

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS OF
WOODLAND VIEW FIRST ADDITION
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That WOODLAND VIEW DEVELOPMENT COMPANY, a partnership composed of Gerald L. Coast, Melvin H. Hoppock and O. H. Woods, Jr., does hereby certify that it is owner of the following described real estate located in Washington County, Oklahoma, to-wit:

A part of the SE/4, Section 8, Township 26 North,
Range 13 East, more particularly described on the
attached Exhibit "A";

and embraced in Woodland View First Addition, now platted in blocks, lots, streets, and easements, recorded in Plat Envelope 400, in the Records of the Office of the County Clerk, Washington County, Oklahoma.

For the purpose of providing an orderly development of all the lots and blocks included in the above described plat and for the purpose of providing adequate restrictive covenants for the benefit of the owners and their successors in title to the aforesaid lots, the Owner does hereby impose the following restrictions and reservations on all of the said Woodland View First Addition to which it shall be incumbent upon its successors in title to adhere and any person or persons, corporation or corporations, hereafter becoming the owner or owners, either directly or through any subsequent transfer or in any manner whatsoever, of any lot or lots included in Woodland View First Addition, shall take, hold and convey the same subject to the following restrictions and reservations, to-wit:

1. All lots in said Addition shall be used exclusively for residential purposes. No residence or other structure shall be used either in whole or in part as a professional office, shop, school, or studio, or for the conduct of any business or trade.
2. A building site or plot may have one lot, more than one lot or less than one lot, but each building site or plot shall have an area of not less than 10,000 square feet and shall not be less than 55 feet in width along the front building line.
3. 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, swimming pool and bath house, and garden shelter. No house, garage or any other building shall be moved into this subdivision.
4. No residence shall be constructed on lots containing less than 2,200 square feet (of usable space), exclusive of breezeways, porches, attached garages, walks, driveways, swimming pools and bath houses. Each residence shall be constructed in the main of brick, brick veneer, stone, stone veneer, or wood siding (concrete blocks not acceptable.).
5. Prior to January 1, 1997, no building shall be erected, placed or altered on any building plot in this addition until the building plans, specifications and plot plans showing the location of the building shall have been approved in writing by one of the partners of Woodland View Development Company, in order to assure that said structure shall conform and harmonize in design and materials with other structures in this addition and to location of the building with respect to topography and finished ground elevation.

42476

BOOK 685
PAGE 30

6. Prior to January 1, 1997, each residence constructed in this addition shall be built by a builder who shall be approved in writing by one of the partners of Woodland View Development Company.
7. No building shall be erected on any lot nearer to the front line (than as shown on the plat) side street line interior lot lines or rear lot line than the minimum building set back as set forth in the current zoning regulations for the Bartlesville Metropolitan Area Planning Commission of the City of Bartlesville and adopted by the Board of City Commissioners of the City of Bartlesville. The variance on the front lot line having been approved by the Board of said Commissioners.
8. No building shall be erected on any lot below the elevation of 670 feet as established by the Corps of Engineers Letter dated March 4, 1968.
9. Any plot that abuts more than one street shall be deemed to front on either street abutted, and any residence erected upon such a plot in the addition shall have a presentable frontage on each abutting street.
10. The undersigned reserve 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 and other pipe line conduits, poles, wires and any other method of construction or performing and public or quasi-public utility function at any time to the same for the purposes of repair and maintenance.
11. Developers desire that the supply of electricity throughout said Addition be provided, to the fullest extent deemed practicable, by facilities located underground rather than overhead, and for the purpose of facilitating such installation, Developers agree to include the following provisions in the Deed of Dedication creating said plat and subdivision, to-wit:
 - (a) Overhead pole lines for the supply of electric service may be located along the Southeast corner of Lot 3 and behind Lots 4 and 5. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
 - (b) Except to houses on lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
 - (c) The supplier of electric service, through its proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
 - (d) The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities.

