

OWNER'S CERTIFICATE, DEED OF DEDICATION AND RESTRICTIVE COVENANTS
CLARK RIDGE

KNOW ALL MEN BY THESE PRESENTS: That RONALD G. CLARK, PRESIDENT, MANAGER 3C LAND COMPANY, LLC, of Washington County, Oklahoma, being the owners of the real estate as is more particularly shown and described on this plat do hereby guarantee a clear title to said land, except as shown in the bonded abstractors certificate.

We further certify that we have caused the same to be surveyed into Lots, Blocks, Streets, and Easements in conformity to the plat which we hereby adopted as the plat of the described land under the name of CLARK RIDGE, an addition to the County of Washington, State of Oklahoma, and do hereby dedicate all streets, and easements shown upon said plat for public use.

We, the undersigned, being desirous of establishing a uniform system of development of said property and of preserving the character thereof as a residential addition do hereby declare and establish the following restrictions, conditions, and protective covenants which shall be and are hereby made for the use and benefit of each and every person acquiring the title to or any interest in any of said property and any person accepting conveyance thereof, either directly from us or remotely from any of our grantees, shall take the same subject to such conditions, restrictions and protective covenants, and by accepting such covenants shall be deemed to have assented thereto, and shall be entitled to all the benefits and to have assumed all the responsibilities, to-wit:

1. These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2019, and same shall be automatically extended for successive periods of ten years, unless by vote of a majority of then property owners, it is agreed to change same in whole or in part.
2. The premises are conveyed and shall be used exclusively for residential purposes, consisting of one (1) detached single family residence with an attached no less than twenty five (25) foot car garage per lot. No residence shall be erected in which the enclosed living areas is less than fifteen (15) hundred square feet in a single story structure, and no less than twelve (12) hundred square feet on the ground floor level in any structure of one and one half story or more, exclusive of porches and garage.
3. All construction of any structure placed on the tracts herein conveyed must be of good workman like manner and all wood exterior shall be kept stained or painted and no metal or rolled roofing shall be permitted. The exterior construction of each residence must be a minimum of thirty (30) percent masonry.
4. There shall not be built on said property any porch or projection of the house extending across the building line as designated on the plat, or within fifty (50) feet of the property line or any abutting property.
5. All sanitary arrangements must comply with local and state health laws and regulations.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or block in said addition, except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. In addition, not more than two (2) horses will be permitted per tract.
7. No pre-constructed houses, mobile homes, trailers, barn or other outbuilding erected on the tracts herein conveyed shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Barns must be of similar composition and appearance to the residence and be a minimum of five hundred (500) square feet in size to a maximum of twenty five (25) hundred square feet.

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