

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS OF
MARTIN MANOR ADDITION
WASHINGTON COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That Mel's Jim Dandy/^{Dirt &}Excavating Company., a partnership owned by Melvin H. Hoppock and Jimmie R. Hoppock does hereby certify that they are the owners of the following described real estate located in Washington County, Oklahoma, to-wit:

A part of the ^{NE}N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and a part of the N $\frac{1}{2}$ ^{NW} of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, T26N, R13E, Washington County, Oklahoma more particularly described as follows:

Beginning at the NW corner of Section 10, T26N, R13E; thence N 89° 57' 45" E a distance of 2087.50 Feet to the place of beginning for Martin Manor Addition; thence South 07° 57' 45" West a distance of 479.67 Feet; thence North 89° 57' 45" East a distance of 350.00 Feet; thence South 00° 12' 15" East a distance of 120.00 Feet; thence North 85° 29' 57" East a distance of 899.49 Feet; thence North 00° 02' 15" West a distance of 525.00 Feet; thence South 89° 57' 45" West a distance of 1180.0' to the place of beginning for Martin Manor Addition; thence South 89° 57' 45" West a distance of 2087.50 Feet to the point of beginning; containing 14.91 Acres more or less.

and embraced in Martin Manor Addition, now platted in Blocks, Lots, Streets, and easements, recorded in Plat Envelope 423, 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 owner and their successors in title to the afore said lots, the Owner does hereby impose the following restrictions and reservations on all of the said Martin Manor 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 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 structures 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 75' 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 1900 square feet (or 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 veneer, stone, stone veneer, or wood siding (concrete blocks not acceptable). Roofs shall be wood-shakes or at least 320# composition asphalt shingles.

55695

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5. Prior to July 20, 1998, 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 Melvin H. Hoppock 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.
6. Prior to July 20, 1998 each residence constructed in this addition shall be built by a builder who shall be approved in writing by Melvin H. Hoppock.
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. 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 724'.
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 Lots One (1) through ten (10).

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 subdivision 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 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 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 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 change in said covenants in whole or in part.

Enforcement shall be proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

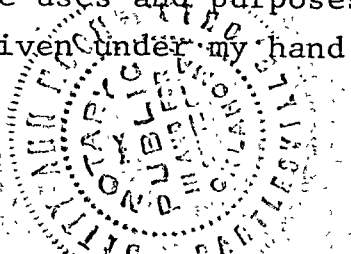
STATE OF OKLAHOMA)
WASHINGTON COUNTY)
This Instrument was filed for record
AUG 9 1978
3:20 P
SS. BEN ELLSWORTH, County Clerk
By: [Signature] Deputy

Just
Melvin H. Hoppock
Melvin H. Hoppock, Partner

On this 9th day of August 1978, before me, the undersigned a Notary Public in and for said State, personally appeared Melvin H. Hoppock, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

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

(SEAL)



Betty Ann [Signature]

My Commission Expires: 4-14-82

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AMENDMENT TO DEED OF DEDICATION
OF MARTIN MANOR ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned are the sole owners of all the lots in all the blocks in Martin Manor Addition, an Addition in Washington County, State of Oklahoma, duly recorded as Plat No. 423 and filed for record in the office of the County Clerk of Washington County, State of Oklahoma, as Instrument No. 55695, on the 9th day of August, 1978, and

WHEREAS, attached to said plat and made a part thereof is a Deed of Dedication containing certain restrictive covenants for the mutual benefit of the dedicators and the successors in title to said lots in said addition, and

WHEREAS, the undersigned, as sole owners of all the lots in all the blocks in said Addition, desire to amend the restrictive covenant contained in said Deed of Dedication attached to said Plat covenant Number 11a, all for the mutual benefit of the owners and successors in title to lots in said Addition.

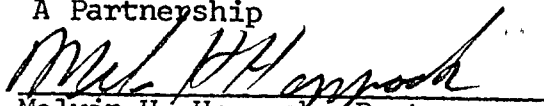
NOW, THEREFORE, the owners of all the lots in all the blocks in Martin Manor Addition, and Addition in Bartlesville, Washington County, State of Oklahoma, do hereby amend the Deed of Dedication and restrictive covenants contained therein by amending Covenant No. 11a as follows:

11a. Overhead pole lines for the supply of electric service may be located along Lots thirty one (31), one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), and ten (10) all located in Block one (1).

Provided, however, that said Deed of Dedication and all other restrictive covenants contained therein shall remain in full force and effect, as shown on the Plat of Martin Manor Addition, recorded as No. 423, duly filed for record the 9th day of August, 1978, as Instrument No. 55695 in the Office of the County Clerk of Washington County, State of Oklahoma.

IN WITNESS WHEREOF, Parties hereto have duly executed this Amendment to the Deed of Dedication as aforesaid on this the 10th day of August, 1978.

MEL'S JIM DANDY DIRT AND EXCAVATING COMPANY
A Partnership


Melvin H. Hoppock, Partner

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STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

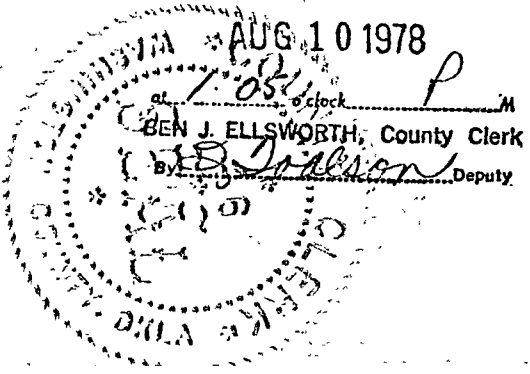
The foregoing instrument was acknowledged before me this 10th day of August, 1978, by Melvin H. Hoppock, Partner, on behalf of Mel's Jim Dandy Dirt and Excavating Company, a partnership.



Tommie Medina
Notary Public

My Commission Expires:
February 19, 1979

STATE OF OKLAHOMA }
Washington County } SS
This Instrument was filed for record



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