

DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: THAT, whereas, the undersigned, SQUOYAH LUMBER AND BUILDING CORPORATION, have caused to be surveyed and platted as an addition to the city of Dewey, Washington County, Oklahoma, under the name of WEST BLUESTEM HIGHLIGHTS, an addition to the City of Dewey, Oklahoma, the following described real estate in said County, to-wit:

All of that part of the Southwest quarter (SW<sub>4</sub>) of the Southeast quarter (SE<sub>4</sub>) of Section Twenty Nine (29), Township Twenty Seven (27) North, Range Thirteen (13) East of the Indian Base and Meridian lying East of present United States Highway No. 75;

and have caused the same to be subdivided into lots, blocks, streets, avenues, drives and public ways and have dedicated the same to the public use, subject to certain restrictions, reservations and covenants referred to in said dedication;

NOW, THEREFORE, said owners declare that the land shown on said plat above referred to is held and shall be conveyed subject to the following restrictions, reservations and covenants, to-wit:

1. All lots and tracts in this addition shall, for a period of thirty five (35) years from the first day of August, 1951, be used exclusively for residential purposes, except lots twelve (12) thirteen (13) and fourteen (14), fifteen (15) of Block two (2), which may be used for business purposes.
2. Not more than one family shall make their residence upon any lot or tract in any of said blocks, having an area not in excess of 6000 square feet.
3. No residence shall be built upon any lot or tract in above described addition, which shall contain less than seven hundred twenty (720) square feet of floor space, excluding porches, terraces, garages, and out-buildings. Each residence shall be constructed of masonry, or standard frame construction with wood siding, or of materials equal in quality and appearance.
4. No building shall be moved from outside the land shown on said plat to any part of the land embraced thereon.
5. No residence, nor any building appurtenant thereto, shall be erected on any lot or tract in any of said blocks, closer to the front street than twenty five (25) feet, or more than thirty (30) feet from said front lot line.
6. No residence or any projected part thereof, such as cornices, porches, chimneys, or bay windows shall be erected nearer than ten (10) feet to any side street or road line, and each residence shall be at least five (5) feet from any lot or tract line, unless the person constructing the same shall be utilizing more than one lot or tract, in which event, such residence shall not be built closer than five (5) feet from the outside boundary line of the combined portions of lots or tracts so utilized.
7. No bill boards or advertising signs shall be erected or maintained on any lot in said addition, nor shall any structure be built, erected or used for advertising purposes within the boundaries of said addition, excluding however lots heretofore mentioned which are reserved for business purposes.

STATE OF OKLAHOMA }  
 Washington County } SS  
 This instrument was filed for record  
 AUG 10 1951  
 at 11 o'clock A.M.  
 CLYDE W. BASSER, County Clerk  
 I file with this instrument

8. No permanent provision shall be made for the housing of poultry, cows, horses, or other livestock on any lot, nor shall any livestock be kept or maintained on said premises.

9. No garage nor other out-buildin, erected upon any tract in said Addition shall be used for residential purposes other than for such use by servants employed on said premise by the occupant thereof.

10. The undersigned reserve th right to locate, construct, erect, and maintain or cause to be located, constructed, erected, and maintained in and on the areas indicated on the plat as "Easements", sewer and other pipe lines, conduits, poles and wires and any other method of conducting or performing any public or quasi-public utility function above or beneath the surface of the ground, with the right of access at any time to the same for the purpose of repair and maintenance.

11. All restrictions above set forth, shall be binding upon the purchaser of any lot or tract and upon his or her respective heirs, devisees, trustees, successors and assigns, for a period of thirty-five (30) years from the date hereof, and shall continue after such thirty five (35) year period unless changed by agreement in writing, executed by the owners of a majority of the area of all of said blocks.

12. As to the tract hereinabove excepted from the foregoing restrictions of said tract or any portion thereof may be used for ordinary business purposes such as retail stores, offices, barber shops, beauty shops or restaurants.

Invalidation of any one of these covenants by judgments or court order shall in no wise affect the validity of the other provisions contained in these restrictions, and such other provisions shall remain in full force and effect to the same extent as though such invalid provision had not been included herein.

The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantors herein, or any of them, or any owner of any lot or part of lot or tract in said addition shall have the right to enforce these restrictions, or any one or more of them, in any Court of competent jurisdiction, either by injunction to prevent the violation thereof, or by suit to recover damages for violation thereof.

WITNES: the hands of the parties hereto this 3rd day of AUGUST, 1951.



SEJUCYAN LUMBER AND BUILDING CORPORATION

By H.H. Pearch, Pres.

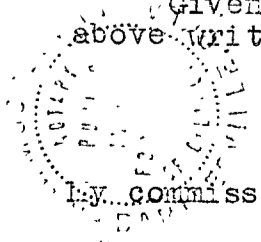
ATTEST: Sidney Wood  
asst Secretary

STATE OF OKLAHOMA  
COUNTY OF WASHINGTON

SS. Corporation Acknowledgment

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3rd day of August, 1951, personally appeared H.H. PARCH, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

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



D.W. Woodman  
Notary Public

My commission expires: July 16, 1953.