

402452 W 2200 Rd. RESTRICTIVE AND PROTECTIVE COVENANTS
Bartlesville, OK 74006

Ed Young Addition, (Lots 1 through 9) a part of NE/4 of the NE/4 of Section 16, TWP 26N, Range 13E, Washington County, Bartlesville, Oklahoma, see Exhibit "A", for complete legal.

The developer, desiring to establish a compatible system of development and preserve the character of the subdivision does hereby declare that all plans must be approved by said developer or his associates and establishes the following restrictions, conditions, and protective covenants, to which all properties in this addition are subject:

No structure of a temporary character may be used as a business. No mobile unit shall be moved into or be present in the development, except as a construction office or for materials and tool storage while under construction only. The following standards shall apply to all buildings in the addition.

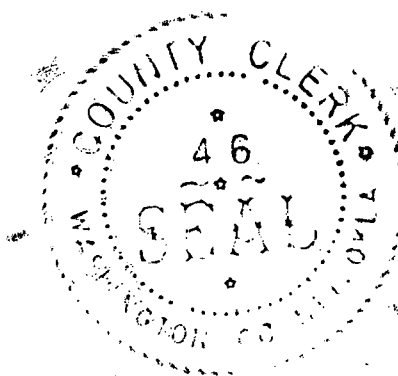
All buildings must consist of a minimum of two thousand square feet of usable area unless otherwise approved by developer.

All buildings shall have at least fifty percent (50%) of the exterior walls thereof comprised of brick, stucco, or stone, provided, however, the area of all windows and doors located in the exterior walls shall be excluded in the determination of the area of said exterior walls. In all cases, the masonry shall extend to the ground line so that the foundation shall be completely concealed. No deviation of the exterior construction materials shall be permitted, unless otherwise approved by developer.

All setbacks, building codes and restrictions imposed and required by the City of Bartlesville shall be a part of these restrictive and protective covenants.

The developer shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage or code compliance. The approval, disapproval or failure to approve any of the building plans shall not be deemed a waiver of any restrictions.

In the event the developer fails to approve or disapprove any such plans, specifications, color scheme, details and site plans submitted to it as herein required within ten (10) days of such submission, all covenants shall be deemed to be fully complied with.



Doc # 2002017132
Bk 972
Pg 216-218
DATE 05/21/02 09:43:53
Filing Fee \$17.00
Documentary Tax \$0.00
State of Oklahoma
County of WASHINGTON
WASHINGTON County Clerk
M. PARRISH, WASHINGTON

17132

DN 4 12 PM 02 16

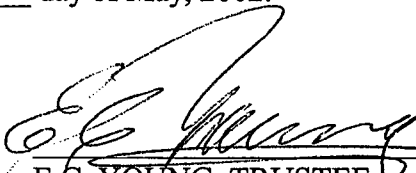
Exhibit "A"

LEGAL DESCRIPTION:

PLAT OF LAND DESCRIBED AS THAT PART OF THE NE/4 OF THE NE/4 OF SEC. 16, TWP. 26 NORTH - RNG. 13 EAST OF THE INDIAN BASE AND MERIDIAN LINES, WASHINGTON COUNTY, OKLAHOMA BEGINNING 679.4 FT. WEST AND 50 FT. SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 OF THE NE/4 A DISTANCE OF 279.4 FT.; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NE/4 OF THE NE/4 A DISTANCE OF 350 FT.; THENCE EAST AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 350 FT.; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 472 FT.; THENCE WEST AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 350 FT.; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 150 FT.; THENCE WEST AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 279.4 FT.; THENCE NORTH AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 972 FT. TO THE POINT OF BEGINNING CONTAINING 10.3 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORDS.

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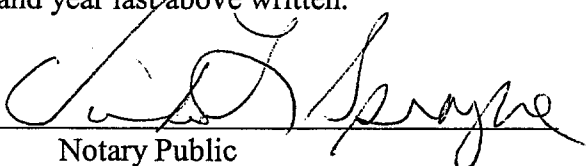
Signed and delivered this 21st day of May, 2002.


E.C. YOUNG, TRUSTEE

STATE OF OKLAHOMA)
) ss.
COUNTY OF WASHINGTON)

Before me, a Notary Public, in and for said County and State, on this 21st day of May, 2002, personally appeared E. C. YOUNG, TRUSTEE OF THE E. C. YOUNG REVOCABLE LIVING TRUST UNDER DATE OF JUNE 7, 2000, 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 purposes therein set forth.

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


Notary Public



My Commission Expires: 11-26-2003

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