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OWNERS CERTIFICATE AND RESTRICTIONS OF
CASHION'S WILDEWOOD ADDITION, a Sub-
division of a portion of the SW/4 of Sec-
tion 11, Township 12 North, Range 3 West,
Oklahoma County, Oklahoma.

Filed: March 9th 1955 at 9:09 A.M.

Recorded: Book 1902, page 715

KNOW ALL MEN BY THESE PRESENTS: That Med Cashion, Jr. and Kathryn S. Cashion, his wife, and A. Lamar Cashion and Pauline S. Cashion, his wife, for convenience hereinafter referred to as "Owners" are the only person or persons, corporation or corporations, having any right, title or interest in or to all of the lands embraced and included in CASHION'S WILDEWOOD ADDITION to Oklahoma City, Oklahoma, now platted into lots, blocks, streets and easements as shown on the plat of CASHION'S WILDEWOOD ADDITION recorded in book 32 of Plats, at page 87, records of Oklahoma County, Oklahoma.

For the purpose of providing an orderly development of all of the lots and blocks included in the above described plat and for the further purpose of providing adequate restrictive covenants for the benefit of the owners and their successors in title to the aforesaid lots, the owners do hereby impose the following restrictions and reservations on the entire plat of CASHION'S WILDEWOOD ADDITION to which it shall be incumbent upon their successors in title to adhere, and any person or persons, corporation or corporations, hereinafter becoming the owner or owners, either directly or through any subsequent transfers, or in any manner whatsoever of any lot or lots, block or blocks included in CASHION'S WILDEWOOD ADDITION shall take, hold and convey the same, subject to the following restrictions and reservations, to-wit:

1. No building shall be erected, placed or altered on any lot located in the above described addition until after the building plans, specifications and plot plans showing the location of such building shall have been approved in writing as to conformity and harmony of external design with existing structures in said subdivision, and as to location of the building with respect to topography and finished ground elevation and with respect to the side lot and front building set-back lines by a majority of the Architectural Committee composed of A. Lamar Cashion, Med Cashion, Jr. and Jay R. Hickox, or their duly authorized representative or representatives, or successors. In case of the death or resignation of any member or members of said committee, the owners shall have authority to appoint successor members to the above named committee to fill any vacancy or vacancies created by the death or resignation of any of the aforesaid members, and said newly appointed member or members shall have the same authority hereunder as their predecessor to approve or disapprove such design or location as above set forth. If the aforesaid committee, their authorized representatives or successors, fail to approve or disapprove such design and location within 15 days after building plans, building specifications

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and plot plans have been submitted to them, or in any event if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the completion thereof, such approval shall not be required and this covenant shall be deemed fully complied with. Said committee and authorized representatives or successors shall act and serve until December 31, 1980, at which time the record owners of two-thirds of the lots in CASHION'S WILDEWOOD ADDITION may designate in writing, duly recorded among the land records, their authorized representatives who thereafter shall have all of the powers, subject to the same limitations, as were previously delegated herein to the above named committee.

2. All of the lots located in CASHION'S WILDEWOOD ADDITION above described, except the following lots, to-wit:

Lots One (1) and Two (2) both inclusive, Block One (1)
Lots Six (6) to Eleven (11) both inclusive, Block Two (2)
Lots One (1) and Two (2) both inclusive, Block Three (3)

shall be reserved exclusively for use as residential lots, and no structure shall be erected, altered, placed or permitted to remain on any lot in said addition other than one detached single family residence not to exceed two-stories in height and a private garage for not more than four cars and servants quarters. The principal external material of all buildings in said addition shall be brick, stone or stucco, or some other material satisfactory to the Architectural Committee above designated.

3. No building or structure of any sort shall ever be placed, erected or used for church, business, professional, trade or commercial, town or municipal purposes on any portion of any lot or block in CASHION'S WILDEWOOD ADDITION, except: Lots 1 and 2 Block 1; Lots 6 to 11 both inclusive, Block 2; Lots 1 and 2, Block 3 in said addition.

4. No church, business, professional office, trade or commercial, town or municipal activity of any sort may ever be conducted on any portion of any lot or block in CASHION'S WILDEWOOD ADDITION, except Lots 1 and 2, Block 1; Lots 6 to 11 both inclusive, Block 2, and Lots 1 and 2, Block 3 of said addition.

5. The minimum width of any building site in said Addition is hereby fixed at 80 feet, such width to be measured at the front building line as shown on the plat of said Addition.

6. No trailer, basement, tent, shack, garage, servant's quarters or other outbuildings located on any lot in CASHION'S WILDEWOOD ADDITION shall at any time be used as a main residence, temporary or permanent, nor shall any other structure of a temporary character be used as a main resident

7. All cows, goats, sheep, mules, hogs, pigs, chickens or other fowls are hereby prohibited and restricted from the use or occupancy of

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any part of any lot in CASHION'S WILDEWOOD ADDITION, nor shall anything ever be done on any lot therein which may be or become an annoyance or nuisance to the neighborhood.

8. No trash, ashes, or other refuse may be thrown or dumped on any vacant lot in CASHION'S WILDEWOOD ADDITION.

9. The erection, construction or maintenance of bill boards, advertising boards, or other similar structures, is hereby prohibited on any lot in CASHION'S WILDEWOOD ADDITION. This prohibition, however, shall not affect signs or bill boards advertising sale of such property, provided they do not exceed eight square feet in size, unless specific written consent for a larger sign is obtained from the Architectural Committee above designated.

