

31655

STATE OF OKLAHOMA
 Washington County
 This instrument was filed for record

OWNERS CERTIFICATE AND RESTRICTIONS
 OF WAYSIDE HEIGHTS, ~~EXHIBIT~~ ADDITION,
 IN WASHINGTON COUNTY, STATE OF
 OKLAHOMA

FEB 3 1965
 at 1:45 o'clock P
 PAUL STUMPEF, County Clerk
Paul Stumpef

A part of the North Half of the South
 Half of the Northwest Quarter of the
 Southeast Quarter of Section 20, in Town-
 ship 26 North, of Range 13 East of the
 Indian Meridian, described as follows:--

Beginning at the Northeast corner of said N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$,
 thence West along the North line of said 10 Acre tract,
 a distance of 1020 feet, thence South a distance of
 329.88 feet, thence East along the South line of said
 10 Acre tract, a distance of 871 feet, thence North 140
 feet, thence East 149 feet to the East line of said 10
 Acre tract, thence North along said East line, a distance
 of 189.88 feet to the Point of Beginning.

KNOW ALL MEN BY THESE PRESENTS:

That Rolling Meadows Development Company does hereby certify that it
 is the owner of the land included and embraced in WAYSIDE HEIGHTS,
~~EXHIBIT~~ ADDITION, now platted into lots, blocks, streets and easements
 as shown on the plat of WAYSIDE HEIGHTS, ~~EXHIBIT~~ ADDITION, to be found
 filed in plat envelope No. 325, of the records of Washington
 County, State of Oklahoma.

For the purpose of providing an orderly development of all of
 the lots and blocks included in the above described plat, and for the
 further purpose of providing adequate restrictive covenants for the
 benefit of these owners, and their successors in title to the afore-
 said lands, the said Rolling Meadows Development Company does hereby
 impose the following restrictions and reservations upon user of all
 of the lands in WAYSIDE HEIGHTS, ~~EXHIBIT~~ ADDITION, to which it shall
 be incumbent upon their successors in title to adhere, and any per-
 son or persons, firm or firms, corporation or corporations hereafter
 becoming the owner or owners, either directly or through any subse-
 quent transfer or conveyance, or in any manner whatsoever, of any
 of the lands included within the said WAYSIDE HEIGHTS, ~~EXHIBIT~~ ADDITION,
 shall take, hold, and convey the same subject to the following re-
 strictions and reservations, to-wit:

1. All lots in the tract shall be known, described and used
 solely as residential lots, and no residence or other structure shall
 be used either in whole or in part as a professional office, or shop,
 school, studio or for the conduct of any business or trade.

2. A building site or plot may be any one lot, or part or por-
 tion thereof, or more than one lot, but in no event shall the front
 footage thereof be less than 70 feet.

3. No structure shall be erected, placed or permitted to remain on any building plot other than one single family residence building, and buildings appurtenant thereto, such as garage, servant's quarters, children's playhouse or garden shelter.

4. Prior to January 1, 1970, no building shall be erected, placed or altered on any lot in the tract unless and until the builder or builders thereof, together with the building plans, specifications and plot plan applicable, showing the location of such buildings, have been approved in writing by the undersigned, or their heirs as to conformity and harmony of external design and materials with other structures in WAYSIDE HEIGHTS, ~~XXXXX~~ ADDITION, and as to location of the said building with respect to topography and finished ground elevation.

5. No trailer, basement, tent, garage or other outbuilding or structure of any kind shall at any time be used as a residence.

6. All cows, horses, goats, sheep, ponies, mules, hogs, pigs, chickens or other fowl, are hereby prohibited and restricted and excluded from the use of any part or portion of WAYSIDE HEIGHTS, ~~XXXXX~~ ADDITION.

7. The outside foundation line of any part of any building, including porches, garages, car-ports, bay windows, chimneys, and the like, shall be located not less than 25 feet minimum distance from the front street line, and at least 15 feet from any sidestreet line, and at least 5 feet from any sideline of the applicable lot.

8. No building shall be moved from another location onto WAYSIDE HEIGHTS, ~~XXXXX~~ ADDITION.

9. Any dwelling erected in WAYSIDE HEIGHTS, ~~XXXXX~~ ADDITION, shall have a minimum of 1,100 square feet of usable floor area exclusive of breezeways, porches, attached garages, walks, driveways, patios or balconies.

10. No fence or hedge or other obstruction shall be erected that will in any way impair the view of traffic on any street.

11. No billboard or advertising sign of any size shall be erected or maintained except for the sole purpose of advertising the sale of the lot or property upon which the sign may be placed, and such sign shall not exceed 6 square feet in face area.

12. Perpetual easements for public utility installation and maintenance are hereby reserved, where shown on the recorded plat of WAYSIDE HEIGHTS, ~~XXXXX~~ ADDITION.

13. If the owner or tenant of any lot or lots in the said tract, or any person claiming under such owner or tenant, shall violate any of the restrictive covenants contained herein, and thereafter refuse or fail to correct the same in compliance with these restrictions, the owner of any lot or building site in the addition may institute legal proceedings to enjoin or otherwise abate or correct such violations; and the owner of the lot permitting or participating in the violation

