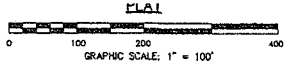


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DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: JIMMY D. ROBERTS, MEMBER/MANAGER OF BLACK DOG PROPERTIES, L.L.C., AN OKLAHOMA LIMITED LIABILITY CORPORATION, HEREIN REFERRED TO AS "OWNER" BEING THE SOLE OWNER OF FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WASHINGTON COUNTY, STATE OF OKLAHOMA, TO WIT:

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE NORTH WEST QUARTER (NW/4), SECTION TWENTY TWO (SEC. 22), TOWNSHIP TWENTY FOUR NORTH (T-24-N), RANGE THIRTEEN EAST (R-13-E) MOHAWK BASE AND MERIDIAN, WASHINGTON COUNTY, STATE OF OKLAHOMA, AND CONTAINING 39,909 ACRES MORE OR LESS.

SAND PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD. PLAT CONTAINS 30 LOTS IN BLOCK 1, AND CONTAINS 39,909 ACRES MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, AND STREETS IN CONFORMANCE WITH THE PLAT HEREBY CONTAINED, AND HAS CAUSED THE SAME TO BE NAMED "FOXFIELD II". THE OWNER HEREBY GUARANTEES TITLE TO ALL LAND COVERED BY SAID STREETS. THE OWNER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT FOR SEVERAL PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING SANITARY SEWER, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, WATER LINES, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SAID UTILITIES INCLUDING INGRESS AND EGRESS TO SAID EASEMENTS FOR THE USE OF AND FORBIDDEN OTHERWISE PROVIDED.

STREETS, RIGHTS-OF-WAY, EASEMENTS AND UTILITIES

GENERAL RIGHTS-OF-WAY AND UTILITY EASEMENTS. THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE SEVERAL PORTIONS OF SAID PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING SANITARY SEWER, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, WATER LINES, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SAID UTILITIES INCLUDING INGRESS AND EGRESS TO SAID EASEMENTS FOR THE USE OF AND FORBIDDEN OTHERWISE PROVIDED.

HOWEVER, THAT THE UNDERSIGNED OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL OF THE EASEMENT AREAS INCLUDED WITH THE PLAT, PAYMENTS OF LANDSCAPE REPAIR WITHIN RESTRICTED AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, WATER LINE, SANITARY SEWER LINE, UTILITY EASEMENTS, OR RESERVE AREAS AS A RESULT OF WATER OR SEWER LINE OR OTHER UTILITY REPAIRS DUE TO BREAKS AND FAILURES SHALL BE BORNE BY THE OWNER OF THE LOTS, NO BUILDING, STRUCTURES, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS, THAT WILL INTERFERE WITH THE ACCESS AND SHALL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENTS OR RIGHTS-OF-WAY AS SHOWN.

COVENANTS AND RESTRICTIONS

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNER, HIS SUCCESSORS AND ASSIGNS:

- A. USE OF LAND
 - 1. ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED FOR SINGLE FAMILY RESIDENCES ONLY.
- B. SINGLE FAMILY RESTRICTIONS
 - 1. REQUIRED YARDS.
 - A) NO BUILDING SHALL BE ERECTED OR MAINTAINED NEARER TO THE FRONT OR REAR LOT LINES THAN THE BUILDING SETBACK LINES SHOWN ON THE ACCOMPANYING PLAT.
 - B) ALL LOTS DESIGNATED FOR SINGLE FAMILY USE SHALL HAVE ONE SIDE YARD OF NOT LESS THAN 20 FEET AND ONE SIDE YARD OF NOT LESS THAN 8 FEET.

