

RESTRICTIVE COVENANTS
MFB Addition
Washington County, Oklahoma

1. These restrictive covenants are to run with the land and shall be binding upon all parties and all persons owning or claiming interest in said land or any part thereof, until November 2, 1992, at which time the same shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the tracts, it is agreed to change the same in whole or in part.
2.
 - A. Only single family dwellings, newly constructed on the premises are permitted.
 - B. Minimum habitable area of dwelling, exclusive of garage, carport, porches and patio, to be 2000 sq. ft. area to be calculated on outside dimensions of framing members of exterior walls.
3. House trailers, tents, and portable buildings are not permitted, except when used in conjunction with planning and/or construction of a residence. Maximum elapsed time in place for such facilities to be six (6) months, except that small storage buildings that normally house lawn and garden tools are permitted.
4. Dwelling exteriors must be completed, including painting, when viewed from any direction, within one (1) year from the date of start of construction. A minimum of fifty (50) percent of the dwelling exterior walls must be brick or sandstone.
5. Minimum setback of dwelling from street right-of-way lines and rear property lines is to be 20 feet. Ten feet clearance from adjacent property lines shall be minimum, measurements to be taken from exterior finished walls.
6.
 - A. Sanitary disposal installations are to conform to Washington County and State Board of Health requirements, as a minimum.
 - B. Minimum septic tank capacity of 1,000 gallons.
 - C. All kitchens to be equipped with electric garbage disposal units.

IN WITNESS WHEREOF, the owners and proprietors of said subdivision have hereby approved said Restrictive Covenants and Plat and hereunto set their signatures this 3rd day of November, 1982.

Janet R. Maloney Joanne R. Bennett Jeanne R. Froeb
Janet R. Maloney Joanne R. Bennett Jeanne R. Froeb

STATE OF OKLAHOMA s.s.
COUNTY OF WASHINGTON

Before me the undersigned, a notary public in and for said Washington County and State on this 3rd day of November, 1982, personally appeared Janet R. Maloney, Joanne R. Bennett, and Jeanne R. Froeb, to me known to be the identical persons who executed the with 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: 12-15-84

Glenda R. Croff

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