

ABSTRACT OF RESTRICTIONS OF RANCH ACRES SIXTH ADDITION  
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the property hereinafter described has been surveyed and platted as a residential subdivision under the name of RANCH ACRES SIXTH ADDITION, a subdivision in Washington County, Oklahoma, and as such has been divided into lots, streets and easements as shown by the plat on file in the office of the County Clerk of Washington County, Oklahoma, in Plat Envelope Number 333.

A Part of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$   $SE\frac{1}{4}$ , Section 16, Township 26N, Range 13E, Washington County, Oklahoma described as follows: Beginning at a point 25.0 feet South of the Northwest corner of  $W\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of said Section, thence North  $89^{\circ} 58'$  East and parallel to the North line of said  $SE\frac{1}{2}$   $SE\frac{1}{4}$ , a distance of 100.0 feet, thence South 51.5 feet, thence South  $28^{\circ} 00'$  East a distance of 94.6 feet, thence North  $89^{\circ} 58'$  East a distance of 391.0 feet, thence South  $0^{\circ} 01'$  East, a distance of 330.0 feet, thence West 40.0 feet, thence South  $0^{\circ} 01'$  East a distance of 300.0 feet, thence West 17.0 feet, thence South  $28^{\circ} 00'$  East a distance of 111.0 feet, thence North  $89^{\circ} 58'$  East a distance of 103.0 feet to the SE corner of Lot 5, Block 26, Ranch Acres Fifth Addition, said point being 25.0 feet West of the East line of the  $W\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of said Section 16, thence South  $0^{\circ} 01'$  East and parallel to said East line a distance of 430.0 feet to the South line of said Section 16, thence West along said South line a distance of 659.3 feet to the Southwest corner of said  $W\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$ , thence North along the West line a distance of 1295.0 feet to the Point of Beginning.

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Now, therefore, the undersigned, L. E. Scott and Nanette Scott, the owners of all said land, 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:

1. All lots in the tract shall be known, described and used solely as residential lots, and no residence or other structure shall be used either in whole or in part as a professional office, or shop, school, studio, or for the conduct of any business or trade.
2. No structure shall be erected, placed or permitted to remain on any building plot, other than one single family residence and buildings appurtenant thereto such as a garage, servant's quarters, children's play house, and garden shelter.
3. Prior to January 1, 1980, no building shall be erected, placed or altered on any building plot in Ranch Acres Sixth Addition until the building plans, specifications, and plot plan showing the location of such building shall have been approved in writing by the undersigned as to conformity and harmony of external design and materials with other structures in Ranch Acres Sixth Addition and as to location of the building with respect to topography and finished ground elevation.

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4. The outside foundation line of any part of any building, including porches, garages, car ports, bay windows, chimneys, etc., shall be located a minimum of 25 feet from the front line, and 25 feet from any side street line, and 7 feet from any side line or rear line of the building plot.
5. No nuisance shall be committed upon any lot, and no fowl or animals that may be offensive or annoying to the neighborhood may be kept in this addition.
6. No trailer, basement, tent, garage or other outbuildings shall at any time be used as a residence.
7. No buildings shall be moved from another location on to Ranch Acres Sixth Addition.
8. Any dwelling erected in Ranch Acres Sixth Addition shall have a minimum of 1500 square feet of usable floor area, exclusive of breezeways, porches, attached garages, walks, patios or balconies.
9. Easements for public utility installations and maintenance are hereby reserved and dedicated in and on the side and rear five feet of each building site or plot of ground, except where easements are greater, as shown on the recorded plat.
10. No fence shall be erected that will in any way obstruct the view of traffic on any street, nor shall any fence be placed to be objectionable to the surrounding area.
11. No bill board or advertising sign shall be erected or maintained except for the sole purpose of advertising the sale of the lot or property upon which the sign may be placed, and such signs shall not exceed six square feet in area.
12. If the owner or tenant of any lot or lots in Ranch Acres Sixth Addition should violate any of the restrictive covenants contained herein, and thereafter refuse to correct the same and to abide by said restrictions, the owner of any lot or building site in the addition may institute legal proceedings to enjoin, abate and/or correct such violation, and the owner of the lot permitting the violation shall pay all attorney fees, court costs and other expenses incurred by the person instituting such legal proceedings, said costs to be fixed by the court. The amount of such fees, costs and other expenses allowed and assessed by the court shall become a lien upon the land as of the date legal proceedings were originally instituted, and said lien shall be subject to foreclosure in such action, so brought to enforce such restrictions.

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13. Connection of the building sewer to the sewer main shall be made with the permission and approval of Washington County Sewer Improvement District Number Two.

14. These restrictive covenants are to run with the land and shall be binding on all parties and all persons until January 1, 1980, at which time said covenants shall automatically be extended for successive periods of ten years unless by vote of a majority of the then owners of the lots or building sites it is agreed to change said covenants in whole or in part.

15. Invalidation of any of these covenants by judgment or by court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

SIGNED AND DELIVERED THIS 3rd day of JANUARY, 1966.

L. E. Scott  
L. E. Scott

Nanette Scott  
Nanette Scott

STATE OF OKLAHOMA )  
                          ) SS.  
COUNTY OF WASHINGTON)

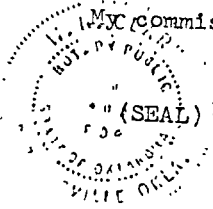
Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of JANUARY, 1966, personally appeared L. E. Scott and Nanette Scott, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

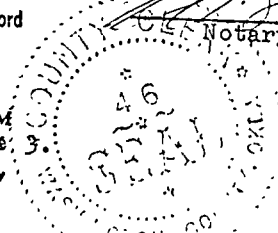
My commission expires October 31, 1966

STATE OF OKLAHOMA )  
Washington County ) SS.  
This instrument was filed for record

[Signature]  
Notary Public



JAN 3 1966  
10 50  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
PAUL STUMPF, County Clerk  
BY [Signature] Deputy



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