The Company will be responsible for ordinary maintenance of underground electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

- (e) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, and no building shall be erected upon any of the lots in this sub division which is designated or utilized to house poultry, cows, horses, rabbits, or other livestock, nor shall any such poultry, cows, horses, pigs, rabbits or other livestock be kept or maintained upon the premises.
13. No structure of a temporary character, basement, tent, shack, trailer, garage, barn or other outbuildings shall be erected for use on any lot at any time as a residence, either temporarily or permanently.
14. No billboards or advertising signs or structures shall be erected or maintained upon any lot in said subdivision except only for a "for rent" or "for sale" sign, of which one sign not exceeding 24" x 36" may be placed upon any lot or structure located thereon.
15. No garage or other building erected with the said subdivision shall be used by servants of the occupants of the principal dwelling on said lot.
16. On each single family residential plot, no fence, whether ornamental or otherwise, shall be erected nearer to the front property line than the front building line.
17. 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 (20) years from the date these covenants are recorded, after which said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to a change in said covenants in whole or in part.

Enforcement shall be 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.

WOODLAND VIEW DEVELOPMENT
COMPANY, a Partnership

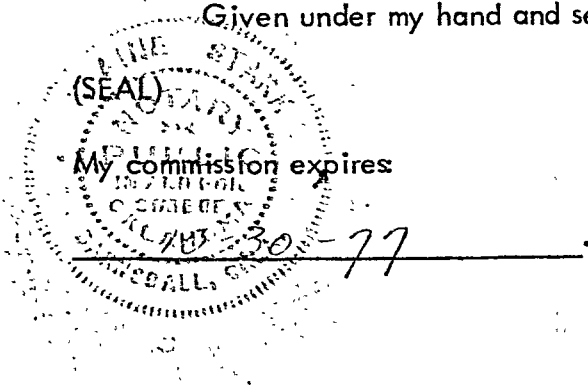
By: *Gerald R. Coats*
Partner

BOOK 685 PAGE 32

STATE OF OKLAHOMA, () ss.
WASHINGTON COUNTY. ()

On this 15th day of April, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald L. Coast, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as one of the partners of said company 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 said company for the uses and purposes therein set forth.

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



Elaine Stark
Notary Public

BOOK 685 PAGE 33

DESCRIPTION :

A PART OF THE S.E. 1/4, SECTION 8,
T26N, R13E, WASHINGTON COUNTY,
OKLAHOMA, DESCRIBED AS FOLLOWS:

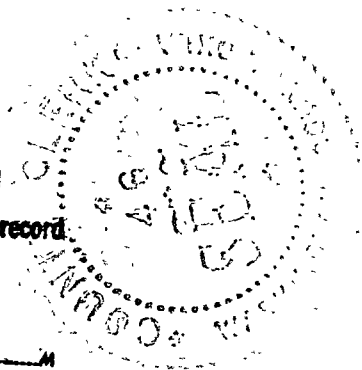
From the S.E. corner of the S.E. 1/4 of said section; thence S. 89° 59' 11" W., 1,168.71 ft.; thence North 70 ft. to a point of beginning; thence North 428.25 ft.; thence along a curve to the right whose radius is 225 ft. a distance of 44.00 ft.; thence N. 53° 30' W., 235 ft.; thence N. 51° 00' W., 220 ft.; thence N. 57° 30' W., 350 ft.; thence N. 73° 46' 23" W., 264.24 ft.; thence N. 0° 02' 02" E., 240 ft.; thence S. 89° 57' 58" E., 752 ft.; thence N. 59° 10' 39" E., 409.41 ft. thence S. 89° 54' 51" E. 326.36 ft.; thence S. 09° 05' 09" W., 173.09 ft. thence S. 52° 07' 23" E., 130 ft., thence S. 49° 07' 23" E., 325.55 ft., thence S. 0° 52' 23" E., 65.42; thence S. 8° 46' 09" E., 301.85 ft.; thence West 335.89 ft.; thence N. 48° 30' 14" W., 73.48 ft.; thence S. 41° 29' 46" W., 98.38 ft.; thence West 240 ft.; thence along a curve to the left whose radius is 175 ft. a distance of 274.89 ft.; thence South 425.74 ft.; thence S. 87° 07' 26" W., 50.06 ft. to the point of beginning; containing 24.94 acres, more or less.

STATE OF OKLAHOMA }
Washington County } SS

This instrument was filed for record.

