

ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS OF  
WOODLAND VIEW 3rd ADDITION  
WASHINGTON COUNTY, OKLAHOMA

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KNOW ALL MEN BY THESE PRESENTS:

That Woodland Heights, Inc., an Oklahoma Corporation 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 3rd Addition, now platted in blocks, lots streets and easement, recorded in Plat Envelope 496, 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 3rd 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 3rd 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 60 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 2,500 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 ot January 1, 2004, 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 officers of Woodland Heights, Inc., 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, 2004, each residence constructed in this addition shall be built by a builder who shall be approved in writing by Woodland Heights, Inc.

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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. A variance on the front lot line is acceptable if approved by the Board of said Commissioners.
8. 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) 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.
9. 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.
10. The undersigned reserves the right to locate, construct, erect, repair and maintain or cause to be located, constructed, erected, repaired, 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 for performing any public or quasi-public utility function at any time.
11. 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.
12. The undersigned desires 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. The following reservations, covenants, and restrictions shall apply, to-wit:
  - (a) 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 plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
  - (b) 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 said lot; provided that upon the installation of such 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 herein, 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 supplier of electric service 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 the acts of the owner or his agents or contractors.
  - (e) The foregoing covenants concerning underground electric facilities shall be for the benefit of the supplier of electric service, and the owner of each lot agrees to be bound hereby.

13. 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.
14. 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.
15. 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.
16. Roof material shall be wood, slate, tile or heavy composition. Composition shingles shall be Asphalt or Fiberglass material, 300# or more per square and shall be simulated shake in appearance. Standard composition shingles shall not be used.
17. No fence, whether ornamental or otherwise, shall be erected nearer to the front property line, on any lot, than the front building line.
18. These covenants, restrictions and reservations shall run with the land encompassed by the addition, shall be binding upon all persons and corporations who hereafter become owners of lots, and shall be perpetual in duration (except the provisions of paragraphs 4 and 5 which are specifically limited in duration) provided that with the exception of paragraph 11, the covenants, restrictions and reservations may be amended, modified or altered at any time by written and recorded instrument signed and acknowledged by (a majority) (no less than 75% percent) of the then owners of the lots within the addition, and provided further that for purposes of amendment or modification pursuant to this paragraph, each lot shall be considered to have one owner, even though owned by more than one person or corporation.

Enforcement shall be by proceedings at law and/or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation and/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.

FILED

WOODLAND HEIGHTS, INC.

MAY 14 1 50 PM '84

STATE OF OKLAHOMA  
WASHINGTON CO. CL.  
FAS-A WIRELAND  
BY W. Miller DEPUTY

Gerald L. Coast  
President



W. Woods  
Secretary

BOOK 817 PAGE 361

STATE OF OKLAHOMA )  
COUNTY OF WASHINGTON) ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of May, 1984, personally appeared GERALD L. COAST as President of Woodland Heights, Inc., to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as a 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.

Commission expires:

W. Miller  
Notary Public

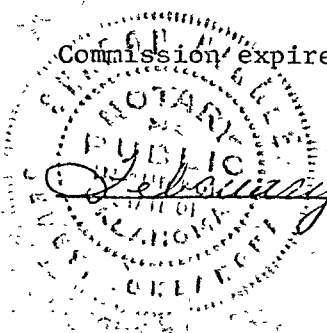


EXHIBIT "A"

LEGAL DESCRIPTION - WOODLAND VIEW THIRD ADDITION

A part of the SW1/4, SE1/4, Section 8, Township 26 North, Range 13 East, Washington County, Oklahoma, described as follows: Beginning at the SW corner of Lot 12, Woodland View Second Addition to the City of Bartlesville; thence S. 32°00'00"W., 50.00 feet; thence S. 58°00'00"E., 82.57 feet; thence South, 282.13 feet; thence S. 89°59'11"W., 15.00 feet; thence N. 88°06'16"W., 600.33 feet; thence N. 51°21'24"W., 128.06 feet; thence N. 11°00'00"W., 182.00 feet; thence N. 14°00'00"E., 615.00 feet; thence N. 78°57'38"E., 415.18 feet; thence S. 28°32'01"E., 570.00 feet; thence S. 55°00'00"W., 149.34 feet to the point of beginning.

