

STATE OF OKLAHOMA }
Washington County }
This instrument was filed for record

JUL 31 1980

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS
ROLLING HILLS EIGHTH ADDITION TO BARTLESVILLE
WASHINGTON COUNTY, OKLAHOMA.

By BEN J. ELLSWORTH, County Clerk
Deputy

KNOW ALL MEN BY THESE PRESENTS:

That the Round Hill Development Company, a corporation, does hereby certify that it is the owner of the following described real estate in Washington County, Oklahoma, to-wit:

A part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 21, T26N, R13E, Washington County, Oklahoma, being more particularly described as follows:

Beginning at the NE corner of NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Said Section 21, thence S7° 58' 52" E 139.77 feet; Thence S 36° 07' 49" E 133.01 feet; Thence N 89° 44' 58" E 55.00 feet; Thence S 32° 45' 34" E 204.00 feet; Thence S 57° 49' 11" W 118.75 feet; Thence along a curve to the right whose radius is 800.00 feet and whose chord is S 31° 27' 51" E 20.00 feet, a distance of 20.00 feet; Thence S59° 15' 08" W 175.00 feet. Thence S 38° 44' 52" E 47.85 feet; Thence S12° 25' 36" E 119.67 feet; Thence S 04° 39' 45" W 262.00 feet; Thence S 00° 39' 45" W 80.00 feet; Thence N 87° 05' 15" W 100.00 feet; Thence S 89° 54' 45" W 50.00 feet; thence N 00° 05' 15" W 20.00 feet; Thence N 82° 17' 11" W 535.21 feet; Thence S 89° 42' 21" W 30.00 feet; Thence N 00° 17' 39" W 985.00 feet; Thence N 89° 57' 00" E 659.10 feet to the point of beginning. Containing 17.77 acres more or less;

74723

and embraced in Rolling Hills Eighth Addition, now platted in blocks, lots, streets and easements, recorded in Plat Envelope 446 in the records of the Office of the County Clerk of 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 Rolling Hills Eighth 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 Rolling Hills Eighth 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 plat may be one lot, more than one lot or less than one lot, but each building site or plat shall have an area of not less than 7,000 square feet.
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. Each residence shall be constructed in the main of brick veneer, stone, stone veneer, or wood siding (concrete blocks not acceptable).
4. Any dwelling erected in Rolling Hills Eighth Addition shall have a minimum of 1,500 square feet of usable floor area, exclusive of breezeways, porches, attached garages, walks, driveways, patios or balconies.

BOOK 742 PAGE 148

5. Prior to January 1, 2000, 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 the Round Hill 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.
6. Prior to January 1, 2000, each residence constructed in this addition shall be built by a builder who shall be approved in writing by the Round Hill Development Company.
7. No building shall be erected past the building line limit as defined under the zoning and subdivision regulations of the City of Bartlesville.
8. Any plot that abuts more than one street shall be deemed to front on either street abutted, and any residence erected upon such plot in the addition shall have a presentable frontage on each abutting street.
9. Sidewalks are to be installed by the builder and/or property owner in accordance with the subdivision or zoning regulations of the City of Bartlesville.
10. The undersigned reserves 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, wires and any other method of construction or performing any public or quasi-public utility function beneath the surface of the ground, with the right of access at any time to the same for the purposes of repair and maintenance.
11. (a) Overhead pole lines for the supply of electric service may be located along Lots 17, 18, 19, 20 and 21 of Block 7; Lots 1, 2, 3, 4, 9, 10, 11, 12 and 13 of Block 9; and Lot 11 of Block 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.

