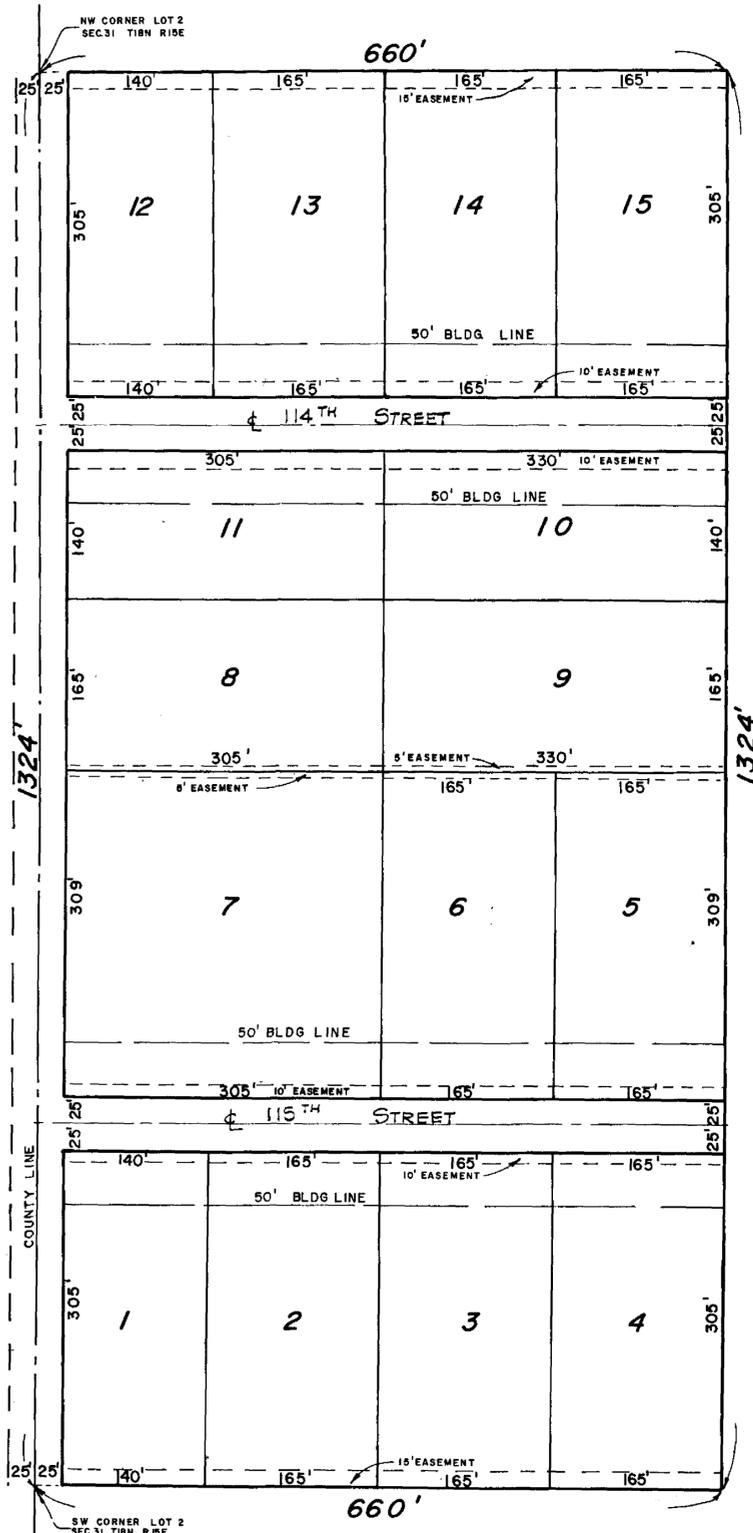
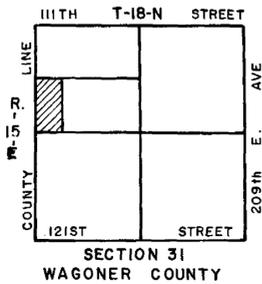
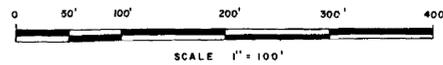


# ARROWWOOD ESTATES-ONE

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER  
SECTION 31, T. 18 N., R. 15 E., WAGONER COUNTY, OKLAHOMA

OWNER:  
H. R. KARNER  
E. RUTH D. KARNER

SURVEYOR:  
BILL COX JR.  
RT. 1 BIXBY OKLA.