"FOXFIELD II"
THE N/2 OF THE S/2 OF THE NW/4 OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 13 EAST, WASHINGTON COUNTY, STATE OF OKLAHOMA
TOTAL ACREAGE: 39,909 ACRES
TOTAL LOTS: 30 LOTS

BK 1026 PG 0413

- 2. AREA OF SINGLE FAMILY DWELLINGS
 - A) DWELLING FLOOR AREA, SQUARE FEET
 - B) SINGLE FAMILY DWELLINGS TO BE A MINIMUM OF 1300 SQUARE FEET.
 - C) DWELLING SHALL BE NEW CONSTRUCTED HOUSES OR NEW DOUBLE WIDE MANUFACTURED HOMES MEETING CODE WITH PERMANENT FOUNDATION AND MASONRY (BRICK AND/OR ROCK) SKIRTING. ALL TRAILER WHEELS AND TRAILER TONGUES SHALL BE REMOVED.
- 3. NOxious ACTIVITY
 - A) NO NOxious OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANY TRASH, ASHES OR OTHER REFUSE BE THROWN, PLACED OR DUMPED ON ANY LOT, NOR SHALL ANY REFUSE OR WASTE BE PLACED ON ANY LOT, NOR SHALL ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 4. EXISTING STRUCTURE
 - A) NO SINGLEWIDE MOBILE HOMES OR PREVIOUSLY USED HOMES OF ANY KIND MAY BE MOVED ONTO OR PLACED ON ANY LOT.
 - B) NEWLY CONSTRUCTED BARNS AND OUTBUILDINGS WILL BE ALLOWED.
- 5. TEMPORARY STRUCTURE
 - A) NO TRAILER, TENT, SHACK, GARAGE, BARN OR OUTBUILDING SHALL BE AT ANY TIME USED FOR HUMAN HABITATION, TEMPORARY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED FOR HUMAN HABITATION.
- 6. VEHICLE STORAGE AND PARKING
 - A) NO OPERATIVE VEHICLE SHALL BE STORED ON ANY LOT AND NO TRAILER, MOTOR HOME, OR OTHER VEHICLE OR TRAILER SHALL BE STORED ON ANY LOT, NOR SHALL ANY VEHICLE OR TRAILER BE STORED OR LOCATED PARKED OR STORED WITHIN A FRONT YARD FOR LONG PERIODS OF TIME PROVIDED NOTHING HEREIN SHALL PROHIBIT THE PARKING OF CUSTOMARY PASSENGER VEHICLES ON THE SURFACED DRIVEWAY.
- 7. SEVERABILITY
 - A) IN VALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF BY AN INSTRUMENT, THE RESTRICTIONS OR ANY PART THEREOF SHALL NOT BE ENHANCED OR AFFECTED BY THE OTHER RESTRICTIONS OR ANY PART THEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 8. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PERSONS OWNING THE LAND AND THEIR SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS REVOKED BY A MAJORITY OF THE PROPERTY OWNERS. IF ONE OF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE RESTRICTIONS, THE OTHER PARTIES HERETO, OR ANY OF THEM, OR PERSONS OWNING ANY REAL ESTATE IN SAID DEVELOPMENT OF THE ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH RESTRICTIONS AND EITHER PREVENT HIM FROM SO DOING OR REDRESS DAMAGES OR OTHER DOES FROM SUCH VIOLATION.
- 9. NO BUSINESS, TRADE OR COMMERCIAL ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT.

