

**DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
THE MEADOWS AT STEELY FARMS PHASE II**

Doc # 2019-11691 B: 2525 P: 0692
09/13/2019 12:38:43 PM Pg: 3 of Pgs: 3
Fee: \$ 72.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma



PLC5-452B

19. ROOF REQUIREMENTS AS FOLLOWS:

- a. NO METAL ROOFS.
- b. NO FLAT ROOFS.
- c. ROOF COLOR SHALL BE WEATHERED WOOD OR EARTH TONES.
- d. WOOD SHAKE SHINGLES OR COMPOSITION SHAKES ALLOWED.
- e. NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 9/12 OVER 75% OF THE ROOF.

20. NO TRASH RECEPTACLES ARE TO BE VISIBLE FROM THE STREET SIDE OF ANY RESIDENCE & SHALL BE ENCLOSED WITH PRIVACY FENCING.

21. NO EXPOSED CLOTHES LINE POLES OR OTHER OUTDOOR DRYING APPARATUS WILL BE PERMITTED ON ANY LOT. NO GARBAGE CANS OR TRASH CANS ARE TO BE VISIBLE FROM THE STREET. NO EXTERIOR ANTENNAS, INCLUDING, BUT NOT LIMITED TO, TELEVISION, AND CB RADIO, SHALL BE RECTED ANYWHERE IN THE MEADOWS AT STEELY FARM PHASE II.

22. ALL MAILBOX INSTALLATION MUST BE INSTALLED IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS. THOSE SPECIFICATIONS MAY BE ACQUIRED FROM THE DEVELOPER OF THE MEADOWS AT STEELY FARMS PHASE II. EACH OWNER SHALL BE RESPONSIBLE FOR INFORMING THEIR BUILDER OF SAID REQUIREMENT.

23. BOUNDARY FENCES, WHETHER ORNAMENTAL IRON OR OTHERWISE, SHALL NOT BE ERECTED MORE THAN FIVE (5') IN HEIGHT AND SHALL NOT BE CONSTRUCTED LESS THAN 20' FROM FRONT CORNERS OF HOME. ALL FENCE DESIGNS MUST BE APPROVED BY THE BUILDING COMMITTEE. NO FENCE WILL BE BUILT THAT IMPEDES THE FLOW OF WATER ACROSS THE LOT OR ADJACENT LOTS. THE ONLY AREA ALLOWED TO HAVE A BOUNDARY WOOD STOCKADE FENCE IS ALONG THE NORTHERN BOUNDARY LINE OF PHASE II. ALL WOOD STOCKADE FENCING SHALL BE 1" X 6" CEDAR PLANKS WITH A 2" X 6" TOP CAP AND STAINED NATURAL COLOR. ALL WOODEN FENCE MUST BE SEALED AND REFRESHED, AS NEEDED.

24. WALKS OR DRIVEWAYS WILL BE BRICK OR CONCRETE EXTENDING TO THE STREET WITH MASONRY HEADWALLS TO MATCH HOUSE. ALL DRIVEWAY ACCESS FROM THE ROAD WILL BE ACROSS AN APPROVED CULVERT, THE SIZE AND DESIGN MUST BE APPROVED BY THE BUILDING COMMITTEE. THE ONLY ENTRY INTO A LOT SHALL BE WITHIN THE SUBDIVISION; NO ENTRANCES ONTO LOT FROM 305th EAST AVENUE.

25. NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION, WHICH EXCEEDS A HEIGHT OF MORE THAN 2 STORIES EXCEPT AS APPROVED BY THE BUILDING COMMITTEE.

26. NO DISCHARGE OF FIREARMS WITHIN THE LIMITS OF THE SUBDIVISION WILL BE PERMITTED.

27. SEMI-TRAILERS AND SEMI-TRAILER TRUCKS SHALL NOT BE ALLOWED OR PARKED ON OR REPAIRED ON WITHIN THE SUBDIVISION. NO MECHANICAL WORK ON AUTOMOBILES SHALL BE PERFORMED ON DRIVEWAYS.

28. NO GARAGE SALES SHALL OCCUR IN SUBDIVISION OTHER THAN A JOINT NEIGHBORHOOD GARAGE SALE PLANNED TWICE PER YEAR.

29. SAFE ROOMS (i.e. STORM SHELTERS) MUST BE CONSTRUCTED WITHIN THE INTERIOR OF THE RESIDENCE AND THE ONLY ACCESS MAY BE FROM THE INTERIOR OF THE RESIDENCE. CONSTRUCTION OF A SAFE ROOM IS OPTIONAL.

