

DECLARATION OF RESTRICTIONS OF

ROLLING MEADOWS SIXTH ADDITION, BARTLESVILLE, OKLAHOMA

Beginning at a point on a curve in the center line of SE Grandview Rd. which is 775.35' South and 136.85' East (bearing S 10°00'34" E, 787.33') from the North Quarter corner of Section 16, Township 26 North, Range 13 E.T.M., Washington County, Oklahoma, Thence N 0°02'43" E. 100.64' to the NE corner of Lot 1 Block 1; thence N 72°27'41" W. 134.30' to the North interior corner of Lot 1, Blk. 1; thence 46°00'00" W. 411.64' to the North interior corner of Lot 4, Blk. 1; thence S 35°00'00" W. 331.89' to the West corner of Lot 8, Blk. 1; thence S 71°00'15" W. 122.29' to the North corner of Lot 9, Blk. 1; thence S 0°02'43" W. 121.65' to the West corner of Lot 9, Blk. 1 and the North corner of Lot 1, Blk. 5, Rolling Meadows 2nd Addition, thence with the North line of Lot 1, Blk. 5, Rolling Meadows 2nd Addition, S 58°35'29" E. 167.96' to a point in the center line of SE Grandview Rd; ~~thence along the center line of SE Grandview Rd.~~ thence along the center line of SE Grandview Rd. N 31°24'31" E. 34.63' to the West corner of "Rolling Meadows 4th Addition", Northeasterly, 100' along a circular curve to the right having a radius of 1595.35' to its P.T.; N 35°00'00" E. 269.67', Northeasterly 200' along a circular curve to the right having a radius of 1041.74' to its P.T., N 46°00'00" E. 208.88'; and Northeasterly 88.53' along a circular curve to the right having a radius of 123.62' to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS:

That Alton B. Cook, a single man, being the owner of the Lots and tracts in said addition, does hereby certify that he has caused said tract of land above described to be surveyed and platted into lots and blocks and has dedicated streets therein, with utility easement reservations as reflected by such Plat, and has adopted and hereby adopts such Plat as the Official Plat of the above described Subdivision, under the name of "ROLLING MEADOWS SIXTH ADDITION, BARTLESVILLE, OKLAHOMA", and that he has dedicated and hereby dedicates to the Public all of the streets and public places as shown on said Plat, and that he has dedicated and hereby dedicates the easements as set out in said Plat for use for utility purposes by the owners of all of the respective lots and blocks in such addition and for use by those furnishing such utility services.

And he further certifies that, for the purpose of providing an orderly development of all of the blocks and lots and parcels of real estate included in the above described plat and for the further purpose of providing accurate restrictive covenants for the benefit of the owners, and their successors in title, to the several lots and blocks in such Addition, as reflected by the above mentioned Plat thereof, he, the owner of all of the lots and blocks in said above described Addition, as reflected by the Plat above referred to, does hereby impose and impress the following restrictions and reservations on all of ROLLING MEADOWS SIXTH ADDITION, BARTLESVILLE, OKLAHOMA, all of which shall be binding upon him, and upon his successors in interest and upon any and all future owners of the respective lots, plots, tracts and blocks in such Addition, and all persons, firms, or corporations holding under him, or them or any of them, and any future conveyance of any lot, plot, tract or block in such Addition shall be and hereby is made subject to such restrictions and reservations, namely:

1. No lot, or any building site created out of portions or combinations of parts of lots in said Subdivision, shall, within a period of thirty years from January 1, 1968, be used for any purpose except for one-family residence purposes; and only one-family residence, with garage for not more than three cars, and with servants' quarters not to exceed a floor space of 300 square feet, may be erected on any building lot, building site, plot or tract, provided nothing in this paragraph contained shall be construed to prevent the construction and maintenance of a private swimming pool, with appurtenant structures, either enclosed or un-enclosed.

41840

BOOK 518 PAGE 391

2. No building or structure of any kind or character shall ever be placed, erected or used for business, professional, trade, or commercial purposes on any residential lot or tract or portion of lot or tract in such Subdivision, and no noxious or offensive trade or activity or nuisance shall ever be carried on or permitted on any lot or tract in such Subdivision.

3. No building shall ever be moved from another location on to any tract or lot in such Subdivision.

4. No trailer, basement, tent, shack, garage, servants' quarters, or temporary building of any kind or character shall ever at any time be used as the principal residence, temporary or permanent, on any lot or tract in such Subdivision.

5. No animal or fowl, except domestic household pets, shall ever be permitted to be kept upon any lot or tract within such Subdivision.

