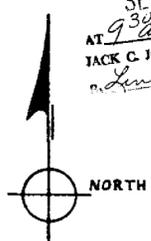
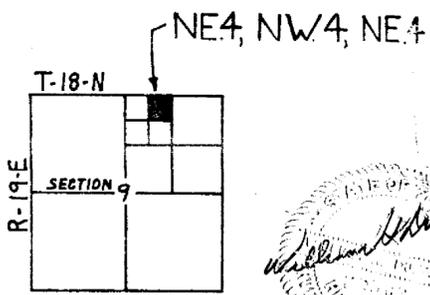


LAKE CREST ESTATES SECTION 2

FORT GIBSON LAKE
WAGONER COUNTY, OKLAHOMA
SCALE: 1" = 1'-0"

STATE OF OKLAHOMA
COUNTY OF WAGONER) ss
Filed for Record in this Office of the
COUNTY CLERK AND RECORDED
Plat Book 6 Page 12
SEP 28 1973
AT 9:30 AM O'CLOCK
JACK C. JONES, County Clerk
James B. [Signature]



Indexed

BOOK 424 PAGE 416

5793

DEED OF DEDICATION
STATE OF OKLAHOMA, CO. OF WAGONER, FILED for Record
in the office of the Co. Clerk and Recorded
1973 at 9:30 AM O'CLOCK, JACK C. JONES, County Clerk

FROM ALL MEN BY THESE PRESENTS:
That, WILLIAM H. [Signature] and LEIGH S. McCASLIN, JR., as Trustees of the
Leigh S. McCaslin, Jr. Trust, under Indenture dated the 10th day of February,
1971, are co-owners of real estate in Wagoner County, Oklahoma, described as
follows, to wit:

The NE 1/4, NE 1/4 of Section 9, Township 18 North, Range 19 East

And that they have caused the same to be subdivided, surveyed and staked
into lots, streets and avenues as shown on the attached plat, and do hereby
adopt the said plat under the name of "Lake Crest Estates-Section 2", a
resort development in Wagoner County, Oklahoma, and do hereby warrant clear
title to all of said land that is so dedicated.

Now, therefore, for the purpose of providing an orderly development of the
resort development, they do hereby impose the following restrictions and covenants
upon the use and occupancy of the lots within the resort development.

1. That the Grantee or Grantees, under any conveyance, shall not at any time conduct, or permit to be conducted on said premises, any trade or business of any description, nor shall said premises be used for any other purpose whatsoever except for the purpose of a private dwelling, or residence and normal private recreational purposes.
2. No building, fence, wall, or any type structure, shall be commenced, erected, or maintained, nor shall any addition thereto, or change, or alteration therein be made until plans and specifications, plot plan and grading plan therefor, or information satisfactory to the undersigned shall have been submitted to and approved in writing by the undersigned, and a copy thereof is finally approved and lodged with the undersigned. In passing on such plans, specifications, plot plan, and grading plan, the undersigned may take into consideration the suitability of the proposed building or other structures, and of the materials of which it is to be built, to the site upon which it is proposed to erect the same and the harmony thereof with the surroundings and the effect of the building or other structures as planned on the outlook from the adjacent or neighboring property.
- A. For purpose of approving said plans and specifications any one of the undersigned may act with respect to such approval.
- B. Should plans be submitted and no action taken by the undersigned within 30 days of the submission of said plans, then in such case such plans shall be deemed approved.

The owner reserves the right at their option to assign this right of approval of plan of dwellings to a Home Owners Association or similar organizations within the subdivision if, and at such time as the owner may choose to so assign this right.

3. No building shall be erected in said subdivision on anything but a permanent concrete or masonry type footing, piers, or foundation.
4. No building shall have any other exterior finish than stone, stucco, brick, stained or painted wood or shingles. In no case shall a roll type asphalt siding be considered as acceptable.
5. No building shall have any other type roof than cedar, built up roof with gravel surface or composition roofing, and no roof shall have a roll roof.
6. No building shall be erected closer than 5' of the U. S. Government Property Line, and not closer than 8' from the lot sidelines, or 20' from any roadway. Should terrain or natural obstacles make this building placement questionable, the Proprietor shall be consulted regarding final placement of said building.
7. Any residence shall have 700 sq. ft. under roof (porches and garages not included).
8. No trailer, tent, shack, garage, barn or other out buildings shall at any time be used as a residence temporarily or permanently.
9. All residential buildings constructed upon said lots shall have modern sanitary facilities and in no case shall outdoor toilets be constructed upon said lots. Septic tanks shall be built in accordance with the regulations of the State of Oklahoma.
10. The construction of any building shall be completed and ready for occupancy within 18 months after the date that construction is started on said building.
11. Each dwelling and other permitted accessory buildings shall occupy at least one full lot as shown on the recorded Plat of Lake Crest Estates, and under no circumstances shall