

Philson Hollow

CERTIFICATE OF DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS; BRENT TAYLOR HOMES, INC.;

An Oklahoma corporation, (the "Developer") of the following described real estate, situated in Washington County, Oklahoma:

A part of the NW/4, the SW/4 the SE/4 and all of the W/2 SW/4 NE/4 and all of the SE/4 SW/4 NE/4 of Section 8, Township 25 North, Range 13 East, Washington County, Oklahoma, described as follows: beginning at the NE corner of said NW/4; thence on an assumed bearing of S01°09'21"E along the East line of said NW/4 a distance of 1319.41 feet to the NW corner of said W/2 SW/4 NE/4; thence N88°53'25"E a distance of 659.38 feet to the NE corner of said W/2 SW/4 NE/4; thence S01°09'58"E a distance of 659.58 feet to the NW corner of said SE/4 SW/4 NE/4; thence N88°52'45"E a distance of 659.50 feet to the NE corner of said SE/4 SW/4 NE/4; thence S01°10'35"E a distance of 659.45 feet to the SE corner of said SE/4 SW/4 NE/4; thence continuing S01°10'35"E a distance of 683.20 feet; thence S89°21'06"W a distance of 1700.67 feet; thence N08°25'05"E a distance of 1990.86 feet; thence N01°09'21"W, parallel with the East line of said NW/4, a distance of 1344.43 feet to the North line of said NW/4; thence N88°54'29"E along said North line a distance of 50.00 feet to the point of beginning, containing 61.76 acres, more or less.

To wit: Lots 5, 6, 7, 8, 9, 10, 11 & 12.

WHEREAS, the Developer has caused the above described real estate to be surveyed, platted and staked into lots, blocks, streets and easements in conformity with a written plat of the above described real estate recorded in the office of the County Clerk of Washington County, Oklahoma (the "PLAT") which been therein designated and named "PHILSON HOLLOW", Washington County, Oklahoma (the "Addition"); and

WHEREAS, the Developer desires to dedicate for the public use certain portions of the Addition and desires to establish a compatible system of development for the addition in order to preserve and enhance the distinctive natural beauty and character of the Addition by the creation and enforcement of development standards.

DEDICATION

NOW, THEREFORE, The Developer does hereby dedicate for public use forever, the streets, easements and rights-of-way as shown on the plat for the several purposes of constructing, maintaining, operating repairing, removing, replacing any and all streets, public utilities including storm and sanitary sewers, telephone lines, cable television lines, electric power line and transformers, gas lines and water lines, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto with the right of ingress and egress to and upon said easements and rights-of-way for the uses and purposes aforesaid, together with similar rights in the streets shown on the Plat. No building structure shall or other above or below ground obstruction that will interfere with the purposes of aforesaid will be placed, erected, installed, maintained or permitted upon the easements or rights-of-way as shown on the Plat provided that, however, the Developer hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress over, across and along all strips of land included within the easements and right-of-way shown on the Plat, both for the furnishing of water and/or sewer services to the Addition.

COVENANTS AND RESTRICTIONS

NOW, THEREFORE, The Developer for the purpose of providing for an orderly development of the Addition and for the purpose of insuring adequate restrictions for the mutual benefit of the Developer, it's successors and assigns does hereby impose the following covenants and restrictions upon all real estate within the Addition, to wit:

1. **LOT USE.** Lots within the Addition shall be only used for residential, single-family purposes. No lot shall be used for business, commercial, professional or manufacturing purposes provided that, however, this prohibitor shall not apply to any building or structure that may be placed on any lot or portion of a lot within the Addition that is used exclusively by a public utility company in connection with the furnishing of public utility services to the Addition or to the property adjacent to the Addition.
2. **DWELLINGS.** No structure of a temporary character shall be used as a residence. No mobile home or dwelling structure shall be moved into or be present in the Addition. The following standards shall apply to all dwellings constructed in the Addition:
 - A. **Dwelling Size.** All dwellings shall have a minimum living space of 3000 square feet. Dwellings in excess of a single story shall have a minimum living space of 1400 square feet at the lower level. No dwelling shall have more than three (3) stories. Square footage shall be computed on measurements over the frame of the living space exclusive of porches, patios, garages, basement and attic area used for storage.
 - B. **Masonry.** All dwellings shall have at least fifty percent (50%) of the exterior walls thereof comprised of brick or stone or stucco, provided, however, the area of all windows and doors located in the exterior walls shall be excluded in the determination of the area of said exterior walls. In all cases, the masonry shall extend to the ground line so that the foundation shall be completely concealed. Any deviation of exterior construction materials shall be permitted only upon the written consent of the developer.
 - C. **Garages.** All dwellings shall have attached garages suitable for accommodating at least two (2), but not more than five (5) standard sized automobiles. All garages shall be accessed by an overhead garage door or doors.
 - D. **Driveways.** All driveways into a lot from any street shall be constructed of concrete, asphalt or a pea gravel to approved by developer and shall not be less than fourteen (14) feet in width.
 - E. **Roof Pitch.** The roof of the dwelling shall have a pitch of at least 6/12 over 75 percent of the total roof area, and none of the roof area shall have a pitch of less than 3/12.
 - F. **Roof Material.** All roof material shall be wood, slate, tile or heavy composition. Composition roof material shall be asphalt or fiberglass material with a weight of 240# or more per square and shall be simulated shake in appearance (standard composition shingles not acceptable).
3. **CERTIFICATE OF APPROVAL.** No building shall be erected or materially altered on any lot in the Addition until the building plans and specifications therefore, exterior color scheme and material thereof, and plot plan showing the location and

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facing of the building, have been approved in writing by the Developer, which approval shall be indicated by a certificate signed and acknowledged by an officer of the Developer. The purpose of such approval shall be to promote good design and compatibility within the Addition and the Developer in it's review of the plans, specifications, exterior color scheme, material and plot plan for any building may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Developer shall not be liable for any approval or disapproval and it's approval or building plans shall not constitute a warranty or create any responsibility or liability for building methods, materials, procedures, structural design, grading, drainage or code violations. The approval or disapproval by Developer of building plans shall not be deemed a waiver of any restriction or covenant herein contained. The provisions of this paragraph requiring approval by Developer shall cease, terminate and be of no further force and effect on the date ten (10) years from the date hereof. Thereafter, the approval required in this provision shall not be required unless prior to the expiration of ten (10) years form the date hereof, a written instrument shall be executed by the then record owners of a majority of the lots in the Addition and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers as previously exercised by the Developer for such period as may be specified in said instrument. In the event that the Developer shall be dissolved prior to the expiration of ten (10) years from the date hereof, then and thereafter the approval of building plans, specifications, exterior color scheme, materials and plot plan of buildings constructed in the Addition shall be exercised by a representative or representative designated in a written instrument executed by the then record owners of a majority of the lots in the Addition, which instrument shall be duly recorded.

- 4. **OUTBUILDINGS.** All tool sheds, hobby rooms or other outbuildings shall conform to the basic architectural styling of the dwelling and shall satisfy the masonry and roof requirements of paragraph 2. Any exception to this shall require the majority approval of the property owners of record. Lot 7 is excluded from this requirement.
- 5. **ANIMALS.** No animals, livestock, or poultry of any kind shall be kept on any lot except for a total of three (3) dogs, cats or other household pets and the suckling young of said animals. Also exempted from this are horses. A total of two (2) horses shall be allowed in a fenced area for each lot. Animals shall not be kept, bred, or maintained for any commercial purposes and shall not be permitted on any lot which does not contain a dwelling being used as a residence. Animal shelters shall be screened from view from any street unless built in conformity with the requirements for outbuildings herein set forth. Lot 7 is included in this Requirement but shall be allowed a total of six (6) horses.
- 6. **STORAGE.** No outside storage or keeping of building materials, tractors, mowers, equipment, implements or salvage shall be permitted within the Addition. Building materials may be stored for a period of thirty (30) days prior to the start of construction of a dwelling. Construction of dwellings shall be completed within twelve (12) months after the pouring of the footing.
- 7. **VEHICLES, MOTORCYCLES, BOATS.** No vehicle, motorcycle, motor bike, camper, trailer or boat, whether or not operable, (collectively referred to as "Vehicles") shall be kept, parked or stored on or adjacent to any lot, except in a

garage or other area screened from view behind the set-back lines, for more than forty-eight (48) hours during any seventy-two (72) hour period, provided that, however, nothing herein shall prohibit the parking of passenger vehicles on the surfaced driveway. Vehicles shall not be kept, parked or allowed to stand on the yard. Resident's vehicles shall not be parked in any street. No motorized boats shall be allowed on any pond located with the boundaries of the specified lots and common easements.