MAY 6 1977

at 2:20 o'clock P.M.
BEN J. ELLSWORTH, County Clerk
By *M. Jester*, Deputy



BOOK 685 PAGE 34

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AMENDMENT TO OWNERS CERTIFICATE AND RESTRICTIONS
OF WOODLAND VIEW FIRST ADDITION

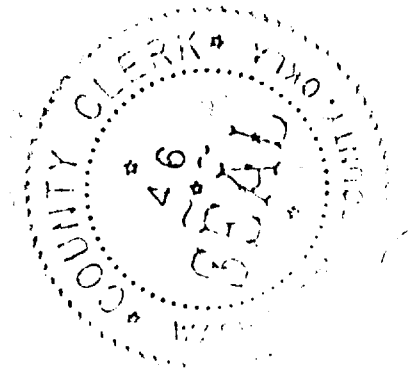
We, the undersigned owners of lots in Woodland View First Addition comprising a majority of the owners of the lots within Woodland View First Addition, as recorded in Plat Envelope 400, hereby amend the Certificate and Restrictions of Woodland View First Addition as the same are recorded in Book 685 at Page 30 in the following manner:

24525

The following restriction shall be added to the Restrictions and Reservations contained in the Certificate and Restrictions above referenced:

No owner of any lot within the Addition shall maintain or permit to be maintained on such lot a travel trailer, whether self-propelled or not, recreational mobile home, camper, bus (as originally manufactured or subsequently converted), boat, or boat trailer, or similar type vehicles for a period in excess of 24 hours unless said vehicle is located behind the front building line of the residence on such lot and is adequately screened so as not to be visible from the street, providing that this restriction shall not apply to passenger size vans, which although are sometimes used for recreational purposes, were originally manufactured as and intended for passenger service.

DOC NUMBER 99024525
BOOK 922
PAGES 1866 - 1873
TIME 3:38:52
FEE 22.00
03/02/1999
Marjorie Parrish
Washington County Clerk
RECORDED AND FILED



Specially excepted from this additional restriction is the right of James D. Griffin and Paula A. Griffin, owner of Lot 5, Woodland View First Addition, a/k/a 642 Kenwood Court, Bartlesville, Oklahoma, to maintain a recreational motor vehicle to be parked on the west side of Lot 5, for so long as said parties (i) own Lot 5, Woodland View First Addition; and (ii) maintain Lot 5 as their primary residence.

Except as modified herein, the Certificate and Restrictions of Woodland View First Addition remain in full force and effect.

Dated the 13th day of February, 1999.

BK0922PG1866

Lot 20, Woodland View First
Addition, Washington County,
Oklahoma

Arthur B. Abbe
Arthur B. Abbe

Ada S. Abbe
Ada S. Abbe

Lot 4, Woodland View First
Addition, Washington County,
Oklahoma

Norma J. Adams
Norma J. Adams

Lot 31, Woodland View First
Addition, Washington County,
Oklahoma

Samuel Charles Barto

Carolyn Sue Barto

Lot 29, Woodland View First
Addition, Washington County,
Oklahoma

Jan E. Bilhartz
Jan E. Bilhartz, Trustee

Larry J. Bilhartz
Larry J. Bilhartz, Trustee
Trustees of the Jan E.
Bilhartz Living Trust

Lot 7, Woodland View First
Addition, Washington County,
Oklahoma

Robert R. McElvain

Rosemary McElvain


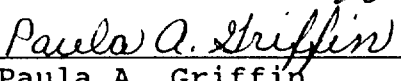
Lot 30, Woodland View First
Addition, Washington County,
Oklahoma

Chia-Min Fu
Chia-Min Fu

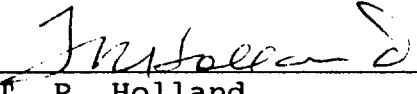
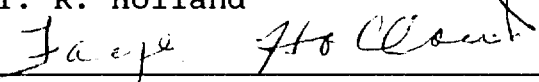
Doreen H. Fu
Doreen H. Fu

BK0922PG1867

Lot 5, Woodland View First
Addition, Washington County,
Oklahoma


James D. Griffin

Paula A. Griffin

Lot 25, Woodland View First
Addition, Washington County,
Oklahoma



T. R. Holland

Faye Holland

Lot 8, Woodland View First
Addition, Washington County,
Oklahoma

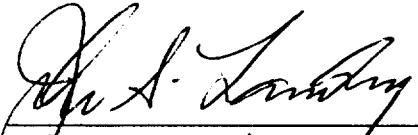
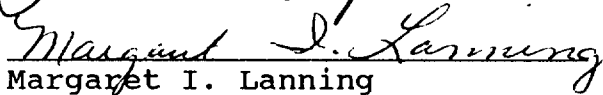
James B. Kimble

