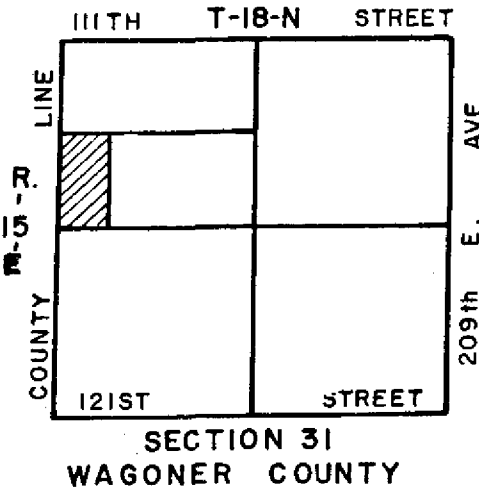
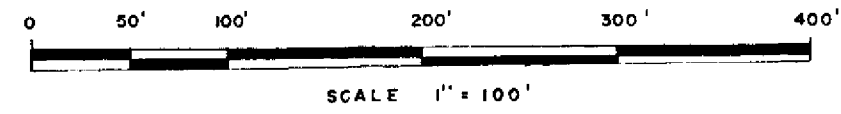


ARROWWOOD ESTATES-ONE

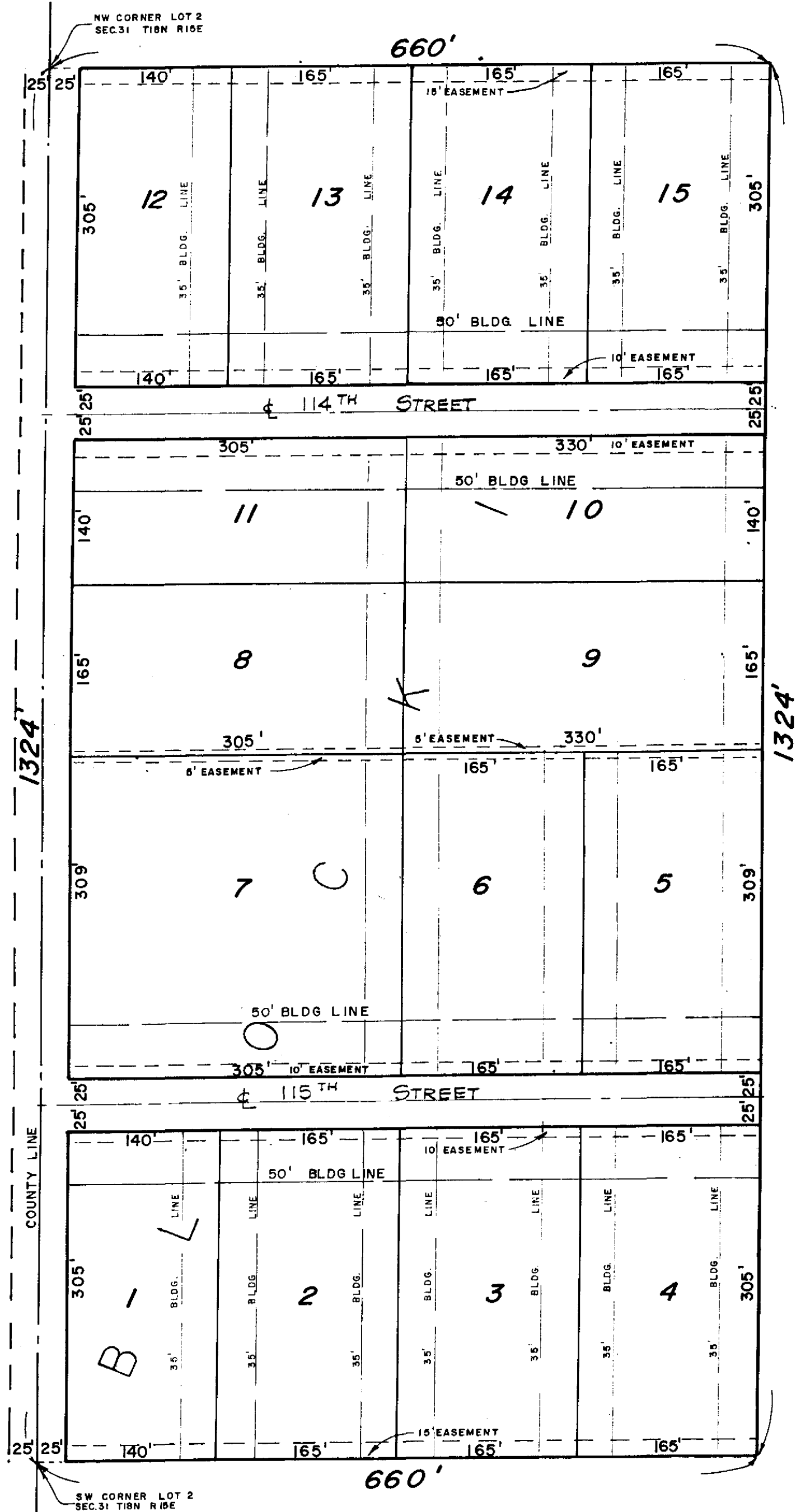
AMENDED
A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER
SECTION 31, T.18 N., R.15 E., WAGONER COUNTY, OKLAHOMA