STATE OF OKLAHOMA  
COUNTY OF WAGONER )  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
Plat Book 5 Page 38  
JAN 10 1973  
AT 3:00 PM O'CLOCK  
JACK C. JONES, County Clerk  
By *[Signature]* Deputy

## CERTIFICATE OF RESTRICTIVE COVENANTS of ARROWWOOD ESTATES-ONE

Arrowwood Estates-One consists of Fifteen (15) lots located in the west 660 feet of lot 2, 31-18-15, Lone Star Township, Wagoner, County, Oklahoma.

The following restrictions apply to purchase, and/or ownership of any lot in aforementioned development;

1. The undersigned owners dedicates to the public use the easements and rights-of-way as shown and designated on the plat for the several purposes of constructing, maintaining, operating, repairing, replacing any and all public utilities including the storm and sanitary sewer, telephone lines, electric power lines, transformers, gas lines, and water lines, together with all fittings, and equipment for each of such facilities or 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 each and all of the streets shown on said plat; PROVIDED HOWEVER, that the undersigned owners hereby reserves the right to construct, maintain, operate, lay and relay water lines and sewer lines together with the right on ingress and egress for such construction, maintenance, operation, laying and relaying, over across and along all of the public streets, alleys and easements shown on said plat, and/or sewer services to the area included in said plat to any other area.

Underground service cables to all houses may be located on all lots in said addition may run from the nearest service pedestal or transformer to the point of usage determined by the location and 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 (5) foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said house.

The supplier of electric service, through its proper agents and employees, shall at all times have right of access to all such easements 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.

The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. Repairs or cost of relocation, required by violation of this covenant, shall be paid for by the owner of said lot. The foregoing shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.

2. No lot may be further subdivided.
3. Only one dwelling may be constructed on each lot.
4. Dwelling must contain a minimum of 1,800 square feet of habitable space, exclusive of garage, porches or patios.
5. Exterior of dwelling must be at least 60 per cent stone or brick. Roof must be wood and/or simulated wood composition shingles of dark colors similar to brands Certain-Teed (Hallmark) pewter gray, bronze brown, antique olive; Johns-Mansville (Regal) olive black, dark brown, dark tan; GAF (Timberline) charcoal blend, heather blend, weathered wood blend. Dwelling on lot No. 7 excepted.
6. No used structure may be moved on any lot.
7. No partially built structure may be used as a dwelling, such as basement or garage.
8. No temporary or mobile home may be moved on any lot.
9. Each dwelling must have a septic tank sewage system meeting State Health Standards.
10. No large animals may be kept on any lot. Household pets, such as cats and dogs, must be confined to lot of owner.
11. Fences constructed must either be chain-link type, or three bar rail, or three bar plank fence.
12. No commercial farming may be carried out on any lot.
13. All construction must comply with easement limits specified on plot maps of Arrowwood Estates-One. No dwelling may be built closer than 75 feet to the next nearest dwelling.
14. Owners of lots in Arrowwood Estates-One become members of Arrowwood Estates-One Association. They will meet annually and elect officers. Such members are responsible for enforcement of said restrictions. The Association may require owners to cut grass or weeds, remove animal refuse, or comply with conservation practices to maintain a proper and neat appearance of Arrowwood Estates-One.
15. Water wells systems on each lot must be below surface of the ground.

Signed *[Signature]* and *[Signature]* owners  
Herbert R. Karner Ruth D. Karner

I, Bill Cox Jr., of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the above described property, to-wit:

*[Signature]*  
Bill Cox Jr. No. 1825  
Reg. Land Surveyor  
13 November 1972

STATE OF OKLAHOMA)  
COUNTY OF *[Signature]*

Before me the undersigned, a Notary Public in and for the county of *[Signature]* and the State of Oklahoma on this *[Signature]* Day of *[Signature]* 1973, personally appeared *[Signature]* and *[Signature]* to me known to be the identical person/s/ who subscribed the name of the maker thereof to the foregoing instrument and as its owners, acknowledged to me that they executed the same as a free and voluntary act for the use and purpose therein set forth.

My Commission Expires *[Signature]* *[Signature]*  
Notary Public

*[Signature]*  
I, *[Signature]*, Wagoner County Treasurer, certify that the taxes are paid on the above described property.