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

---

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, WOODLAND HEIGHTS, INC., an Oklahoma corporation, by that certain instrument entitled "ABSTRACT OF OWNER'S CERTIFICATE AND RESTRICTIONS OF WOODLAND VIEW 3rd ADDITION, WASHINGTON COUNTY, OKLAHOMA" caused to be imposed certain restrictions upon all of the lands, lots and blocks encompassed within Woodland View Third (3rd) Addition, which said instrument was recorded on the 14<sup>th</sup> day of May, 1984, in Book 817, Page 359, in the Office of the County Clerk of Washington County, Oklahoma, to which reference is hereby made; and

WHEREAS, the undersigned, WOODLAND HEIGHTS, INC., remains the sole owner of all lands included in the said Woodland View Third Addition as reflected on the plat thereof now on file in the Office of the County Clerk of Washington County, Oklahoma, in Plat Envelope No. 496, and desires to amend certain of the said restrictions so imposed on said addition in order to clarify same.

NOW, THEREFORE, in consideration of the premises, the restrictions and provisions of paragraphs numbered 9 and 18 of said Owner's Certificate and Restrictions of Woodland View Third Addition are hereby amended and modified to read as follows:

"9. No building shall be erected on any lot below the elevation of 670 feet m.s.l."

"18. These covenants, restrictions and reservations shall run with the land encompassed by the addition, shall be binding upon all persons and corporations who hereafter become owners of lots, and shall be perpetual in duration (except the provisions of paragraphs 4 and 5 which are specifically limited in duration) provided that with the exception of paragraph 11, the covenants, restrictions and reservations may be amended, modified or altered at any time by written and recorded instrument signed and acknowledged by no less than seventy-five percent (75%) of the then owners of the lots within the addition, and provided further that for purposes of amendment or modification pursuant to this paragraph, each lot shall be considered to have one owner even though owned by more than one person or corporation."

Except as hereinabove modified and amended, all other provisions contained in the said Owner's Certificate and

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BOOK 817 PAGE 1002

Restrictions previously recorded shall remain in full force and effect, and are hereby ratified and confirmed.

Dated this 3rd day of May, 1984.

WOODLAND HEIGHTS, INC.

By Gerald L. Coast  
Gerald L. Coast, President

ATTEST:  
(seal)

O. H. Woods, Jr.  
O. H. Woods, Jr., Secretary

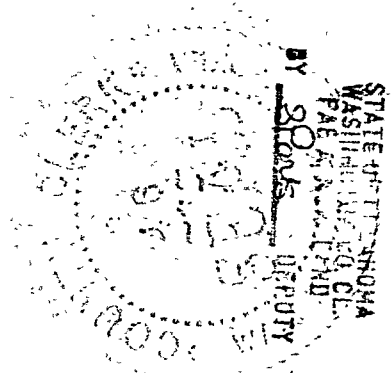
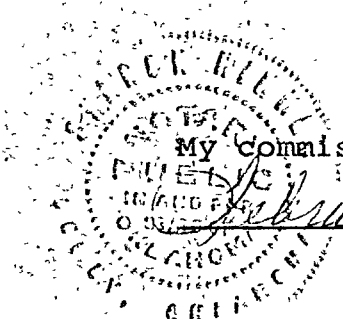
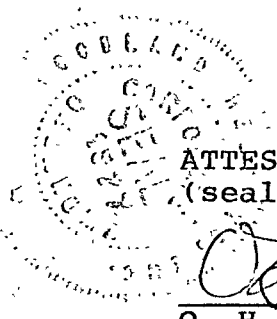
STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF WASHINGTON )

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of May, 1984, personally appeared Gerald L. Coast, 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.

