

189578

RESTRICTIONS AND RESERVATIONS

The undersigned hereby declare that the land described as follows: East 263 feet of South 509 feet of NW/4 of SE/4 of SW/4 of Section 1, T-26N, R-12E, in Washington County, Oklahoma, is held and shall be conveyed subject to the following stipulations and restrictions and to the use thereof:

1. The above described lands shall be used only as residential property and may have one or two car garage, said garage may be either attached or detached.
2. No building shall be located nearer than 25 feet from the front line of the lot and on corner lots no building shall be located nearer than 15 feet from the side street. No building shall be located nearer than 5 feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other outbuildings located 65 feet or more from the front lot line.
3. One story dwelling houses erected thereon shall have not less than 700 square feet of floor area. No structures shall be erected on any lots except structures built of standard milled lumber or superior materials such as stucco, brick, tile or concrete. All outside buildings must conform in design to the main house on the lot where located.
4. No noxious or offensive trade shall be carried on, on any of said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No race or nationality other than the Caucasian race or American Indian shall use, own or occupy any lot or any building on any lot, except this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed on the property by an owner or tenant living on the property.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said property shall at any time be used as a residence, temporary or permanent.
7. No structure of any type shall be moved from another location and placed on any lot in said addition.
8. All of the restrictions above set out shall be binding upon the present owner and upon the purchaser of any portion of said addition and upon their heirs, assigns and legal representatives until January 1, 1973, and shall continue after that time unless changed by agreement in writing between the owners of a majority of the area of said addition. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
9. The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantors herein or any owner of any part of 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 a violation of such restrictions.

IN WITNESS WHEREOF, the following, present owners of all said land, have hereunto set their hands this 14th day of Sept. 1948.

SIGNED: Russell L. Beverly
Lee Ann Beverly

Subscribed and sworn to before me this 14 day of Sept. 1948.

Anna Langford
Notary Public

My Commission Expires Jan. 21, 1951