Barbara K. Kimble

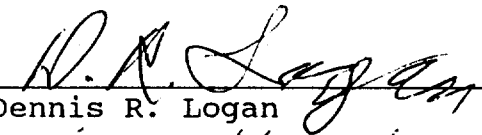
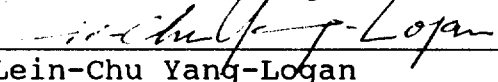
Lot 36, Woodland View First
Addition, Washington County,
Oklahoma


Dorothy P. Parsons, Trustee
of the Parsons Family
Revocable Trust

Lot 22, Woodland View First
Addition, Washington County,
Oklahoma


John G. Lanning

Margaret I. Lanning

Lot 21, Woodland View First
Addition, Washington County,
Oklahoma

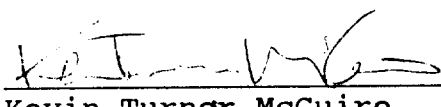

Dennis R. Logan

Lein-Chu Yang-Logan

Lot 6, Woodland View First
Addition, Washington County,
Oklahoma

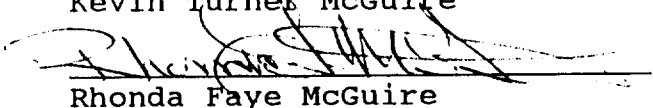
Joel L. Martin

Shirley J. Martin

Lot 18, Woodland View First
Addition, Washington County,
Oklahoma



Kevin Turner McGuire



Rhonda Faye McGuire

Lot 27, Woodland View First
Addition, Washington County,
Oklahoma

Stanley Mark Haughland


Susannah Jane Haughland

Lot 26, Woodland View First
Addition, Washington County,
Oklahoma

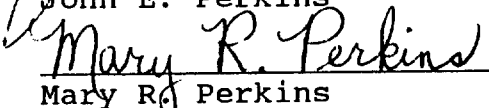
Duane Mueller

Cara Lee Mueller

Lot 33, Woodland View First
Addition, Washington County,
Oklahoma

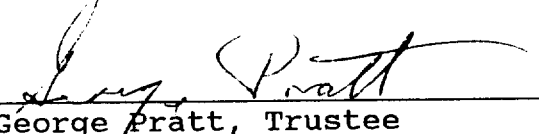


John E. Perkins

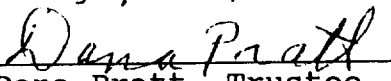


Mary R. Perkins

Lot 38, Woodland View First
Addition, Washington County,
Oklahoma



George Pratt, Trustee



Dana Pratt, Trustee
Trustees Dana Pratt Trust

Lot 13, Woodland View First
Addition, Washington County,
Oklahoma

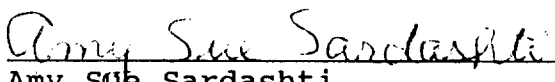
James W. Kandschy

Karen N. Kandschy

Lot 32, Woodland View First
Addition, Washington County,
Oklahoma




Maziar Sardashti

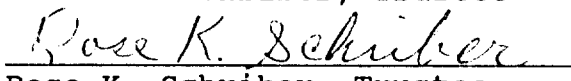


Amy Sue Sardashti

Lot 19, Woodland View First
Addition, Washington County,
Oklahoma



James H. Schriber, Trustee



Rose K. Schriber, Trustee
Trustees of the Schriber Family
Revocable Trust

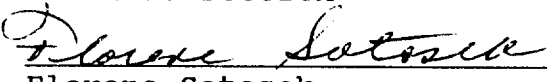
Lot 16, Woodland View First
Addition, Washington County,
Oklahoma

