

**OWNERS CONDITIONS, RESTRICTIONS and
PROTECTIVE COVENANTS of SACUL RIDGE**

Know all men by these presents that Bobby and Ann Lucas do hereby certify that they are the owner's of the following described real estate located in Washington county, Oklahoma:

A tract of land located north of 2300 Rd. and east of U.S. Hwy. 75 legally described as:

A PART OF SE/4 NW/4 SW/4 COMMENCING AT THE NW CORNER OF SAID SE/4 NW/4 SW/4; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEG. 51'52" EAST ALONG THE NORTH LINE OF SAID SE/4 NW/4 SW/4 A DISTANCE OF 133.82 FT. TO THE TRUE PT. OF BEGINNING; THENCE CONTINUING SOUTH 89DEG. 51'52" EAST ALONG SAID NORTH LINE A DISTANCE OF 85' TO THE NW CORNER OF THE EAST 440' OF SAID SE/4 NW/4 SW/4; THENCE SOUTH 00 DEG. 03'02" WEST ALONG THE WEST LINE OF SAID EAST 440' OF THE SE/4 NW/4 SW/4 A DISTANCE OF 75'; THENCE NORTH 89 DEG. 51'52" WEST A DISTANCE OF 85'; THENCE NORTH 00 DEG. 03'02" EAST A DISTANCE OF 75' TO THE PT. OF BEGINNING AND

THE EAST 440' OF THE S/2 NE/4 SW/4 SW/4 AND SE/4 SW/4 SW/4 AND EXCEPT THE WEST 220' OF THE SOUTH 440' THEREOF AND THE NE/4 SW/4 NW/4 AND THE EAST 440' OF THE SE/4 SW/4 NW/4 AND THE EAST 440' OF THE N/2 NE/4 SW/4 SW/4, SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE SOUTH 30' THEREOF.

ALL IN SECT. 33 TOWNSHIP 26 N. RANGE 13 E. WASHINGTON COUNTY, OKLAHOMA.

The subdivision is in area of distinctive landscape and natural

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beauty. It is the desire and intent of the developer to create a community in which such beauty shall be substantially preserved and enhanced by the creation and enforcement of development standards and to protect property owners.

The developer, desiring to establish a compatible system of development and preserve the character of the subdivision does hereby declare and establish the following restrictions, conditions and protective covenants, to which all properties in this addition are subject:

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

No structure of a temporary character may be used as a residence. No mobile home or dwelling unit shall be moved into or be present in the development. The following standards shall apply to all dwellings in the addition.

All homes must consist of a minimum of 2,500 sq. ft. of living area a minimum of two car attached garages or attached w/portico.

All dwellings shall have at least fifty percent (50%) of the exterior walls comprised of brick, stucco or stone. In all cases, the masonry shall extend to the ground line so that the foundation shall be completely concealed.

All driveways into a lot from street shall be constructed of concrete and shall not be less than 12' in width.

All mailboxes shall be enclosed in a masonry structure which shall extend to the ground and conform in appearance to the dwelling.

The roof of the dwelling shall have a pitch of at least 8/12.

All roof material shall be wood, slate, tile or heavy composition. Composition roof material shall be asphalt or fiber glass material with a weight of 300# or more per sq. ft.

All tool sheds, hobby rooms or other outbuildings shall conform to the basic architectural styling of the dwelling. No more than 25% of exterior shall be metal.

All materials, tractors, equipment, implements or salvage shall be housed, unless hidden from view from roads. Building materials may be stored in view for 30 days prior to start of construction.

Construction shall be completed within 15 months after the pouring of footing.

There shall be a limit of four domestic animals (dogs, cats) per lot.

There shall be a limit of two livestock animals (horses, cows, mules) per lot.

There shall be no commercial business conducted on lots.

There shall be no goats, poultry, emus, ostriches, rabbits, donkeys or wild or exotic animals.

All vehicles over the size of 1 ton, recreation vehicles and trailers, and boats must be housed or hidden from view from the road.

Existing ponds can be altered but need to remain.

All lot owners are to maintain their portion of their pond and right of ways.

All utilities must be kept underground.

Lot owners will pay their monthly fee for streetlight (less than \$10.00 per mo).

There shall be a Homeowners Association consisting of lot owners w/one membership per lot. The primary purpose of the Association is to see that the entryway is kept mowed and landscaped properly and enforce the restrictions and protective covenants.

Minimum building setback lines are as follows:

50 feet from the road right-of-way

50 feet from rear property line

35 feet from side property line

The intent and purpose of these restrictive covenants is to maintain the premises in a healthy and neatly manner, to protect all lot owners. Changes can be made with the consent of the Homeowners association.

Bobby Lucas
Bobby Lucas/Owner

Ann Lucas
Ann Lucas/Owner

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State of Oklahoma)

)ss.

Washington County)

On this 22nd day of July 2013 before me, the undersigned a Notary Public in and for said County and State, personally appeared Bobby Lucas and Ann Lucas, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and acknowledge to me that they executed the same as their free and voluntary act and deed.

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

My commission expires:

5-17-17

Virginia Corse
Notary Public



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Book 1121 Page(s) 1600-1603
Fee: \$ 0.00 Doc: \$ 0.00
Marjorie Parrish - Washington County
State of Oklahoma

