

ADAMS HILLS ADDITION  
REPLAT OF THE NORTH 1036.04 FEET OF LOT "G"

COVENANTS, CONDITIONS, AND RESTRICTIONS  
ADAMS PROFESSIONAL P.U.D.  
BARTLESVILLE, WASHINGTON COUNTY, OKLAHOMA

Adams Realty Company, in recording the Plat, the Covenants, Conditions, and Restrictions, has designated certain areas as Common Areas. These areas are intended for the private use by the owners in the Addition and are not dedicated to the public for their uses. An access easement is hereby granted over and across the Common Areas to the City of Bartlesville, Oklahoma, for services rendered by the City, and to the United States of America for postal service.

I

DEFINITIONS

(1) Parcels shall be those parcels as shown on the Plat of the Addition, or any portion of a parcel, hereinafter referred to as the "Addition".

(2) Owner shall be any person or corporation having title to a parcel or any portion of a parcel in the Addition.

(3) Architectural Committee shall be the persons appointed by the Grantor of the Addition to serve in that capacity. The Architectural Committee shall consist of three persons and shall include at least two owners, provided, however, two of such committee members may be representatives of the Grantor so long as Grantor owns any parcel within the Addition.

(4) Common Areas shall be all access easements in the Addition.

II

(1) All parcels, except parcels G-G and G-H shall be used exclusively for professional office purposes, and each building or other structure shall be used either in whole or in part as a professional office or an accessory use thereof. Parcel G-G shall be used exclusively for parking purposes. Parcel G-H shall be used exclusively for multi-family residential and related purposes.

(2) A building site of plot may be one parcel, more than one parcel, or less than one parcel. The Architectural Committee must approve all site and building plans before they are submitted to the City for building permits.

(3) Except as to Parcels G-G and G-H, no structure shall be erected, placed, or permitted to remain on any building site, other than professional offices and building appurtenant thereto, such as a garage or garden shelter.

STATE OF OKLAHOMA  
Washington County  
This Instrument was filed for

JAN 31 1980  
at 4:20 o'clock  
BEN J. ELLSWORTH, County Clerk  
By *M. Jester* Deputy

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however, these buildings appurtenant must be physically attached to the building in a manner approved by the Architectural Committee.

(4) Each parcel shall contain at least sixteen parking spaces. All parcels will have parking spaces equal to or greater than the amount required by the Metropolitan Area Planning Commission Zoning Regulations.

(5) The outside foundation line of any part of the building, including garages, car ports, bay windows, chimneys, etc., shall be located a minimum of ten feet from each side property line of parcel. This ten-foot side yard must be landscaped and not used as a trash area.

(6) No nuisance shall be committed upon any parcel; fowl, livestock, or other animals that may be offensive or annoying to the neighborhood shall not be permitted.

(7) No trailer, basement, tent, garage, or other outbuilding shall at any time be used as an office.

(8) No building shall be moved from another location into the Addition.

(9) No fence, whether ornamental or otherwise, shall be erected nearer to the front property line than the front building line of any plot unless granted by the Architectural Committee. Side and rear yard fences may be erected on the side and rear property lines, but shall not exceed six feet in height measured from the adjoining ground surface inside the wall. Type of fencing must be approved by the Architectural Committee. Cyclone fencing shall not be allowed.

(10) No sign of any kind shall be displayed on any parcel except a sign showing the street address and name of the occupant, and all such signs shall be approved by the Architectural Committee; except in the event that a parcel is for sale or lease, a sign not larger than two feet by two feet may be placed on the property for such purposes.

(11) Each office building shall have a service yard of not less than 100 square feet. The service yard shall house all trash receptacles and miscellaneous items. Plans for this area must be approved by the Architectural Committee.

(12) No boats, trailers, or recreational vehicles shall be parked, maintained, or stored in the Addition.

(13) Each office building shall be used to conduct professional services, such as doctors, dentists, attorneys, insurance agencies, engineers, architects, and general office space.

(14) All land not used for building or parking and drives shall be landscaped.

(15) The owner must install sleeves or conduits acceptable to the Architectural Committee for each utility in any parking area or drive that is to be paved over a platted utility easement before the utilities are installed.

(16) The supply of electricity throughout the Addition shall be provided, to the fullest extent deemed practicable, by

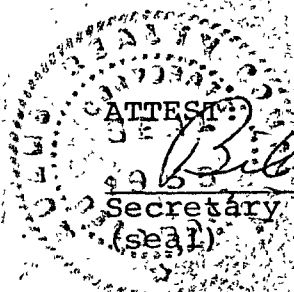
triangular storage area will be constructed around the 4-foot by 4-foot box grade inlet and limit discharge to an amount of 48 cubic feet per second. The permanent solution of retention at this corner may be accomplished either by open space or parking lot retention.

(18) The paved portion of all access easements shown on the Plat of the Addition crossing any parcel shall be maintained in a state of good repair by the owner of such parcel and the expenses of such maintenance shall be borne by such owner. All plans for such repair or maintenance work shall be submitted to the Architectural Committee for approval prior to commencement of repair or maintenance operations. All such access easements shall be Common Areas as hereinabove defined.

IN WITNESS WHEREOF, Adams Realty Company has caused these presents to be signed in its name by its President and the Corporate Seal to be affixed, attested by its Secretary at Bartlesville, Oklahoma, the day and year first above written.

ADAMS REALTY COMPANY

By Kenneth G. Adams  
President

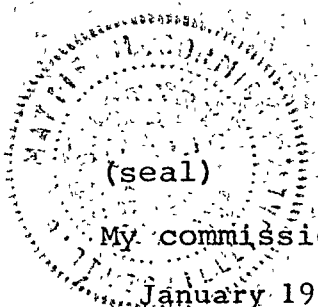


Bill J. Steen  
Secretary  
(seal)

STATE OF OKLAHOMA        )  
                                  ) ss.  
COUNTY OF WASHINGTON    )

Before me, the undersigned, a notary public, in and for said County and State, on this 25th day of January, 1980, personally appeared Kenneth G. Adams, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President 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 such corporation, for the uses and purposes therein set forth.

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



Mattie McCormick  
Notary Public

My commission expires:  
January 19, 1984

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facilities located underground rather than overhead, and shall be subject to the following terms and conditions:

(a) Overhead pole lines for the supply of electric service may be located along the North and East sides of Lot G.

(b) Except to lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all buildings which may be located on all parcels 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 building as may be located on each said parcel, provided that upon the installation of such a service cable to a particular building, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said parcel, 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 building.

(c) The supplier of electric service, through its proper agents and employees, shall at all times have a right of access to all such easements-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 building shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grades or any construction activity which may interfere with said electric facilities. The Company will be responsible for ordinary maintenance of underground 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 parcel agrees to be bound hereby.

(17) A drainage system shall be constructed in the northeast corner of Parcel G-H at the expense of the owner of said parcel. No water from Parcel G-H shall be allowed to flow North across Brookline Park. A temporary 100-foot by 100-foot

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