Mary L. Seale  
Notary Public

My commission expires:

February 9, 1988



MAY 25 10 46 AM '84

FILED

BOOK 817 PAGE 1003

AMENDMENT TO OWNERS CERTIFICATE AND RESTRICTIONS  
OF WOODLAND VIEW 3RD ADDITION

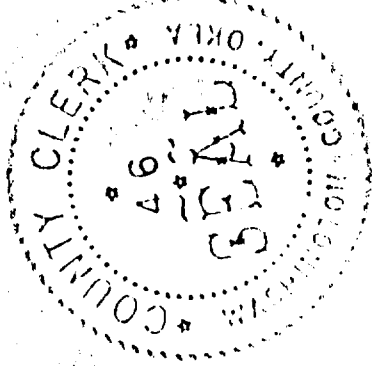
We, the undersigned owners of lots in Woodland View 3rd Addition comprising a majority and more than 75% of the owners of the lots within Woodland View 3rd Addition as recorded in Plat Envelope No. 496, hereby amend the Certificate and Restrictions of Woodland View 3rd Addition as the same are recorded in Book 817 at Page 359 in the following manner:

24527

Paragraph 8 shall be stricken in its entirety and replaced with the following:

8. 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.

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BOOK 922  
PAGES 1878 - 1887  
TIME 3:38:52  
FEE 26.00  
03/02/1999  
Marjorie Parrish  
Washington County Clerk  
RECORDED AND FILED



Except as modified herein, the Certificate and Restrictions of Woodland View 3rd Addition remain in full force and effect.

Dated the 13th day of February, 1999.

BK 0922 Pg 1878

Lot 8, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Robert D. Martin  
Robert D. Martin  
Gloria J. Martin  
Gloria J. Martin

Lot 16, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Marcus N. McElroy  
Marcus N. McElroy  
Mary H. McElroy  
Mary H. McElroy

Lot 11, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Lawrence D. Osgood  
Lawrence D. Osgood  
Patricia A. Osgood  
Patricia A. Osgood

Lot 2, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

William C. Pelton  
William C. Pelton  
Deanna K. Pelton  
Deanna K. Pelton

Lot 14, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Elizabeth Rutherford  
Elizabeth Rutherford  
Duane Mueller  
Duane Mueller  
Cara Lee Mueller  
Cara Lee Mueller



Lot 9, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Mary Alice Sigmon Trust  
Mary Alice Sigmon Trust

Lot 5, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
A. David Bailey

\_\_\_\_\_  
Linda M. Bailey

Lot 17, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Dennis L. Befort  
Dennis L. Befort

Linda C. Befort  
Linda C. Befort

Lot 7, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

William B. Belknap  
William B. Belknap

Donna K. Belknap  
Donna K. Belknap

Lot 1, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Dayna L. Hayes  
Dayna L. Hayes

Anthony W. Hayes  
Anthony W. Hayes

Lot 2, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

Linda L. Davidson  
Linda L. Davidson

Lot 6, Block 1, Woodland View Third

Addition, Washington County,  
Oklahoma

Donald W. Dillard  
Donald W. Dillard  
Pamela E. Dillard  
Pamela E. Dillard

Lot 1, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

James U. Ewing  
James U. Ewing  
Irene K. Ewing  
Irene K. Ewing

Lot 10, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Paul R. Turcott  
Paul R. Turcott  
J. Lynne Turcott  
J. Lynne Turcott

Lot 4, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

James O. Huff  
James O. Huff  
Marie A. Huff  
Marie A. Huff

Lot 18, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Abdelhakim Janah  
Abdelhakim Janah  
Souad Janah  
Souad Janah

Lot 5, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

Bobbie E. Johnson  
Bobbie E. Johnson

BK 0922 PG 1881

Lot 3, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Betty E. Kelley

Lot 4, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Roger W. Skelly  
Roger W. Skelly  
Donna L. Skelly  
Donna L. Skelly

Lot 12, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Jo Ann Stumpff  
Jo Ann Stumpff

Lot 3, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Edward A. White

\_\_\_\_\_  
Robin E. White

Lot 1, Block 15, Woodland View Third  
Addition, Washington County,  
Oklahoma

Dale A. Zellers  
Dale A. Zellers  
Nancy A. Zellers  
Nancy A. Zellers

Lot 13, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Ronald Joe Hart  
Ronald Joe Hart  
Christy Ann Hart  
Christy Ann Hart

