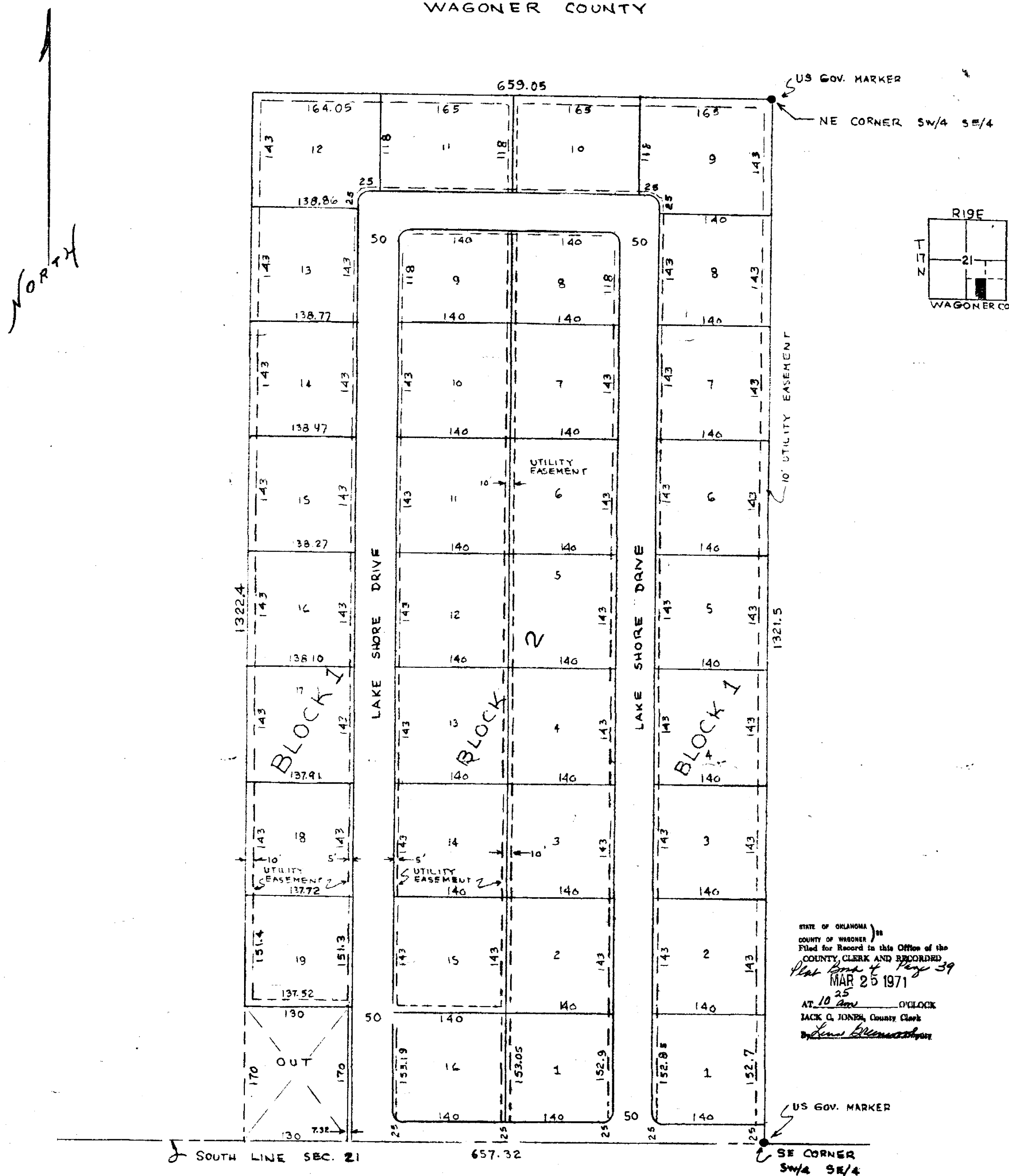


TIMBERLANE

E/2 SW/4 SE/4 SECTION 21 T17N R19E

WAGONER COUNTY



Certificate of Dedication and Restrictive Covenants

Know all men by these presents That, John R. and Elizabeth Cartmill are the owners of the following described property, to-wit: E/2 SW/4 SE/4 of Section 21, Township 17 North, Range 19 East, Wagoner County, State of Oklahoma.

