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~~DEED OF DEDICATION AND~~ DEED OF DEDICATION AND
RESTRICTIONS OF FOWLER'S AMENDMENT
TO RAINBOW GARDENS ADDITION.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, W. E. Fowler and Marie Fowler,
his wife, of Bartlesville, Oklahoma, the owners of the following described lands in
Washington County, Oklahoma, to-wit:

Lots 1, 2, 3, 8, 9, 10 and 11, all in Block 2, Rainbow
Gardens Addition, Bartlesville, Oklahoma,

hereby certify that they have caused the same to be surveyed into blocks, lots, streets
and avenues, in conformity to the annexed plat, prepared and certified to by C. R.

Rimmer, surveyor, which they hereby adopt as the plat of the above described land
under the name of Fowler's Amendment to Rainbow Gardens Addition to ^{the city of} Bartlesville, Oklahoma.

The undersigned hereby dedicate to the public the streets and roadway as shown on the
official plat thereof, also an easement of right of way as indicated "easement" on said
official plat for the purpose of constructing, maintaining, operating, repairing or
removing sanitary sewers, and other sewer facilities, telephone poles and wires,
electric power lines, gas lines, water lines, and other similar public facilities for
the proper maintenance of public utilities to serve the inhabitants of said addition,
with the right of ingress and egress upon said right of way for the purpose aforesaid.

The undersigned further declare that the land shown on said plat referred to, is held
and shall be conveyed subject to the following stipulations and restrictions as to the
use thereof.

1. All lots in Blocks One, Two and Four in said Addition shall, for a period of thirty
years from the date hereof be used exclusively for residential purposes. Only one-family
residences shall be erected, and only one such residence upon each lot.
2. No building shall be moved from another location to any lot in this addition.
3. Each residence erected upon Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16 & 17 in Block One
shall contain not less than 1000 square feet of floor space, exclusive of porches,

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terraces or attached garage.

Each residence erected upon Lots 1, 2, 3, 4 & 5, Block Two, shall contain not less than 900 square feet of floor space, exclusive of porches, terraces or attached garages.

Each residence erected upon the remaining lots in said Blocks shall contain not less than 720 square feet of floor space, exclusive of porches, terraces or attached garages.

4. Minimum plumbing for each residence shall consist of standard five piece sanitary equipment connected to City sewer wherever available.

5. A building line is hereby established thirty feet back from the front lot line and no residence or any part thereof, except open porches shall be erected closer to the street than the building line hereby established. No residence or any part thereof shall be placed closer than eight feet from any side lot line.

6. No lot in this addition shall ever be sold or be rented or occupied by any person of African descent, commonly called negro, except that negro servants employed on the premises may be permitted to occupy servants quarters.

7. No garage or other outbuilding erected upon any lot in this addition shall be used for residence purpose except by servants employed on the premises.

8. All restrictions herein set out shall be binding upon the purchaser of any portion of this addition and upon his or her respective heirs, successors or assigns, for a period of thirty years, and may be continued thereafter by agreement in writing between the owners of a majority of the area of said addition.

We further declare that these restrictions are covenants and shall be annexed to and run with the land, and either the Grantors herein or any owner of real estate in said addition shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions, or to recover damages for violation of such restrictions.

Marie Fowler