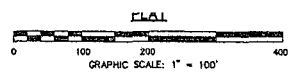
- 10. MODULAR HOMES
 - A) MODULAR HOME MAY BE PLACED IN AN AQ, AI OR R DISTRICT IN ACCORDANCE WITH OTHER PROVISIONS OF THESE REGULATIONS AND THE FOLLOWING REQUIREMENTS:
 - B) THE MODULAR HOME SHALL BE PLACED ON A PERMANENT MASONRY FOUNDATION WALL. UNDER ALL EXTERIOR WALLS ENCLOSED EXCEPT FOR NECESSARY FOUNDATION WALL ACCESS AND VENTILATION NOT TO EXCEED 10 PERCENT OF THE FOUNDATION WALL.
- 11. THE COMPLETED UNIT SHALL HAVE A WIDTH (LEAST DIMENSION) OF TWENTY (20) FEET OR OVER THE MAIN BODY OF THE UNIT MUST BE AT LEAST FORTY (40) FEET IN LENGTH. THE EXTERIOR FINISH SHALL BE OF A FLAT VARIETY, NOT CREATING EXCESSIVE REFLECTION.
- 12. ANY FENCING SHALL BE CONSISTENT WITH A RESIDENTIAL ATMOSPHERE AND OF NEW CONSTRUCTION AND SHALL NOT INTERFERE WITH ACCESS TO EASEMENTS OR RIGHTS-OF-WAY. FENCING SHALL BE OF A DURABLE MATERIAL, SUCH AS WOOD, BRICK, STONE, STUCCO OR WROUGHT IRON, A DECORATIVE MATERIAL, SUCH AS WOOD, BRICK, STONE, STUCCO OR WROUGHT IRON.
- 13. INDIVIDUAL SEWER DISPOSAL SYSTEMS ON EACH LOT MUST CONFORM TO MINIMUM DESIGN REQUIREMENTS AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED AS A RESULT OF PERCOLATION TEST.
- 14. NO MORE THAN ONE (1) LARGE ANIMAL PER ACRE SHALL BE RAISED, BREED OR KEPT ON ANY LOT. THE NUMBER OF ANIMALS SHALL BE LIMITED TO THREE (3) AND THE YOUNG OF SAID ANIMALS, PROVIDED THAT NO MORE THAN THREE (3) AND, OR KEPT ON A LEASE, NO ANIMAL SHALL BE PERMITTED ON ANY LOT, WHICH DOES NOT CONTAIN A DWELLING TO BE USED AS A RESIDENCE.
- 15. ALL LOTS IN "TOWNSHIP II" SHALL BE SUBJECT TO A LIEN FOR DUES AND ASSESSMENTS IMPOSED BY THE FOXFIELD II PROPERTY OWNERS ASSOCIATION. ANY AND ALL UNPAID DUES OR ASSESSMENTS MAY BE FORECLOSED AS AN OTHER LIEN ON REAL PROPERTY. THE LIEN SHALL ALSO INCLUDE THE COST OF ATTORNEY FEES AND COURT COSTS IF DUES AND FEES ARE NOT PAID WITHIN THIRTY (30) DAYS AFTER THEY ARE IMPOSED.

OWNER AND DEVELOPER
 JIMMY D. ROBERTS
 BLACK DOG PROPERTIES, L.L.C.
 P. O. BOX 629
 SKIATOOK, OKLAHOMA 74070
 PHONE: 918-396-4955
 FAX: 918-396-4403
 HOME: 918-396-3608

SURVEYOR
 A. B. WATSON, JR., R.L.S.
 WATSON SURVEYING CO., INC.
 401 EAST ROGERS BLVD.
 SKIATOOK, OKLAHOMA 74070
 PHONE: 918-396-3214
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ENGINEER
 RONALD G. TRACY, P.E.
 TRACY CONSULTING ENGINEERS, INC.
 P. O. BOX 52298
 TULSA, OKLAHOMA 74152-0298
 PHONE: 918-592-5601
 FAX: 918-587-5601

FINAL PLAT
FOXFIELD II
WASHINGTON COUNTY, OKLAHOMA
ISSUED: JANUARY 31, 2005



"FOXFIELD II"
THE N/2 OF THE S/2 OF THE NW/4 OF SECTION 22 TOWNSHIP 24 NORTH, RANGE 13 EAST,
WASHINGTON COUNTY, STATE OF OKLAHOMA
TOTAL ACRES: 39.909 ACRES
TOTAL LOTS: 30 LOTS

BK 1026 PG 0414

CONSENT OF OWNERS TO PLATING OF SUBDIVISION
IN WITNESS WHEREOF, BEING THE OWNER(S) IN FEE SIMPLE TITLE OF ALL REAL PROPERTY DESCRIBED ON THIS PLAT AND BEING THE DULY AUTHORIZED OFFICERS OF BLACK DOG PROPERTIES, L.L.C., AN OKLAHOMA LIMITED LIABILITY CORPORATION, DOES HEREBY CONSENT TO THE PLATING OF SAID REAL PROPERTY AS FOLLOWS:
AND HAVE EXECUTED THIS INSTRUMENT THIS 28 DAY OF January 2005