6. No one-story building shall be permitted to be built on any lot, plot, or tract in such Subdivision shall contain less than 1500 square feet of usable floor space, exclusive of open porches, breezeways, and attached garages. Any dwelling of more than one-story shall have a minimum of 1000 square feet of usable floor space, exclusive of open porches, breezeways, and attached garages, on the first or ground floor. Any building site, plot or tract shall have an area of not less than 9,000 square feet.

7. Plans for each residence shall be submitted to, and approved in writing, before construction is begun, by Alton B. Cook or to anyone to whom power of approval has been delegated in writing by Alton B. Cook.

8. No building foundation or exterior wall thereof, except chimneys, shall ever be located nearer to the front lot line than 25 feet, or nearer the set back lines as shown on the Plat of said Subdivision. No fence or other obstruction shall be constructed nearer to the front lot line than 25 feet or the front set back line shown on the Plat of said Subdivision. If the City of Bartlesville building code requires a greater distance of set back from the side lot line than 8 feet, the Code will take precedent.

9. No billboard or advertising sign shall be erected, placed or maintained on any lot in such Subdivision, except for the sole purpose of advertising the sale of such lot, plot or tract, and any such "for sale" sign shall not exceed 6 feet square in size.

10. Easements for utilities purposes, with the right to install and maintain lines, poles, and other necessary installations for such purposes are hereby reserved along the rear of certain lots and along the side of certain lots, as designated on the Plat of said Subdivision above referred to, together with the right of such ingress, egress and regress for the use and maintenance of such utility installations. In event two or more of said lots or parts of two or more of said lots shall be utilized as one one-family residential area, any easement extended along the side lot lines of any such lot or lots or parts thereof may be vacated, moved, or re-located by an instrument properly executed and acknowledged by the owners of such lot or lots or parts of lots and any other adjacent owner affected thereby, by the execution and recording of a proper instrument designating such vacation or change, and the recording thereof in the office of the County Clerk of Washington County, Oklahoma.

11. All or any part of ROLLING MEADOWS SIXTH ADDITION, BARTLESVILLE, OKLAHOMA, may be platted or re-platted, including the realignment of streets and easements, provided there is an approval in writing of all of the then owners of such lots or parts of said Subdivision as may be affected by such platting or re-platting.

BOOK 518 PAGE 392

12. Each and all of the restrictions herein set out shall be binding upon the parties hereto and the purchasers or future owner of any lot, plot or tract in such Subdivision, and upon its, his, or their heirs, executors, administrators, devisees, trustees, successors and assigns, and each such restriction shall continue and remain in force until the first day of January, 1998, at which time such restrictions shall be automatically extended for successive periods of ten years each, unless by vote of the majority of the then owners in area of the several lots, plots, or tracts in such platted Subdivision, it is agreed to change, modify or abolish such restrictions or any of them, in whole or in part; provided, however, that any individual restriction or restrictions above set out may be changed or modified at any time hereafter, either during the original term or any extended term of such restrictions, by written agreement signed by the owners of not less than three fourths by area of the lots, plots and tracts in such Subdivision.

13. Invalidation of any one or more of these restrictions, by a judgment of a Court of competent jurisdiction, shall in no wise affect any of the other restrictive covenants above set forth, and each and all of such remaining covenants and restrictions shall remain in full force and effect.

14. The restrictions and covenants herein contained shall be annexed to and run with the land, and the undersigned, and any future purchaser or owner of any portion of such Subdivision, shall have the right to enforce each such restriction and covenant in any Court of competent jurisdiction, either by suit or by injunction to prevent the violation of any such restriction or restrictions or covenant or covenants, or for recovery of damage for the breach thereof.

15. Lots 1 through 8, ROLLING MEADOWS SIXTH ADDITION, are adjacent to a lake area owned by the Lake Corporation. Lake Corporation is owned by residential lot owners directly adjacent to the lake area, each lot owner having one share of stock in the Corporation. The shareholders have certain privileges to use the lake area and also obligations to the lake operation, subject to change at any time by a majority vote of the stock owners.

IN WITNESS WHEREOF, the undersigned has executed this instrument of the 8 day of September, 1967.

Alton B. Cook

Alton B. Cook

STATE OF OKLAHOMA }
Washington County } ss

ACKNOWLEDGMENT

This instrument was filed for records

SEP 8 1967

STATE OF OKLAHOMA :
WASHINGTON COUNTY : ss

at 3 o'clock P.M. on SEP 8 1967
PAUL STUMPF, County Clerk
by Paul Stumpf Deputy

Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of September, 1967, personally appeared Alton B. Cook, a single man, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his 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

[Signature]
Notary Public

My Commission expires Jan 27, 1968

BOOK 512 PAGE 393