

## CERTIFICATE OF DEDICATION

## KNOW ALL MEN BY THESE PRESENTS:

That Larry & Donna Burns and Thurman & Darlene Bricker (hereinafter referred to as the owners), are the owners of the following described real estate situated in the NW/4 of Section 17, T-22-N, R-12-E, Osage County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of the NW/4 of said Section 17; thence N-89°52'58"-E along the North line of the said NW/4 a distance of 402.25 ft. to the point of beginning; thence S-0°10'13"-W and parallel with the West line of said NW/4 a distance of 727.67 ft.; thence S-67°34'59"-E a distance of 482.73 ft. to the centerline of an existing County road; thence N-28°21'55"-E along said centerline a distance of 733.34 ft.; thence N-61°38'05"-W a distance of 346.49 ft.; thence N-0°07'02"-W a distance of 102.85 ft. to a point on the North line of said NW/4; thence S-89°52'58"-W along said north line a distance of 487.39 ft. to the point of beginning. Said described tract contains 11.81 acres more or less.

## COVENANTS AND RESTRICTIONS

1. All buildings constructed in the Addition shall conform to the zoning regulations applicable to said tract.
2. The owner does hereby relinquish the rights of ingress and egress to the above described property within the bounds designated on the accompanying plat as "Limits of No Access" (LNA) except as may be released, altered, or amended by the Town of Skiatook or its successors, or as otherwise provided by the Statutes and Laws of the State of Oklahoma pertaining thereto.
3. The front of all structures erected on any lot in this Addition shall be constructed of not less than 80% percent (80) brick, stone, stucco, or glass. Said exterior coverage shall be computed by commencing with the top plate downward, including doors and windows. Exterior walls shall be so constructed that no concrete stem walls will be exposed to view.
4. No noxious or offensive trade or activity shall be carried on upon any lot in this Addition nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed in this Addition shall at any time be used, temporarily or permanently.
6. No structure previously used or erected shall be moved onto any lot in this addition.
7. Inoperative Automobiles, Trucks, Boats or Trailers: No lot or parcel shall be used as a parking or storage area for any inoperative automobile, truck, boat, trailer, motorcycle or other vehicle unless said vehicle or vehicles are contained within a permanent building or structure.
8. These restrictions shall run with the land and shall be binding upon all persons claiming under them until January 1, 2007 A.D., at which time, they shall automatically be extended for successive periods of ten years unless revoked by a majority of the property owners. If one of the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the provisions herein, it shall be lawful for any other person or persons owning any real estate in said development of the Addition, to prosecute any proceedings at law or in equity against person or persons violating or attempting to violate any such Restrictions and either prevent him from so doing or to recover damages or other dues from such violation.