

STATE OF OKLAHOMA
Washington County
This instrument recorded for record

JUN 24 1980

ABSTRACT OF DECLARATION OF RESTRICTIONS

320
J. E. REAVES
Deputy

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, THE REAL PROPERTY HEREINAFTER DESCRIBED HAS HERETOFORE BEEN SURVEYED AND PLATTED AS A RESIDENTIAL SUB-DIVISION UNDER THE NAME OF WEST RANCH ACRES 3RD ADDITION, IN WASHINGTON COUNTY, OKLAHOMA, AND AS SUCH HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AS SHOWN BY THE PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THIRTEEN (13) EAST, WASHINGTON COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NE/4 SW/4, THENCE SOUTH 89° 58' EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 66.0 FEET TO A TRUE POINT OF BEGINNING; THENCE NORTH 0° 03' WEST AND PARALLEL TO THE WEST LINE OF SAID NE/4 SW/4 A DISTANCE OF 1320.0 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89° 58' EAST ALONG SAID NORTH LINE A DISTANCE OF 660.0 FEET; THENCE SOUTH 0° 03' EAST A DISTANCE OF 590.0 FEET; THENCE NORTH 89° 58' WEST A DISTANCE OF 190.0 FEET, THENCE SOUTH 0° 03' EAST A DISTANCE OF 550.0 FEET, THENCE SOUTH 89° 58' EAST A DISTANCE OF 56.0 FEET; THENCE SOUTH 0° 03' EAST A DISTANCE OF 180.0 FEET TO THE SOUTH LINE OF SAID NE/4 SW/4; THENCE NORTH 89° 58' WEST ALONG SAID SOUTH LINE A DISTANCE OF 526.0 FEET, TO THE POINT OF BEGINNING;

NOW, THEREFORE, THE UNDERSIGNED, HOPPOCK DEVELOPERS, INCORPORATED, THE OWNER OF ALL OF SAID LAND, IN ORDER TO ASSURE THE PROPER USE OF SAID REAL PROPERTY, DOES HEREBY IMPRESS UPON AND ATTACH TO SAID LANDS THE FOLLOWING RESTRICTIONS, CONDITIONS, AND COVENANTS, TO-WIT:

1.

No LOT SHALL BE USED EXCEPT FOR RESIDENCE PURPOSES.
No BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED ONE STORY IN HEIGHT, AND A PRIVATE GARAGE.
No HOUSE, GARAGE OR OTHER BUILDING SHALL BE MOVED INTO THIS SUBDIVISION.

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II.

NO RESIDENCE SHALL BE CONSTRUCTED UPON ANY OF THE LOTS THAT SHALL CONTAIN LESS THAN 1,400 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 AREAS APPROVED IN WRITING BY HOPPOCK DEVELOPERS, INCORPORATED; AND PROVIDED FURTHER, THAT IN THE EVENT THE OWNER OF ANY LOT DESIRES TO BUILD A SPLIT LEVEL OR TWO-STORY HOUSE OR TO USE MORE WOOD SIDING IN THE CONSTRUCTION THEREOF THAT SET OUT IN THESE RESTRICTIONS, SUCH OWNER MUST OBTAIN APPROVAL IN WRITING FROM HOPPOCK DEVELOPERS, INCORPORATED, UPON SUBMISSION OF BUILDING PLANS, SPECIFICATIONS AND LOT PLANS, IN ORDER THAT SAID HOUSE SHALL CONFORM AND HARMONIZE IN DESIGN AND MATERIALS WITH OTHER STRUCTURES IN THIS ADDITION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION.

III.

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. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THIRTY (30) FEET TO THE FRONT LOT LINE OR NEARER THAN TEN (10) FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN TEN (10) FEET TO AN INTERIOR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN TWENTY-FIVE (25) FEET TO THE REAR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING; PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

IV.

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

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"EASEMENT", SEWER AND OTHER PIPE LINE CONDUITS, POLES AND WIRES AND ANY OTHER METHOD OF CONSTRUCTING 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 PURPOSE OF REPAIR AND MAINTENANCE.

V.

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, SUCH BUILDING IS DESIGNATED OR UTILIZED TO HOUSE POULTRY, COWS, HORSES, RABBITS OR OTHER ANIMALS, NOR SHALL ANY SUCH POULTRY, COWS, HORSES, PIGS, RABBITS OR OTHER LIVESTOCK BE KEPT OR MAINTAINED UPON THE PREMISES.

VI.

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.

VII.

NO BILLBOARDS OR ADVERTISING SIGNS OR STRUCTURE SHALL BE ERECTED OR MAINTAINED UPON ANY LOT IN SAID SUBDIVISION EXCEPT ONLY A "FOR RENT" OR "FOR SALE" SIGN, OF WHICH ONE SIGN, NOT EXCEEDING 20" X 30" MAY BE PLACED UPON ANY LOT OR STRUCTURE LOCATED THEREON.

VIII.

NO GARAGE OR OTHER BUILDING ERECTED WITHIN THE SAID SUBDIVISION SHALL BE USED FOR RESIDENTIAL PURPOSES OTHER THAN FOR SUCH USE BY SERVANTS OF THE OCCUPANTS OF THE PRINCIPAL DWELLING ON SAID LOT.

IX.

NO SEPTIC TANK OR SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED ON ANY LOT OR TRACT IN SAID SUBDIVISION UNLESS THE SAME BE IN SUBSTANTIAL COMPLIANCE WITH THE SPECIFICATIONS OF THE BUREAU OF ENVIRONMENTAL SANITATION OF THE OKLAHOMA STATE SANITATION DEPARTMENT.