That we, the owners, have caused the same to be surveyed, staked and platted into Blocks and Lots, streets and utility easements, and have caused the same to be named and designated as "Timberlane" a subdivision in Wagoner County, State of Oklahoma, according to the record plat thereof and we dedicate for the Public use, wherever the streets are shown on the above plat, and do hereby guarantee clear title to all lands so dedicated, and for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title, to the subdivisions of said tract, hereinafter referred to as lots, do hereby impose the following restrictions and create the following easements to which it shall be incumbent to our successors to adhere:

These restrictions and covenants are to run with the land and shall be binding on all parties claiming right under them. These restrictions may be changed, altered or amended by a two-thirds (2/3) vote of the individual property owners in this subdivision.

If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in development or subdivision to prosecute any proceedings at law or in equity against the persons violating, or attempting to violate any such covenant, and either to prevent him or them from so doing, or to recover damages or other relief for such violation of any of these covenants by judgment or court order. Invalidation of any of these covenants or judgment or court order shall in no way affect any of the restrictions herein set forth and all others shall remain in full force and effect.

1. All lots in the subdivision, unless designated otherwise on the approved plat, shall be zoned and designated as residential lots and shall be used for residential purposes only.
2. All lots shall be restricted to single residence, the ground floor of which shall be at least 1,200 square feet of enclosed living space, excluding basement, open porches, or garages.
3. No structure shall be located nearer than twenty-five (25) feet to the front lot line, and within not less than fifteen (15) feet of any lot line common to different ownerships.
4. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other out-building, shall be moved onto or be used on any lot at any time as a residence, either temporarily or permanently.
5. No more than one (1) residence shall be erected on any residential lot as now platted.
6. Out-buildings may be constructed provided their architecture is in conformity with the residence thereon. No sheds or stalls may be constructed on any lot which would detract from the general appearance of the subdivision.

7. No structure previously used shall be moved onto any lot in the subdivision.
8. All individual water supply systems and sewage disposal systems shall be constructed and equipped in accordance with the standards and recommendations of the Oklahoma State Department of Health.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept provided they are not kept, used, or maintained for any commercial purposes.
10. 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.
11. No lot shall be used or maintained as a dump, ground for rubbish, trash, garbage, or other waste. All waste shall be kept in sanitary containers. All incinerators or other equipment for the disposal of such material shall be kept in a clean and sanitary condition.
12. No sign of any kind shall be displayed to the public on any lot except one sign of not more than five (5) square feet advertising for sale or for rent, or signs used by a builder to advertise the property during construction and sales period.
13. These restrictions may be changed, altered or amended by a two-thirds (2/3) vote of the individual property owners in this subdivision.

In witness whereof, said John R. and Elizabeth Cartmill have hereto set our hands this day March 25, 1971

John R. Cartmill
John R. Cartmill

Elizabeth Cartmill
Elizabeth Cartmill

State of Oklahoma)
County of Wagoner) ss

Before me the undersigned, a Notary Public in and for the County of Wagoner and State of Oklahoma on this 25th day of March 1971, personally appeared John R. Cartmill and Elizabeth Cartmill to me known to be the identical persons who subscribed the names of the maker thereof to the foregoing instrument and as its owner, acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth.

My commission expires April 27, 1973

Martha Young
Notary Public

According to 1970 tax rolls taxes
are paid. 3-25-71

Eric P. Miller - County Clerk
By: Eric P. Miller - Deputy

I, John F. Sheridan, the duly elected surveyor in the County of Wagoner, State of Oklahoma, and a registered Land Surveyor in the State of Oklahoma have surveyed the above noted property and do hereby state that said survey is correct to the best of my present knowledge.

John F. Sheridan
John F. Sheridan
Wagoner County Surveyor