

June 22, 1976

RESTRICTIONS FOR COLONIAL ESTATES SECOND ADDITION

That Gerald L. Coast, Jan R. Woods trustee for Kay Ann Woods, Carolyne K. Gorman trustee for Thomas Arthur Gorman and trustee for John Simpson Gorman, partners doing business as Colonial Estates Second Addition and owners of the herein described real estate less that part shown as Lot 1 and 2, and that James E. Webb and Jane P. Webb, owners of part of the herein described real estate shown as Lot 1 and 2, and all a part of the S.W. 1/4 of Section 29, T-26-N, R-13-E, Washington County, Oklahoma, do hereby certify that they are the owners of the only persons, who have any right, title or interest in the land included and embriced in Colonial Estates Second Addition, now platted into lots, blocks, streets and easements as shown on the plat of Colonial Estates Second Addition, recorded in Plat Envelope 389 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 owners and their successors in title to the aforesaid lots, Gerald L. Coast, Jan R. Woods trustee for Kay Ann Woods, Carolyne K. Gorman trustee for Thomas Arthur Gorman and trustee for John Simpson Gorman, partners doing business as Colonial Estates Second Addition, and owners of the herein described real estate less that part shown as Lot 1 and 2, and that James E. Webb and Jane P. Webb, owners of part of the herein described real estate shown as Lot 1 and 2, and all a part of the S.W. 1/4 of Section 29, T-26-N, R-13-E, Washington County, Oklahoma, does hereby impose the following restrictions and reservations on all of said Colonial Estates Second 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 Colonial Estates Second Addition shall take, hold, and convey same subject to the following restrictions and reservations, to wit:

1. 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.
2. A building site or plot may be one lot or more than one lot, but not less than 12,000 square feet, unless agreed to in writing by majority of owners.
3. 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.
4. The outside foundation line of any part of any building, including porches, garages, car ports, 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 plot.
5. Any residence erected upon any plot that abuts more than one street shall have a presentable frontage on each abutting street.

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6. 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.

7. 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. Short duration of seven days, would be allowable.

8. No building shall be moved from another location onto the addition.

9. Any residence erected in this addition shall have a minimum of 1,800 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 300 pound per square or heavier grade may be used for roofing.

10. 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.

11. 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.

12. If the owner or tenant of any lot or lots in Colonial Estates Second 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.

13. 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.

14. 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.

In witness whereof we have hereunto set our hands this 22nd day of June 1976.

Gerald L. Coast
Gerald L. Coast

James E. Webb
James E. Webb

Jan R. Woods
Jan R. Woods TRUSTEE

Jane P. Webb
Jane P. Webb

Carolyn K. Gorman
Carolyn K. Gorman TRUSTEE
Partners dba Colonial Estates Second Addition

STATE OF OKLAHOMA
COUNTY OF WASHINGTON

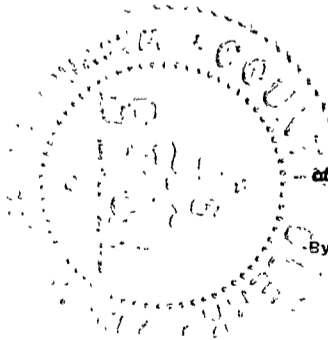
Before me, the undersigned, a notary public in and for said County and State on this 22nd day of June, 1976, personally appeared Gerald L. Coast, Jan R. Woods, Carolyn K. Gorman, James E. Webb and Jane P. Webb, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth.

My commission expires:

September 24, 1979

Joselyn Janning
seal

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



JUN 25 1976
at 12:40 o'clock P
W. E. KENDRICK, County Clerk
By m. Deat Deputy



Colonial Estates Inc.
1700 W. 2nd Drawer C
Bartlesville, Oklahoma
74003

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