8. **ANTENNAE.** No television, radio or other antennae or reception device shall be constructed or maintained on any lot or on any structure on a lot without the written approval of the Developer.
9. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot, except (i) one sign of not more than five (5) square feet advertising the sale or rental of said property or (ii) signs used for the purpose of campaigning for a result in any political election or issue or (iii) signs maintained by the Developer or a builder to advertise the property during the construction and sales period, unless approved in writing by the Developer.
10. **SET-BACK LINES.** No buildings, outbuildings, structures or parts thereof shall be constructed or maintained on lots nearer to the property lines than the setback lines provided herein or as shown on the Plat. Unless otherwise provided by easement or by set-back lines shown on the Plat, the minimum building set-back lines shall be: front: 75'; back: 75'; side: 50'.
11. **DRAINAGE EASEMENTS.** No buildings, outbuildings, structures, fences, trees, shrubs or other vegetation shall be placed in drainageway easements as reflected on the Plat, except grasses normally used for lawn purposes. No obstructions shall be placed or permitted to remain in any of the designated drainageway easements that would hinder or restrict the free and voluntary flow of stream water from its intended passageway.

No Lot Owner shall plant any tree or shrubbery in dedicated utility easements or rights-of-way which would potentially endanger, threaten, or harm any utilities located within said easements or rights-of-way.

If it is determined that any trees or shrubbery located within said easements or rights-of-way are endangering utilities in said easements or rights-of-way, the utility company shall have the right to remove said shrubbery upon five (5) days notice thereof at the lot owners expense, or within such time the lot owner may remove same.

12. **ELECTRIC AND COMMUNICATION SERVICE.**
 - A. The supplier of electric and communication service ("company"), through its proper agents and employees, shall have the right, privilege and authority to cut down, trim, treat and dispose of any trees and undergrowth within said easement-ways or on property contiguous thereto which, in the company's sole judgment, interfere or threaten to interfere with the company's structures, lines, fixtures and equipment.

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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. 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 or communication 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 or communication service, through its proper agents and employees, shall at all times have right of access to all such easement-ways shown on said plat, provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said electric facilities so installed by it.
- D. The owner of each lot shall be responsible for the protection of the underground electric and communication facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric and communication 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 electric and communication facilities shall be enforceable by the supplier of electric and communication service, and the owner of each lot agrees to be bound hereby.

- 13. WATER, SANITARY SEWER. Owners shall be responsible for the protection of the public water mains located on their lots and shall prevent the alteration of grade in excess of 3 feet from the original contours and any construction activity which may interfere with said facilities. Said alterations of grade restriction shall be limited to easement areas.

The Rural Water District #2 shall be responsible for the ordinary maintenance of public water mains, but the owner will pay for damage to or relocation of such facilities caused or necessitated by acts of the owner, his agents or contractors.

The Rural Water District #2 or it's successors shall have the right of access with it's equipment to all easements shown on the Plat, for the purposes of installing, maintaining, removing or replacing any portion of the underground watersystem.

- 14. LANDSCAPE AND PAVING REPAIR. The owner of each lot shall be responsible for the repair and replacement of any landscaping and paving located within utility easements and rights-of-way damaged as a result of repairs to or replacements of water, sanitary sewer mains, electric, natural gas or communication services.

