

DEED OF DEDICATION AND RESTRICTION OF  
GREEN MEADOW ADDITION,  
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned H. E. Wilkins, and wife, Thelma Irene Wilkins, the owners of the following described land in Washington County, Oklahoma, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Four (4), Township Twenty-six (26) North, Range Thirteen (13) East,

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 by Allen Walker, County Engineer, which they hereby adopt as the plat of the above described land under the name of Green Meadow Addition, Washington County, Oklahoma.

The undersigned hereby dedicate to the public the streets and roadways, as shown on the official plat thereof, also easements or right of way as indicated as "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 similiar public facilities for the proper maintainance of public utilities to serve the inhabitants of Green Meadow Addition, with the right of ingress and egress upon said right of way for the purpose of aforesaid.

WE, FURTHER DECLARE that the land shown on said plat above referred to, is held and shall be conveyed subject to the following stipulations and restrictions as to the use thereof, to-wit:

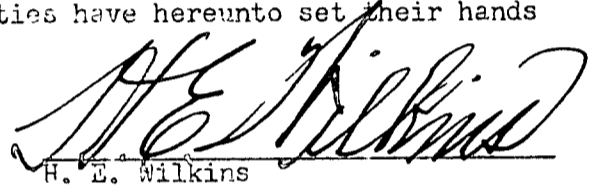
1. All lots in this Addition shall, for a period of thirty years from the first day of April, 1950, be used exclusively for residential purposes. Only one-family residences may be erected, and only one such residence upon each lot.
2. No residence built upon any lot in this Addition shall contain less than 750 square feet of floor space, exclusive of porches, terraces, or attached garages. Construction shall be of masonry, stucco, or standard frame construction with wood siding, or materials equal in quality and appearance.
3. No building shall be moved from another location onto any lot in this Addition.
4. No building shall be erected on any lot in this Addition nearer than thirty (30) feet from the front lot line, or nearer than five (5) feet to any side lot line.
5. No noxious or offensive trade or enterprise shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No outside toilets shall be permitted to be built upon any lot in this Addition.
6. No livestock or poultry shall be permitted to be kept upon any lot of this Addition.
7. No billboards or advertising signs shall be erected or maintained nor shall any buildings or structures be used for advertising purposes on any lot in this Addition.

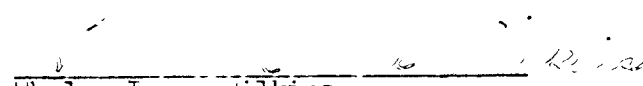
8. All of the above restrictions shall be binding upon the purchaser of any lot described in said plat, and upon his or her respective heirs, successors and assigns and shall continue for a period of thirty (30) years from April 1, 1950, at which time said restrictions shall be automatically extended for successive periods of ten years, unless by vote of the majority of the then owners of the lots it is agreed to change said restrictions in whole or in part.

9. Invalidation of any one of these covenants by a judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

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 Green Meadow Addition, Washington County, Oklahoma, 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 restriction.

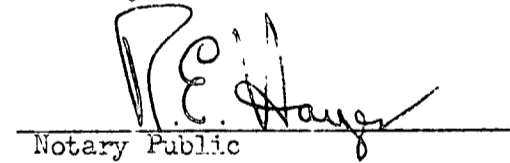
In Testimony whereof, the said parties have hereunto set their hands this 30th day of March, 1950.

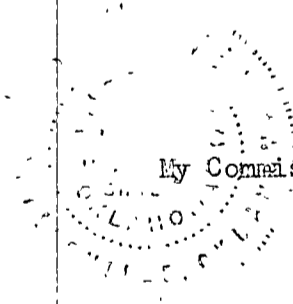
  
H. E. Wilkins

  
Thelma Irene Wilkins

STATE OF OKLAHOMA     )  
                                  ) ss.  
COUNTY OF WASHINGTON )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of March, 1950, personally appeared H. E. Wilkins and Thelma Irene Wilkins, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

  
Notary Public



My Commission Expires: June 16, 1951