X.

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-FIVE (25) 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 CHANGE SAID COVENANTS IN WHOLE OR IN PART.

ENFORCEMENT SHALL BE BY PROCEEDINGS 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.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED OWNERS OF THE HEREINABOVE DESCRIBED REAL PROPERTY, HAVE HERETO SET OUR HANDS AS OF THIS 11 DAY OF Feb., 1960.

HOPPOCK DEVELOPERS, INCORPORATED

BY: M.L. Hoppock
PRESIDENT

ATTEST:
[Signature]
SECRETARY
(CORPORATE SEAL)

STATE OF OKLAHOMA)
) SS:
COUNTY OF WASHINGTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 12nd DAY OF February, 1960, PERSONALLY APPEARED M. L. HOPPOCK, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE 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 SUCH 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:

June 25, 1962

Elizabeth A. Pickett
NOTARY PUBLIC

AMENDED RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, HOPPOCK DEVELOPERS, INC. DID ON THE
14TH DAY OF JUNE, 1960 FILE IN THE OFFICE OF THE
COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA THE RESTRICTIONS
OF WEST RANCH ACRES 3RD ADDITION, WASHINGTON COUNTY, OKLAHOMA,
THE SAME BEING RECORDED IN BOOK 395 AT PAGE 592 IN THE
OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA;

AND, WHEREAS, PARAGRAPH I OF THE RESTRICTIONS OF WEST
RANCH ACRES 3RD ADDITION, WASHINGTON COUNTY, OKLAHOMA PROVIDE:

"NO LOT SHALL BE USED EXCEPT FOR RESIDENCE
PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED,
PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER
THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO
EXCEED ONE STORY IN HEIGHT, AND A PRIVATE GARAGE.
NO HOUSE, GARAGE OR OTHER BUILDING SHALL BE MOVED
INTO THIS SUBDIVISION."

AND, WHEREAS, ALL OF THE OWNERS OF LOTS IN WEST RANCH
ACRES 3RD ADDITION, WASHINGTON COUNTY, OKLAHOMA DESIRE TO AMEND
SAID PARAGRAPH I OF THE RESTRICTIONS AS FILED IN THE OFFICE OF
THE COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA TO READ AS
FOLLOWS:

"ALL LOTS IN WEST RANCH ACRES 3RD ADDITION,
WASHINGTON COUNTY, OKLAHOMA SHALL BE USED FOR
RESIDENCE PURPOSES. NO BUILDING SHALL BE ERECTED,
ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT
OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING,
AND A PRIVATE GARAGE. NO HOUSE, GARAGE OR OTHER
BUILDING SHALL BE MOVED INTO THIS SUBDIVISION.
A BUILDING SITE OR PLOT SHALL CONSIST OF A TRACT
OF LAND NOT LESS THAN 80 FEET FRONTING THE FRONT
LOT LINE AS SHOWN BY THE PLAT FILED HEREIN."

NOV 29 1960
1130
SECRETARY
[Signature]

NOW, THEREFORE, THE UNDERSIGNED, BEING ALL OF THE OWNERS
OF LOTS AND TRACTS OF LAND IN WEST RANCH ACRES 3RD ADDITION TO
WASHINGTON COUNTY, OKLAHOMA, DO HEREBY AGREE THAT THE ABSTRACT
OF DECLARATION OF RESTRICTIONS BE AMENDED TO READ AS FOLLOWS:

"ALL LOTS IN WEST RANCH ACRES 3RD ADDITION,
WASHINGTON COUNTY, OKLAHOMA SHALL BE USED FOR
RESIDENCE PURPOSES. NO BUILDING SHALL BE ERECTED,
ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT
OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING,
AND A PRIVATE GARAGE. NO HOUSE, GARAGE OR OTHER
BUILDING SHALL BE MOVED INTO THIS SUBDIVISION.
A BUILDING SITE OR PLOT SHALL CONSIST OF A TRACT
OF LAND NOT LESS THAN 80 FEET FRONTING THE FRONT
LOT LINE AS SHOWN BY THE PLAT FILED HEREIN."

THAT ALL OTHER RESTRICTIONS PERTAINING TO WEST RANCH ACRES 3RD ADDITION, WASHINGTON COUNTY, OKLAHOMA, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS OF WEST RANCH ACRES 3RD ADDITION, WASHINGTON COUNTY, OKLAHOMA, HAVE SET THEIR HANDS AND SEALS THIS 23 DAY OF November, 1960.

ATTEST: [Signature]
SECRETARY

HOPPOCK DEVELOPERS, INC.
BY: [Signature]
PRESIDENT

[Signature]
[Signature]
[Signature]
[Signature]

STATE OF OKLAHOMA)
) ss:
COUNTY OF WASHINGTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 23 DAY OF November, 1960, PERSONALLY APPEARED [Signature], TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE 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 SUCH 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:
June 25 1962

[Signature]
NOTARY PUBLIC

BOOK 402 PAGE 2492

STATE OF OKLAHOMA)
COUNTY OF WASHINGTON) ss:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 23 DAY OF November, 1960, PERSONALLY APPEARED

Jack E. Keeley Mildred M. Keeley
W. S. Melton Mildred E. Melton

TO ME KNOWN 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.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL
MY COMMISSION EXPIRES:
June 25, 1962

Elizabeth A. Pickett
NOTARY PUBLIC