BLACK DOG, L.L.C.
OKLAHOMA LIMITED LIABILITY CORPORATION
BY Jimmy D. Roberts
JIMMY D. ROBERTS, MEMBER/MANAGER

STATE OF OKLAHOMA)
COUNTY OF OSAGE) SS.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 28th DAY OF January 2005, PERSONALLY APPEARED JIMMY D. ROBERTS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO ASSUMED THE NAME OF THE MAKER THEREOF, TO THE FOREGOING INSTRUMENT AS TO MEMBER/MANAGER AND ACKNOWLEDGED TO ME THAT THE EXCEEDING THEREIN, IN WHOLE OR IN PART, IS HIS FREE AND VOLUNTARY ACT AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Phillie A. Mastey
NOTARY PUBLIC

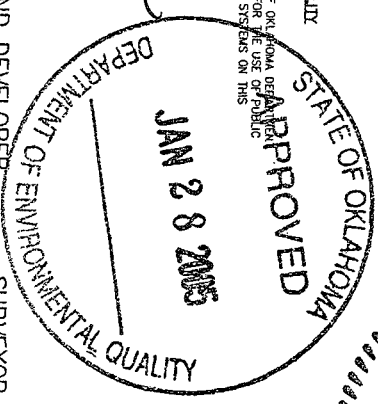
Phillie A. Mastey
NOTARY PUBLIC
A. B. WATSON, JR., R.L.S., NO. 1057
401 EAST ROGERS BLVD.,
SKIATOOK, OKLAHOMA 74070
PHONE: 918-396-3214
C.A. NO. 1058 EXP. 06-30-05

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 28th DAY OF January 2005, PERSONALLY APPEARED JIMMY D. ROBERTS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO ASSUMED THE NAME OF THE MAKER THEREOF, TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS 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.
Phillie A. Mastey
NOTARY PUBLIC

CERTIFICATION OF APPROVAL - FINAL PLAT
ACCEPTANCE OF DEDICATION BY
BOARD OF COMMISSIONERS, WASHINGTON COUNTY, STATE OF OKLAHOMA
BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WASHINGTON COUNTY, STATE OF OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF "FOXFIELD II" IS HEREBY ACCEPTED. IT IS UNDERSTOOD THAT THE ROAD IN FOXFIELD II SHALL BE PRIVATELY MAINTAINED AND WASHINGTON COUNTY, STATE OF OKLAHOMA, SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ROAD.
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, STATE OF OKLAHOMA, THIS 31 DAY OF January 2005.

Linda D. Herron
LINDA D. HERRON, COUNTY COMMISSIONER
DISTRICT NUMBER 2
WASHINGTON COUNTY, STATE OF OKLAHOMA
James S. Hester
JAMES S. HESTER, COUNTY COMMISSIONER
DISTRICT NUMBER 3
WASHINGTON COUNTY, STATE OF OKLAHOMA

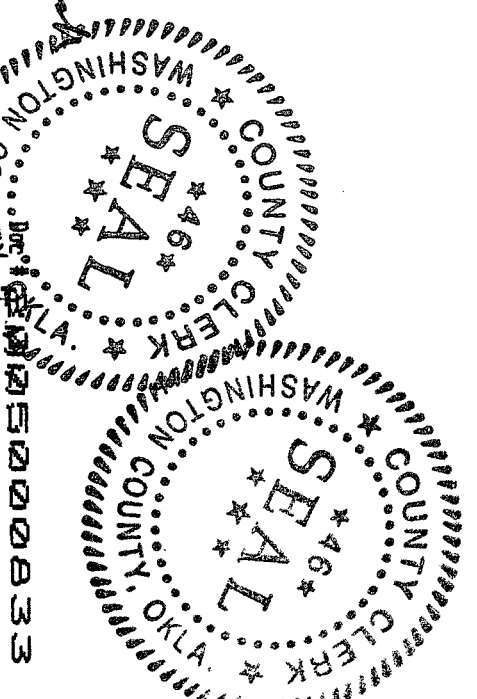
CERTIFICATION OF APPROVAL
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
THE SARTESVILLE OFFICE OF THE STATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC POTABLE WATER SYSTEMS AND ON-SITE SANITARY SEWER SYSTEMS ON THIS 28th DAY OF January 2005.
Deanna Stehls
DEANNA STEHLS, ENVIRONMENTAL PROGRAM SPECIALIST
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF OKLAHOMA



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DATE 01/31/05 15:11:39
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Washington
Washington County Clerk
M. PARRISH