30. NO SOLAR PANELS OR SIMILAR ITEMS SHALL BE PLACED ON ANY RESIDENCE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BUILDING COMMITTEE.

31. ALL HOMES MUST HAVE A LANDSCAPING BUDGET, MINIMUM OF \$3,000, EXCLUSIVE OF SOD, WITH TWO TREES IN FRONT YARD, NOT LESS THAN 2" CALIPER.

32. ALL LOTS MUST HAVE A DEDICATED CONSTRUCTION ENTRANCE WITH A CULVERT BEFORE COMMENCEMENT OF CONSTRUCTION. ENTRANCE TO THE LOT MUST BE AT STREET LEVEL. LOT OWNERS WILL BE RESPONSIBLE FOR DAMAGE TO ASPHALT ROAD DUE TO EXCESSIVE DRIVE-OFF OF CONSTRUCTION VEHICLES.

33. ATVs, UTVs, MOTOR BIKES AND VEHICLES OF LIKE SORT WILL NOT BE ALLOWED TO OPERATE IN A MANNER THAT IS A NUISANCE TO NEIGHBORS OF NEIGHBORHOOD.

34. NO VEHICLES SHALL BE PARKED ALONG STREET, EXCEPT FOR OCCASIONAL GATHERINGS (NOT TO EXCEED 24 HOURS)

35. ALL TRASH PRESENTED AT CURB FOR TRASH SERVICE WILL BE STORED IN A TRASH CAN OR CONTAINER. TRASH CANS OR CONTAINERS ARE TO REMAIN AT THE CURB FOR NO MORE THAN 24 HOURS.

36. DURING CONSTRUCTION, ALL LOTS MUST HAVE A DUMPSTER AND A PORT-A-JOHN ON SITE. ALL SITES WILL BE KEPT FREE OF LOOSE DEBRIS AND MAINTAINED IN AN ORDERLY MANNER. NO BURNING OR BURYING OF TRASH. OWNER OR BUILDER SHALL BE RESPONSIBLE FOR MONITORING SITE DURING CONSTRUCTION PERIOD.

SECTION IV.
ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER THEM. IF THE UNDERSIGNED OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL AUGUST 20, 2042, AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH, UNLESS TERMINATED OR AMENDED AS SECTION I AND II MAY BE AMENDED FROM TIME TO TIME BY CONSENT OF THE WAGONER COUNTY PLANNING COMMISSION OR AS OTHERWISE PROVIDED BY LAW.

C. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN THE EVENT THE PARTIES HERETO OR THEIR SUCCESSORS, HEIRS, OR ASSIGNS, SHALL VIOLATE OR BREACH ANY OF THE ABOVE COVENANTS, ANY PERSON OR PERSONS OWNING ANY LOT IN THE MEADOWS AT STEELY FARM PHASE II, SHALL HAVE THE RIGHT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT HIM OR THEM FROM DOING SO OR TO COMPEL COMPLIANCE WITH SUCH COVENANTS CONTAINED HEREIN BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE OR EFFECT.

IN WITNESS WHEREOF: GADA DEVELOPMENT COMPANY, LLC, HAS CAUSED ITS NAME TO BE AFFIXED, THIS DATE 10th September, 2019.

GADA DEVELOPMENT COMPANY, LLC

BY: Nora Gordon
NORA GORDON, MANAGING PARTNER



STATE OF OKLAHOMA)
Wagoner) SS.
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF Sept, 2019, PERSONALLY APPEARED NORA GORDON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED AS PRESIDENT.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION NO. 14006921 EXPIRES 08/01
2022

Jani S. Schadeh
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, JEFFREY A. TUTTLE, P.E., L.S. OF TULSA, OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, STAKED AND PLATTED THE ABOVE DESCRIBED TRACT, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 10th DAY OF September, 2019.

Jeffrey A. Tuttle
JEFFREY A. TUTTLE
PROFESSIONAL LAND SURVEYOR



STATE OF OKLAHOMA)
Wagoner) SS.
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF Sept, 2019, PERSONALLY APPEARED JEFFREY A. TUTTLE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION NO. 14006921 EXPIRES 08/01
2022

Jani S. Schadeh
NOTARY PUBLIC



Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Lori Hendricks
DEPUTY