by the majority
 of the then owners of the lots has been recorded agreeing to
 a change in said covenants in whole or in part. Said instru-
 ment in regard to Item #3 above, must have the prior written
 approval of the City of Bartlesville, Oklahoma. 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 said violation or to recover damages.

Invalidation of any of these covenants by judgment of Court
 Order shall in no way affect any of the other provisions,
 which shall remain in full force and effect.

Bobby G. Young
 BOBBY G. YOUNG
Patricia L. Young
 PATRICIA L. YOUNG

State of Oklahoma, :
 : ss.
 Washington County, :

Before me, the undersigned, a Notary Public, in and for said County and State
 on this 30th day of July, 1980, personally appeared Bobby G. Young and Patricia L.
 Young, to me 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. My commission expires October
 17, 1981. *Susan Richardson*
 notary public

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