Lot 8, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Robert D. Martin

\_\_\_\_\_  
Gloria J. Martin

Lot 16, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Marcus N. McElroy

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Mary H. McElroy

Lot 11, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Lawrence D. Osgood

\_\_\_\_\_  
Patricia A. Osgood

Lot 2, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

William C. Pelton  
William C. Pelton

Deanna K. Pelton  
Deanna K. Pelton

Lot 14, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

Elizabeth L. Rutherford  
Elizabeth Rutherford

\_\_\_\_\_  
Duane Mueller

\_\_\_\_\_  
Cara Lee Mueller

Lot 9, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Mary Alice Sigmon Trust

Lot 5, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

*A. David Bailey*  
\_\_\_\_\_  
A. David Bailey

*Linda M. Bailey*  
\_\_\_\_\_  
Linda M. Bailey

Lot 17, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Dennis L. Befort

\_\_\_\_\_  
Linda C. Befort

Lot 7, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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William B. Belknap

\_\_\_\_\_  
Donna K. Belknap

Lot 1, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Dayna L. Hayes

\_\_\_\_\_  
Anthony V. Hayes

Lot 2, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Linda L. Davidson

Lot 6, Block 1, Woodland View Third

Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Donald W. Dillard

\_\_\_\_\_  
Pamela E. Dillard

Lot 1, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
James U. Ewing

\_\_\_\_\_  
Irene K. Ewing

Lot 10, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Paul R. Turcott

Lot 4, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
James O. Huff

\_\_\_\_\_  
Marie A. Huff

Lot 18, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

*William S. Bailey*  
~~Abdelhakim Janah~~ *William S. Bailey*  
*Cheryl Bailey*  
~~Soud Janah~~ *Cheryl R. Bailey*

Lot 5, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

\_\_\_\_\_  
Bobbie E. Johnson

BK 0922 Pg 1885

Lot 3, Block 2, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Betty E. Kelley

Lot 4, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Roger W. Skelly

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Donna L. Skelly

Lot 12, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Jo Ann Stumpff

Lot 3, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Edward A. White

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Robin E. White

Lot 1, Block 15, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Dale A. Zellers

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Nancy A. Zellers

Lot 13, Block 1, Woodland View Third  
Addition, Washington County,  
Oklahoma

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Ronald Joe Hart

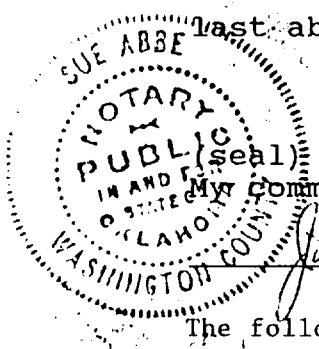
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Christy Ann Hart

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF WASHINGTON )

Before me, the undersigned, a notary public, in and for said County and State, on this 17<sup>th</sup> 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 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

My commission expires:

Jan. 25, 2000

The following persons appeared before me: Robert D. Martin and Gloria J. Martin, husband and wife; Marcus N. McElroy and Mary H. McElroy, husband and wife; Mary Alice Sigmon Trust; Dennis L. Befort and Linda C. Befort, husband and wife; William B. Belknap and Donna K. Belknap, husband and wife; Dayna L. Hayes and Anthony V. Hayes, husband and wife; Linda L. Davidson, a single person; Donald W. Dillard and Pamela E. Dillard, husband and wife; James U. Ewing and Irene K. Ewing, husband and wife; Paul R. Turcott and J. Lynne Turcott, husband and wife; Bobbie E. Johnson, a single person; Roger W. Skelly and Donna L. Skelly, husband and wife; Jo Ann Stumpff, a single person; Dale A. Zellers and Nancy A. Zellers, husband and wife; Ronald Joe Hart and Christy Ann Hart, husband and wife; William C. Pelton and Deanna K. Pelton, husband and wife; Elizabeth Rutherford, a single person; A. David Bailey and Linda M. Bailey, husband and wife; William S. Bailey and Cheryl K. Bailey, husband and wife.

BK0922Pg1887