

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, THE REAL PROPERTY HEREINAFTER DESCRIBED HAS HERETOFORE BEEN SURVEYED AND PLATTED AS A RESIDENTIAL SUBDIVISION UNDER THE NAME OF WEST RANCH ACRES 4TH ADDITION, IN WASHINGTON COUNTY, OKLAHOMA AND AS SUCH HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN BY THE PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, OKLAHOMA in Envelope Number 304, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AND OWNED AS FOLLOWS:

A PART OF THE WEST HALF (W/2) OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THIRTEEN (13) EAST, WASHINGTON COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH $0^{\circ} 03'$ EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 802.0 FEET; THENCE SOUTH $89^{\circ} 58'$ EAST A DISTANCE OF 165.0 FEET; THENCE NORTH $0^{\circ} 03'$ WEST A DISTANCE OF 33.0 FEET; THENCE SOUTH $89^{\circ} 58'$ EAST A DISTANCE OF 165.0 FEET; THENCE NORTH $0^{\circ} 03'$ WEST A DISTANCE OF 769.0 FEET TO THE NORTH LINE OF SAID W/2 W/2 NW/4 SE/4; THENCE NORTH $89^{\circ} 58'$ WEST ALONG THE SAID NORTH LINE A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING;

OWNED BY WILLIAM BERNARD WHITNEY, SR. AND MARY ELIZABETH WHITNEY, HUSBAND AND WIFE; AND

A part of the EAST HALF (E/2) of the NORTHEAST QUARTER (NE/4) of the SOUTHWEST QUARTER (SW/4) of Section Sixteen (16), Township Twenty-six (26) North, Range Thirteen (13) East, Washington County, Oklahoma described as follows: Beginning at the Northeast corner of the above described tract, thence North $89^{\circ} 58'$ West along the North line thereof a distance of 594.0 feet; Thence South $0^{\circ} 03'$ East a distance of 670.0 feet; Thence South $89^{\circ} 58'$ East a distance of 454.0 feet; Thence South $0^{\circ} 03'$ East a distance of 26.0 feet; Thence South $89^{\circ} 58'$ East a distance of 140.0 feet to the East line of said E/2 NE/4 SW/4; Thence North $0^{\circ} 03'$ West along said East line a distance of 696.0 feet to the point of beginning.

OWNED BY HOPPOCK DEVELOPERS, INC.

NOW, THEREFORE, THE UNDERSIGNED, WILLIAM BERNARD WHITNEY, SR. AND MARY ELIZABETH WHITNEY, AND HOPPOCK

DEVELOPERS, INC., THE OWNERS OF THE RESPECTIVE TRACTS OF LAND ABOVE DESCRIBED, IN ORDER TO ASSURE THE PROPER USE OF SAID REAL PROPERTY DO HEREBY IMPRESS UPON AND ATTACH TO SAID LANDS THE FOLLOWING RESTRICTIONS, CONDITIONS AND COVENANTS, TO-WIT:

I.

ALL LOTS IN WEST RANCH ACRES 4TH ADDITION, WASHINGTON COUNTY, OKLAHOMA SHALL BE USED FOR RESIDENCE PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND A PRIVATE GARAGE. NO HOUSE, GARAGE OR OTHER BUILDING SHALL BE MOVED INTO THIS SUBDIVISION. A BUILDING SITE OR PLOT SHALL CONSIST OF A TRACT OF LAND NOT LESS THAN EIGHTY (80) FEET FRONTING THE FRONT LOT LINE AS SHOWN BY THE PLAT FILED HEREIN.

II.

NO RESIDENCE SHALL BE CONSTRUCTED UPON ANY OF THE LOTS THAT SHALL CONTAIN LESS THAN 1,500 SQUARE FEET OF USEABLE FLOOR SPACE, EXCLUSIVE OF BREEZEWAYS, PORCHES, ATTACHED GARAGES, WALKS AND DRIVEWAYS. EACH RESIDENCE SHALL BE CONSTRUCTED IN THE MAIN OF BRICK, BRICK VENEER, STONE OR STONE VENEER (CONCRETE BLOCKS NOT ACCEPTABLE) AND WOOD SIDING.

III.

NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER TO THE FRONT LOT LINE, OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THIRTY (30) FEET TO THE FRONT LOT LINE OR NEARER THAN TEN (10) FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN TEN (10) FEET TO AN INTERIOR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN TWENTY-FIVE (25) FEET TO THE REAR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING; PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

IV.

THE UNDERSIGNED RESERVES THE 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 "EASEMENT", SEWER OR OTHER PIPE LINE CONDUITS, POLES AND WIRES AND ANY OTHER METHOD OF CONSTRUCTING 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.

V.

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD, AND NO BUILDING SHALL BE ERECTED UPON ANY OF THE LOTS IN THIS SUBDIVISION, SUCH BUILDING IS DESIGNATED OR UTILIZED TO HOUSE POULTRY, COWS, HORSES, RABBITS OR OTHER ANIMALS, NOR SHALL ANY SUCH POULTRY, COWS, HORSES, PIGS, RABBITS OR OTHER LIVESTOCK BE KEPT OR MAINTAINED UPON THE PREMISES.

VI.

NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE ERECTED FOR USE ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

VII.

NO BILLBOARDS OR ADVERTISING SIGNS OR STRUCTURE SHALL BE ERECTED OR MAINTAINED UPON ANY LOT IN ANY SUBDIVISION EXCEPT ONLY A "FOR RENT" OR "FOR SALE" SIGN, OR WHICH ONE SIGN, NOT EXCEEDING 20" X 30" MAY BE PLACED UPON ANY LOT OR STRUCTURE LOCATED THEREON.

VIII.

NO GARAGE OR OTHER BUILDING ERECTED WITHIN THE SAID SUBDIVISION SHALL BE USED FOR RESIDENTIAL PURPOSES OTHER THAN FOR SUCH USE BY SERVANTS OF THE OCCUPANTS OF THE PRINCIPAL DWELLING ON SAID LOT.

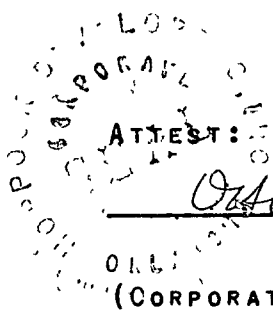
IX.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

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.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED OWNERS OF THE HEREINABOVE DESCRIBED REAL PROPERTY, HAVE HERETO SET OUR HANDS AS OF THIS 14th DAY OF May, 1962.

ATTEST:

Outwood Jr
SECRETARY
(CORPORATE SEAL)

HOPPOCK DEVELOPERS, INC.
BY: M.L. Hoppock
PRESIDENT

William Bernard Whitney, Sr.
WILLIAM BERNARD WHITNEY, SR.

Mary Elizabeth Whitney
MARY ELIZABETH WHITNEY

