

MOUNDVIEW ADDITION

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That RAYMOND LUCAS and JOSIE LUCAS, do hereby certify that they are the owners of the following described real estate located in Washington County, Oklahoma, to-wit:

SEE ATTACHED EXHIBIT

For the purpose of providing an orderly development of all the land included in the above described tract and for the purpose of providing adequate restrictive covenants for the benefit of the owners and their successors in title to the aforesaid land, the owners do hereby impose the following restrictions and reservations on all of the said real estate to which it shall be incumbent upon their 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 of in any manner whatsoever of any portion of said real estate, shall take, hold and convey the same subject to the following restrictions and reservations, to-wit:

1. All land shall be used exclusively for residential purposes, including mobile homes. Any exception or exceptions must be agreed upon by the owners of a majority of the acreage above described.
2. No structure shall be erected, placed or permitted to remain on Lots 1 through 72, other than one residence or one mobile home and buildings appurtenant thereto, such as a garage, servant's quarters, children's play house, swimming pool and bath house, and garden shelter. A structure for horses or calves may be erected providing said shelter conforms and harmonizes in design and materials with other structures in this area. Lots 73 through 83 may be replatted by the owners into smaller lots; however, no replat if Lots 73 through 83 shall contain lots less than 15,000 square feet. The identical restriction shall apply to Lots 73 through 83 or any replat thereof.
3. Dogs, cats, horses and cattle may be kept on the premises. Owners will be required to see that their animals do not create a nuisance situation. In the event the owners of a majority of the property sign a petition maintaining an owner's animal is creating a nuisance, owner will be required to remove said animal or animals from property.
4. No building shall be erected on any tract less than 30 feet to the front property line, 10 feet to side property line and interior property lines or rear of property line.
5. The developers shall, at their own expense, install streets shown on the Plat of Moundview Addition, which streets shall meet County Specifications and which shall be dedicated to Washington County.

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BOOK 751 PAGE 526

- 6. 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 (20) 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 the majority of the then owners of the property above described has been recorded, agreeing to a change in said covenants in whole or in part.
- 7. Newly constructed homes must have a minimum of 1,000 square feet of usable space, exclusive of breezeways, porches, attached garages, walks, driveways, swimming pools and bath houses. Mobile homes shall be at least 12' x 60', and shall be fully skirted within twelve (12) months after being placed in the subdivision.

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.

Raymond Lucas
Raymond Lucas

Josie Lucas
Josie Lucas

STATE OF OKLAHOMA)

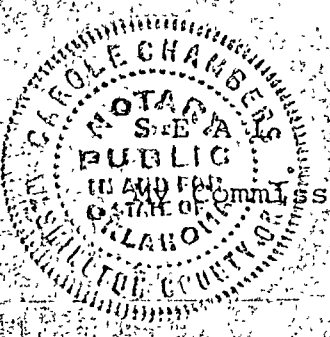
) ss:

WASHINGTON COUNTY)

On this 22 day of December, 1980, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RAYMOND LUCAS and JOSIE LUCAS, husband and wife, to me known to be the identical persons who signed 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.

Given under my hand and seal the day and year last above written.

Barok Chamber
Notary Public



Commission Expires: 2/17/84

"EXHIBIT"

A part of Section 18, T24N, R13E, Washington County, Oklahoma described as follows:

Beginning at a point which is N 89° 49' E 1093.7' from the NW Corner of said Section 18 on the North section line and the East right-of-way line of the AT & SF Railroad right-of-way; thence N 89° 49' E 1973.17 feet; thence S 3,299.12 feet; thence N 89° 49' 49" W 1,025.87 feet to the East right-of-way line of the AT & SF Railroad; thence N 16° 03' 50" W 3,423.44 feet to the point of beginning. Containing 113.43 acres more or less

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

DEC 22 1980

at 2:25 o'clock P M
BEN J. ELLSWORTH, County Clerk
By *[Signature]* Deputy

BOOK 751 PAGE 528