OWNER:
H.R. KARNER
& 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 6 Page 35
SEP 6 1974
AT 4:50 O'CLOCK
JACK C. JONES, County Clerk
M. Muehlberg, 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;

- The undersigned owners dedicate 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 of 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.

- No lot may be further subdivided.
- Only one dwelling may be constructed on each lot. Only one additional structure permitted on each lot, and must conform with architectural design and exterior of dwelling on same lot. Lot No. 7 excepted.
- Dwelling must contain a minimum of 1,800 square feet of habitable space, exclusive of garage, porches or patios. Garage must have a minimum space for two cars.
- Exterior of dwelling must be at least 60 per cent stone or brick. Roof must be tile, wood and/or simulated wood composition shingles of dark colors similar to brands Certain-Teed (Hallmark) pewter gray, bronze brown, antique olive; John-Mansville (Regal) olive black, dark brown, dark tan; GAF (Timberline) Charcoal blend, heather blend, weathered wood blend. Dwelling on No. 7 Lot excepted.
- No used structure may be moved on any lot.
- No partially built structure may be used as a dwelling, such as basement or garage.
- No temporary or mobile home may be moved on any lot.
- Each dwelling must have a septic tank sewage system meeting State Health Standards.
- No large animals may be kept on any lot. Household pets, such as cats and dogs must be confined to lot of owner so as not to create a nuisance.
- Fencing shall be limited to ornamental iron, wood post and rail or other masonry construction; provided however in no event shall any fence be erected or maintained which is wire mesh or of the type referred to as 'cyclone fencing' or of concrete blocks. Additionally, no fence shall be erected or maintained (a) at any point on any lot in excess of six (6) feet, or (b) in front of any building itself, unless with the written approval of the owners association herein after described.
- Commercial usage: No lot nor any building thereon shall at any time be used for the purposes of manufacturing nor trade, nor business, nor profession to any extent whatsoever; by way of enumeration rather than limitation, no noxious or offensive activity shall be carried on in any lot which may or become any annoyance to the neighborhood or a public or private nuisance.
- All construction must comply with easement limits specified on plat maps of Arrowwood Estates-One.
- Water well systems on each lot must be below surface of the ground.

- Storage of vehicles: All automobiles, boats, trailers, recreational vehicles or like equipment, must be parked, stored or kept inside garage for each dwelling. In no event shall any such personally be parked, stored or kept on any curb, sidewalk or lawn area on any lot at any time; provided however, this shall not prohibit the normal temporary parking of automobiles on finished driveways. Trucks with tonnage in excess of 3/4 ton shall not be permitted to park on streets, driveways or lots overnight and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in the subdivision at any time.
- Owners of lots in Arrowwood Estates-One become members of Arrowwood Estates-One Association. They will meet annually and elect officers. They 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.

Signed Herbert R. Karner and Ruth D. Karner 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:

Bill Cox Jr.
Bill Cox Jr., No. 625
Registered Land Surveyor

STATE OF OKLAHOMA
County of Tulsa

Before me the undersigned, a Notary Public in and for the County of Tulsa and the State of Oklahoma on this 3rd day of September 1974, personally appeared Herbert R. Karner and Ruth D. Karner to me known to be 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 9-16-76 M.D. Muehlberg
Notary Public

The Oklahoma State Department of Health certifies that this plat is approved for the construction of 15 sewage disposal systems. (public or individual)
SIGNED Jarrett Allen R.P.S. Date 9-6-74
Wagoner County Health Department

J. Dan M. Roberts Wagoner County
Deputy, certify that they are parties
to the above description - 9.6.74
J. Dan M. Roberts
Wagoner County Deputy