



# DEED OF DEDICATION AND RESTRICTIVE COVENANTS SHANNONDOAH RIDGE

- 25. WALKS OR DRIVEWAYS WILL BE BRICK, CONCRETE OR ASPHALT 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.
- 26. 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.
- 27. ALL TELEVISION OR RADIO ANTENNAS MUST BE SCREENED FROM PUBLIC VIEW FROM ANY DIRECTION.
- 28. BUILDING SETBACK LINES MUST BE AT LEAST 35 FEET FROM THE ROAD RIGHT OF WAY.
- 29. NO DISCHARGE OF FIREARMS WITHIN THE LIMITS OF THE SUBDIVISION WILL BE PERMITTED.
- 30. 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.
- 31. NO GARAGE SALES SHALL OCCUR IN SUBDIVISION OTHER THAN A JOINT NEIGHBORHOOD GARAGE SALE PLANNED TWICE PER YEAR.

### 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 NOVEMBER 1, 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 SHANNONDOAH RIDGE 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, KRAIG AND RHONDA WITHERS HAVE CAUSED THEIR NAMES TO BE AFFIXED, THIS DATE September 10, 2019.

KRAIG WITHERS

RHONDA WITHERS

BY: [Signature] BY: [Signature]

STATE OF OKLAHOMA )  
) SS.  
COUNTY OF WAGONER )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10 DAY OF September, 2019, PERSONALLY APPEARED KRAIG AND RHONDA WITHERS TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED.

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

MY COMMISSION NO. D10027109 EXPIRES 2-15  
2021

[Signature]  
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.

[Signature]  
JEFFREY A. TUTTLE  
PROFESSIONAL LAND SURVEYOR



STATE OF OKLAHOMA )  
) SS.  
COUNTY OF TULSA )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10 DAY OF September, 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. 01002769 EXPIRES 2-15  
2021

[Signature]  
NOTARY PUBLIC



Certified True Copy  
LORI HENDRICKS, COUNTY CLERK  
Wagoner County, Okla.  
By: [Signature]  
DEPUTY