15. **SANITARY DISPOSAL.** No outside toilets shall be allowed in the Addition except for use during construction of a residence and all sanitary facilities and septic systems must comply with local and state health requirements.
16. **WASTE.** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other wastes. All refuse and waste shall be kept in sanitary containers and all equipment for storage or disposal of such material and all lots shall be kept in a clean, neat and mowed to the street. All waste containers shall be screened from roadway view and must be removed from the curbside within 18 hours after refuse collection vehicles empty the containers.
17. **NUISANCE.** No noxious or offensive trade or activity shall be carried on upon any lot and nothing shall be done thereon which may be or become an annoyance or nuisance to the residents of the Addition.
18. **HOMEOWNER'S ASSOCIATION.** A Homeowner's Association named "Philson Hollow Association", an Oklahoma Corporation, has been established by Developer pursuant to 60 O.S. 1991, 851 et seq., for the purpose of maintaining or contributing to the maintenance of drainageway easements, improvements constructed by the Developer at entryways to the Addition, if any other public use area within the Addition, drainage and/or water detention facilities constructed on real estate adjacent to the Addition and for purposes of maintaining a walkway and easement around the lake at the south portion of said Addition and for such other purposes as shall be deemed advisable. All lawful acts of "Philson Hollow Association" made under and pursuant to its Certificate of Incorporation and By-laws shall be binding upon the lots contained in the Addition and the owners thereof. Membership in "Philson Hollow Association" shall consist of all owners of lots in the Addition excepting owners of lots 1, 2, 3, 4, 13, 14, 15, 16 & 17 and owners of such additional property as may be designated by the Developer.

Annual assessments of \$150.00 shall be made on a per lot basis. Such assessments may be increased five percent (5%) per year by the Board of Directors of "Philson Hollow Association" and up to ten percent (10%) per year upon the affirmative vote of two-thirds (2/3) of the owners of lots in the Addition. Such Assessments shall be a lien upon each lot assessed and any such lien may be foreclosed by the "Philson Hollow Association" and the lot owner shall be responsible for all costs and attorney's fees incurred by "Philson Hollow Association" in connection with collection of assessments and enforcement of such lien. Each lot shall be entitled to one vote, regardless of the number of owners thereof.

19. **ENFORCEMENT.** Enforcement to restrain or to recover damages for violation of these covenants and restrictions may be brought by the Developer or by an owner of any lot, whether acting jointly or individually. The Developer shall not be obligated to enforce any covenant or restriction through legal proceedings or otherwise.
20. **REMEDIES.** If any person shall violate or attempt to violate any of the covenants or restrictions herein, any person owning any real property in this Addition shall have standing to prosecute any proceedings at law or in equity against the person violating the same to prevent the violation or to recover damages for such violation. In any action brought to enforce any provision hereof, the prevailing party shall be entitled to an award of attorney's fees to be taxed as costs.

21. NO WAIVER. The failure of the Developer or of any successor in title to enforce any given restriction or covenant at any time shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these covenants and restrictions.
22. SEVERABILITY. Invalidation of any one of these covenants or restrictions shall not affect any of the other provisions, which shall remain in full force and effect.
23. DURATION. Except as specifically otherwise limited herein, the covenants and restrictions herein contained shall remain in full force and effect for a period of twenty (20) years from the date hereof and shall be automatically renewed and continued thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.
24. BINDING EFFECTS, AMENDMENTS. These covenants and restrictions are to run with the land and shall be binding upon all parties becoming owners of lots within the Addition. These covenants and restrictions, with the exception of the provisions of paragraphs 13 and 14, above, may be amended, modified, changed or cancelled only by a written instrument executed and acknowledged by the owner or owners of a majority of the lots in the Addition, with such amendment, modification, change or cancellation to be effective upon recording of such instrument in the office of the Washington County Clerk.

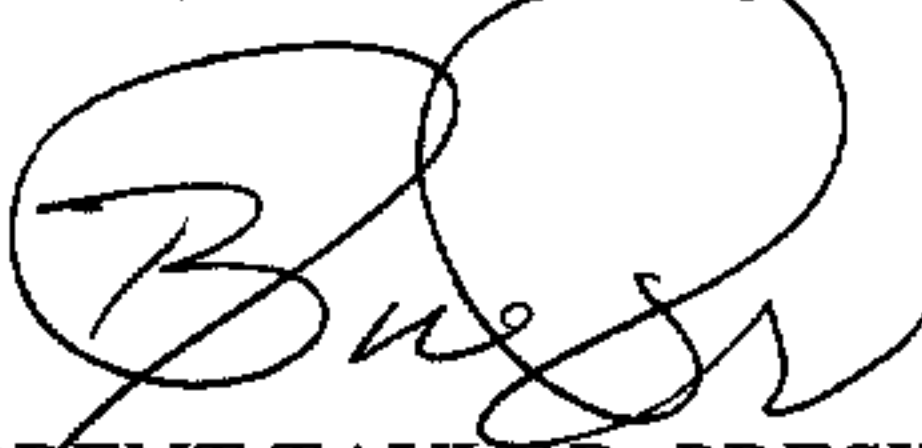
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IN WITNESS WHEREOF, the duly authorized officers of BRENT TAYLOR HOMES, INC. have executed this instrument on September 29th, 2003.

