

HOUGH ESTATES

Know all men by these presents that Albert E. Hough and Pauline Hough, husband and wife, residents of Washington County, Okla., Owners of W 1/2, E 1/2 of Section 10, Township 25 N, Range 13 E, Washington County, Oklahoma, hereby certifies that they have caused the same to be surveyed into Tracts, Streets and Avenues in conformity to the plat which they hereby adopt as the plat of the above described land under the name of Hough Estates a subdivision in Washington County, Oklahoma.

The owners and proprietors being desirous of establishing a uniform system of development of said property and preserving the character thereof as a Rural Residential addition, known as Hough Estates, Do Hereby declare and establish the following restrictions, conditions and protective covenants which shall be binding upon each and every person acquiring the title or any interest of said property and any person accepting conveyance thereof, either directly from them or remotely from any of their grantees shall take the same subject to such conditions, restrictions and protective covenants and by accepting such covenants shall be deemed to have assented thereto, and shall entitled to all of the benefits and to have assumed all the responsibilities, to-wit:

- A) These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until June 15, 1983, at which time the same shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the tracts, it is agreed to change same in whole or part.
- B) If the parties hereto or any of them or their heirs, or assigns, shall violate any of the covenants, conditions, and restrictions herein it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute and proceedings at law or in equity against the persons or persons violating the same and either to prevent him or them from so doing or to recover damages or other dues for such damage.
- C) Invalidation of any one of these covenants, restrictions or conditions shall in no wise effect any of the other provisions which shall remain in full force and effect.
- D) All building construction shall be consistent with the applicable area municipal, City and State Codes. All installations placed on said tracts shall comply with ordinances, regulation and restrictions placed thereon by the appropriate municipality, City and/or regulatory agencies having the current jurisdiction over the addition.
- E) No Structure previously used shall hereafter be moved on to any tract in the said platted addition.
- F) No trailer, tent, mobile home, shack, garage, barn, or out-building erected on the platted lands shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- G) No noxious or offensive trade or activities shall be carried on upon any part of the property above described which may in any way be or become an annoyance or nuisance to the neighborhood.
- H) Each Single story residence shall have not less than 1400 square feet of habitable floor space exclusive of garages, porches and patios.
- I) Each one and one half story and two story residence shall have not less than 1800 square feet of habitable floor space exclusive of garages, porches and patios.
- J) Exterior wall surfaces of all residences shall consist of not less than 85% masonry surface, with concrete blocks excluded.
- K) Only one single family residence may be erected on each tract. Dwellings shall not exceed two stories in height. (tri-level or multi-level houses are to be considered as a two-story house)
- L) No outbuildings such as barns, animal shelters, etc., shall be constructed nearer than 50 feet from the front property line, nor closer than twenty five (25) feet to any interior tract line. No outside privies or toilets of any kind shall be permitted on the above described property, and the installation of any septic tank shall be subject to the approval of the Oklahoma State Health Department.
- M) Perpetual easements for utilities for the public use are reserved upon the tracts as noted on the recorded plat.
- N) No unlicensed vehicular equipment, whether self-propelled or towed, required to be licensed annually, shall be retained on the property by any owner or lessee of owner, and the parking or storage of unused motor vehicles is prohibited.
- O) The owners of Hough Estates hereby dedicates for public use all of the streets as shown on said plat and does hereby warrant clear title to all of said land that is so dedicated, and for the purpose of maintaining conformity in the improvements in the addition as it now exists.