10. No building, nor any part thereof, shall ever be located nearer the front lot line, nor nearer the side street lot line, than the building set-back line shown on the recorded plat of CASHION'S WILDEWOOD ADDITION and identified as building limit line. Moreover, no structure shall be located nearer than ten feet to any side lot line, except where one or more lots is used as an individual building site, in which event, such side lot line restriction shall apply to the actual building site used.

11. No single family residential building shall ever be constructed or erected on any lot in CASHION'S WILDEWOOD ADDITION unless the total floor space area of such single family residence, exclusive of one-story open porches, breeze-ways and attached garages is a minimum area of 1,750 feet. 1900
2200

12. No leaching cesspool or septic tank shall ever be constructed and/or used on any lot and/or block in CASHION'S WILDEWOOD ADDITION.

13. No existing erected building or structure of any sort may be moved on to and/or placed on any of the above described lots or blocks located in CASHION'S WILDEWOOD ADDITION, it being the intention of this covenant to definitely prohibit the moving on to and/or placing of existing residential structures on any of the lots and/or blocks in said addition.

14. Every residence erected on any lot shall front or present a good frontage on the street or streets on which said plot fronts. Houses on corner lots shall have a presentable frontage on both streets. The Architectural Committee above designated shall approve such frontage and may designate which street shall constitute the front of any individual building site.

15. No out-buildings shall exceed one and one-half stories in height and in no case shall it be higher than the house to which the same is appurtenant. Any out-buildings, exclusive of green houses, and exclusive of cornices, spouting, chimneys and purely ornamental projections erected

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on any of said lots, shall occupy more than 50% of the width of the plot upon which said out-buildings are located, measured along the rear line of said plot; provided, however, that in no case shall the width of any such out-building other than green houses, be more than 35 feet, without the consent in writing of the Architectural Committee. In case of more than one such out-building being erected on any plot, the combined width of such out-building shall not exceed the width provided by this section for single out-buildings. Any green house, exclusive of other outbuildings, may not exceed a maximum width of 20 feet, without the consent in writing of the Architectural Committee; provided further, that the combined width of green houses, and other out-buildings, erected or maintained on any lot at any other time may not exceed 60% of the width of the plot upon which they are erected, measured along the rear line thereof.

16. The height of all improvements on the following designated lots in CASHION'S WILDEWOOD ADDITION shall not exceed one and one-half stories in height, notwithstanding the provisions of paragraph 2 above, to-wit: Lot 3 in Block 1, Lots 1 to 5 both inclusive in Block 2, and Lots 3 and 4 in Block 3; Lots 1 to 16 both inclusive in Block 5; Lots 9 to 15 both inclusive in Block 4; Lots 10 to 18 both inclusive in Block 6, it being the intention of this provision to limit the main residential structure of said lots to structures of one or one and one-half stories in height.

17. Subject to the provisions in favor of the owners hereinafter, easements for public utilities installation and maintenance are hereby reserved across the rear of certain lots, and along the side of certain lots, and as designated in other places, in accordance with the designations shown upon the aforementioned recorded plat of CASHION'S WILDEWOOD ADDITION. The owners specifically reserve the right at any time hereafter to amend, extinguish or vacate the aforesaid utilities easements and rights of way as to all, or any portion, of the above described property insofar as such utility easements and rights of way are not actually in use.

18. Should the owners and/or tenants of any lot or lots in CASHION'S WILDEWOOD ADDITION violate any of the restrictive covenants and/or conditions contained herein, and thereafter refuse to correct the same and to abide by the restrictions and conditions contained herein after reasonable notice, then in such event any owner of any lot in CASHION'S WILDEWOOD ADDITION may institute legal proceedings to enjoin, abate and correct such violation or violations, and the owner of the lot or lots committing the violation of such restrictions and/or conditions shall pay all attorneys fees, court costs and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid restrictions and conditions, said attorneys fee to be fixed by the court; and it is further agreed that the amount of such attorneys fees, court costs and other expenses allowed and assessed by the court, together with any damages rendered by the court for the aforesaid violation or violations, shall become a lien upon the land as of the date the legal proceed-

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ings were originally instituted, and said lands shall be subject to foreclosure in such action so brought to enforce such restrictions, in the same manner as liens upon real estate, the procedure for which is fixed by Statute.

19. The covenants herein stated run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of two-thirds of the then owners of lots in CASHION'S WILDEWOOD ADDITION it is agreed to change such covenants in whole or in part, the intent thereof is that the covenants herein contained shall be perpetual but that an option is hereby granted to the owners to change or revoke the same, or any part thereof, by a vote of two-thirds of the then owners on January 1, 1981, and a similar option is granted at the expiration of each ten year period thereafter.

20. The invalidation of any one of the covenants above stated by judgment or order of the court shall in no wise affect any other of the provisions herein contained, but shall remain in full force and effect.

In Witness Whereof, the undersigned, have affixed their signatures this 13th day of January, 1955.

MED CASHION, JR.
KATHRYN S. CASHION
A. LAMAR CASHION
PAULINE S. CASHION

STATE OF OKLAHOMA, OKLAHOMA COUNTY...SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 1955, personally appeared Med Cashion, Jr. and Kathryn S. Cashion, his wife, A. Lamar Cashion and Pauline S. Cashion, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that the 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 the day and year first above written.

Imogene M. Williams, Notary Public.

(SEAL) My commission expires Feb. 11, 1958.