ATTEST

BRENT TAYLOR HOMES, INC.

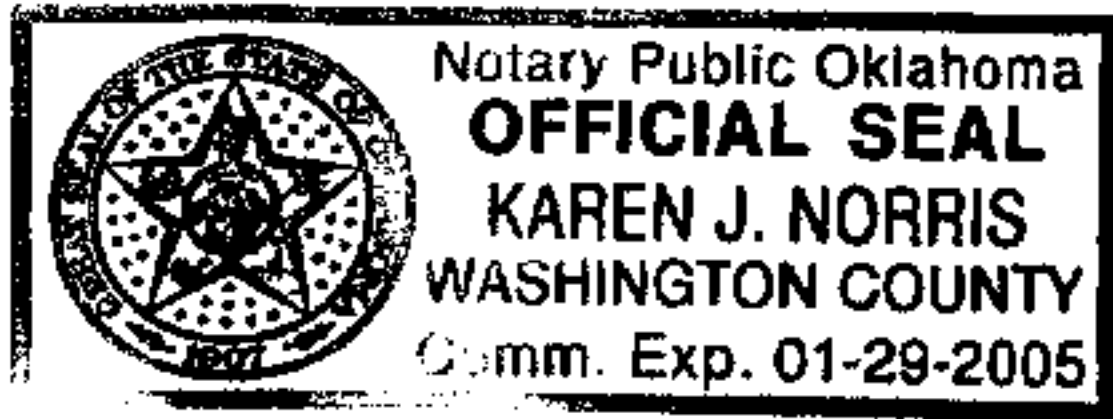
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TERREL TAYLOR, SECRETARY

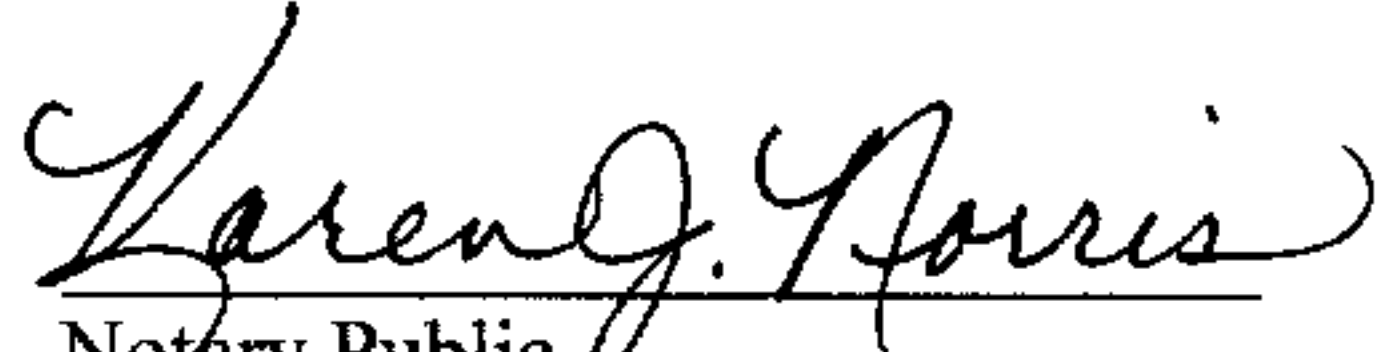

BRENT TAYLOR, PRESIDENT

STATE OF OKLAHOMA)
) S.S.
COUNTY OF WASHINGTON)

Before me, the undersigned Notary public, in and for said county and State on this 29th day of SEPTEMBER, 2003, personally appeared BRENT TAYLOR, to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as it's President and acknowledges 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 the day and year first above written.




Notary Public

My commission expires:

01-29-2005

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