



PROTECTIVE COVENANTS FOR BOLLINGER ADDITION, WAGONER OKLAHOMA

*Paul Bollinger*  
 J. Paul Bollinger

AREA OF APPLICATION  
 FULLY-PROTECTED RESIDENTIAL AREA. The residential area covenants in their entirety shall apply to the Bollinger Subdivision, Wagoner Oklahoma.

RESIDENTIAL AREA COVENANTS

- LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height.
- DWELLING SIZE.** The floor area of the main structure, exclusive of open porches and garages, shall be not less than 1,000 square feet.
- BUILDING LOCATION.** No building shall be located, erected, or altered on any lot nearer to the front or side street than the building set-back line shown on the recorded plat. No building shall be located nearer than 5' to an interior lot line.
- RE-LOCATION OF BUILDINGS.** Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building on to a lot and re-modeling or converting same into a dwelling unit in this subdivision.
- LOT WIDTH.** No dwelling shall be erected or placed on any lot having a width or square-foot area less than that shown on recorded plat.
- FENCES.** No fence shall be constructed or allowed to remain in front of the minimum building set-back line.
- TRANSPORT VEHICLES.** No vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.
- NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- WATER SUPPLY.** No individual water-supply system shall be permitted on any lot.
- SEWAGE DISPOSAL.** No individual sewerage disposal system shall be permitted on any lot.
- SIGNS.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- EASEMENTS.** All easements and alleys for the installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement or alleyway, and that full right of ingress and egress shall be had at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such utility.
- LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes.
- GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

GENERAL PROVISIONS

TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

*Paul Bollinger*  
 J. PAUL BOLLINGER  
 PAULINE F. BOLLINGER  
 CITY PLANNING COMMISSION APPROVAL

I, Joe Ben Cobb, Chairman of the City Planning Commission, Wagoner, Oklahoma, do hereby certify that the said Commission duly approved the Plat hereon of a Resubdivision of Blocks 651, 652, 653, 706, 707, 708, 709, 710, 711 & 712, City of Wagoner, Oklahoma, on the 13<sup>th</sup> day of February 1973.

ATTEST: *Cliff Dorsey*  
 Cliff Dorsey  
 Secretary  
*Richard Ford*  
 RICHARD FORD  
 Chairman

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: I the undersigned, Paul Bollinger, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the plat hereon of a Resubdivision of Blocks 651, 652, 653, 706, 707, 708, 709, 710, 711 & 712, City of Wagoner, Oklahoma, and that the plat represents a correct survey of said property, made with my consent, and that I hereby dedicate to the public use all the alleys and utility reserves shown on said Plat; that I hereby guarantee a clear title to all lands so dedicated from myself, my heirs or assigns forever.

Signed in Wagoner, Oklahoma, this 12<sup>th</sup> day of February 1973

*J. Paul Bollinger*  
 J. Paul Bollinger  
*Pauline F. Bollinger*  
 Pauline F. Bollinger

COUNTY TREASURER'S CERTIFICATE

I, Ruby Roberts, do hereby certify that I am the duly elected, qualified and acting County Treasurer, Wagoner County, State of Oklahoma; that the taxes are paid for the year of 1971 and prior years on the land shown on the Plat hereon of a Resubdivision of Blocks 651, 652, 653, 706, 707, 708, 709, 710, 711 & 712, City of Wagoner, Oklahoma; and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

*Ruby Roberts*  
 Ruby Roberts  
 County Treasurer

SURVEYOR'S CERTIFICATE

I, Jimmie Dale Nickle, a registered land surveyor, do hereby certify that the Plat hereon correctly represents a Survey made under my supervision on the 25<sup>th</sup> day of February 1972, and that all monuments shown hereon actually exist and their positions are correctly shown.

*Jimmie Dale Nickle*  
 Jimmie Dale Nickle  
 Reg. Land Surveyor No. 76

Acknowledged in statutory form on Feb 12, 1973, by Paul Bollinger, Ruby Roberts, and Jimmie Dale Nickle, before Notary Public, Wagoner County, Oklahoma (Seal). My Commission expires 3/21/75

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED by the Mayor and City Council of the City of Wagoner, Oklahoma, that the Dedications shown on the Plat hereon of a Resubdivision of Blocks 651, 652, 653, 706, 707, 708, 709, 710, 711 & 712, City of Wagoner, Oklahoma are hereby accepted.

Adopted by the Mayor and City Council, City of Wagoner, Oklahoma, this 13<sup>th</sup> day of February, 1973.

(Seal) *Dorthey McDaniel*  
 ATTEST: Dorthey McDaniel  
 City Clerk  
*Bill Lancaster*  
 Bill Lancaster  
 Mayor

BOLLINGER ADDITION  
 A  
 RESUBDIVISION PLAT OF BLOCKS  
 651, 652, 653, 706, 707, 708, 709, 710, 711 & 712  
 ORIGINAL TOWNSITE, WAGONER, OKLAHOMA

BOOK 470 PAGE 591  
 AMENDMENT TO THE DEED OF DEDICATION AND  
 RESTRICTIVE COVENANTS  
 FOR  
 BOLLINGER ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, J. Paul Bollinger and Pauline F. Bollinger, being the sole owners of Lot 12, Block 2, in BOLLINGER ADDITION, Wagoner County, Oklahoma, according to the recorded plat thereof, do hereby amend the dimension of the North Lot line of Lot 12, Block 2, BOLLINGER ADDITION, to be 55.58 feet in width. This amendment shall in no way be construed to effect or to change the remaining lots in the addition or to affect or to change the restrictive covenants on these Lots.

IN WITNESS WHEREOF, J. Paul Bollinger and Pauline F. Bollinger, hereby sets their hands to the above instrument.

*J. Paul Bollinger*  
 J. Paul Bollinger  
*Pauline F. Bollinger*  
 Pauline F. Bollinger

Lot 12 Block 2 Bollinger Addition  
 See Affidavit filed in Book 456 Page 436  
 for footage on lot.

*File with Plat.*