Sandy H. Singleton

Lot 34, Woodland View First
Addition, Washington County,
Oklahoma



Frank J. Sotosek



Florene Sotosek

Lot 27, Woodland View First
Addition, Washington County,
Oklahoma

Wallace W. Souder

Mary F. Souder

Lot 15, Woodland View First
Addition, Washington County,
Oklahoma

A. Logan Stroud

Barbara J. Stroud

Lot 14, Woodland View First
Addition, Washington County,
Oklahoma

Lawrence A. Warzel

Lawrence A. Warzel

Lela E. Warzel

Lela E. Warzel

Lot 23, Woodland View First
Addition, Washington County,
Oklahoma

Ronald S. Williams

Ronald S. Williams

Joyce C. Williams

Joyce C. Williams

Lot 37, Woodland View First
Addition, Washington County,
Oklahoma

Dorothy G. Worl

Lot 9, Woodland View First
Addition, Washington County,
Oklahoma

Dorothy P. Parsons

Dorothy P. Parsons, Trustee
of Parsons Family
Revocable Trust


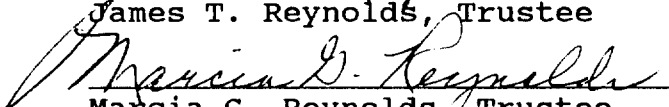
Lot 3, Woodland View First
Addition, Washington County,
Oklahoma

Anna Maxine Lockin

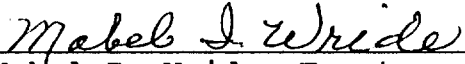
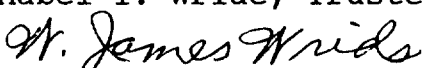
Anna Maxine Lockin Trust and
as Trustee

BK0922P61871

Lot 24, Woodland View First
Addition, Washington County,
Oklahoma


James T. Reynolds, Trustee

Marcia G. Reynolds, Trustee
Trustees of Marcia G. Reynolds
Trust


Lot 35, Woodland View First
Addition, Washington County,
Oklahoma


Mabel I. Wride, Trustee

W. James Wride, Trustee
Trustees of Mabel I. Wride Trust

Lot 12, Woodland View First
Addition, Washington County,
Oklahoma

John Craig Popkess

Lot 10, Woodland View First
Addition, Washington County,
Oklahoma


Dorothy P. Parsons, Trustee
of Parsons Family
Revocable Trust

Lot 11, Woodland View First
Addition, Washington County,
Oklahoma

O.H. Woods, Jr.

STATE OF OKLAHOMA)
) ss.
COUNTY OF WASHINGTON)

Before me, the undersigned, a notary public, in and for said County and State, on this 13th day of February, 1999, that each of the persons*above named, to me known to be the identical persons who executed the within and foregoing instrument in their individual capacity or as a trustee 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.

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

Sue Abbe
Notary Public - Sue Abbe.

(seal)
My commission expires:

January 25, 2000

The following persons appeared before me: Arthur B. Abbe and Ada S. Abbe, husband and wife; Norma J. Adams, a single person; Jane E. Bilhartz, Trustee and Larry J. Bilhartz, Trustees of the Jan E. Bilhartz Living Trust; Chia-Min Fu and Doreen H. Fu, husband and wife; James D. Griffin and Paula A. Griffin, husband and wife; T. R. Holland and Faye Holland, husband and wife; Dorothy P. Parsons, Trustee of the Parsons Family Revocable Trust; John G. Lanning and Margaret I. Lanning, husband and wife; Dennis R. Logan and Lein-Chu Yang-Logan, husband and wife; Kevin Turner McGuire and Rhonda Faye McGuire, husband and wife; John E. Perkins and Mary R. Perkins, husband and wife; George Pratt, Trustee and Dana Pratt, Trustees of Dana Pratt Trust; Maziar Sardashti and Amy Sue Sardashti, husband and wife; James H. Schriber, Trustee and Rose K. Schriber, Trustees of the Schriber Family Revocable Trust; Frank J. Sotosek and Florene Sotosek, husband and wife; Lawrence A. Warzel and Lela E. Warzel, husband and wife; Ronald S. Williams and Joyce C. Williams, husband and wife; Dorothy P. Parsons, Trustee of Parsons Family Revocable Trust; Anna Maxine Lockin Trust and as Trustee; James T. Reynolds, Trustee and Marcia G. Reynolds, Trustees of Marcia G. Reynolds Trust; Mabel I. Wride, Trustee and W. James Wride, Trustees of Mabel I. Wride Trust; and Dorothy P. Parsons, Trustee of Parsons Family Revocable Trust.