

- F. No building shall be located nearer to the front line, nor nearer to the side street line, than the building lines shown on the recorded plat, and in any event, no building shall be located nearer than 5 feet to any side lot line; in the event there is common ownership of two adjoining lots, side by side, such restriction relating to the location of a structure within 5 feet of any side lot line shall not be applicable to that lot line that divides the adjoining lots commonly owned.
- G. No fence or obstruction shall be erected or constructed within or across the easements designated on the plat as "Highway Easement".
- H. The exterior surface of a building, fence, wall or structure shall be constructed or maintained of corrugated metal siding; all exterior surfaces of buildings, fences, walls or other structures shall be painted or stained except for brick, natural stone or pre-colored concrete masonry surfaces.
- I. No building, fence, wall or structure shall be permitted or constructed on any lot unless and until the plans, specifications, plot plans and external design have first been approved in writing by the undersigned OWNER, or by its nominee (or nominees) designated by the undersigned OWNER. If such proposed construction is not disapproved within 30 days of the submission thereof, such shall be deemed to have been approved. Construction, once commenced, shall be completed to the point that the structure is completely enclosed including one coat of exterior paint within one year from such commencement.
- J. All buildings, fences, walls or structures shall be erected and constructed in compliance with the protective covenants and restrictions contained herein, and in general conformity with the immediate neighborhood where such construction is to take place.
- K. Mobile homes shall be located only on those lots in Block B of the subdivision.
- L. No animals, including fowls, shall at any time be raised, bred or kept on any lot, except that not more than two each of any common household pet (that are not used, bred or maintained for any commercial purpose) may be kept. Swine, cattle, horses, sheep, goats or any animal or fowl normally found in the wild state, are not considered as common household pets. All household pets must be kept fenced or tied up.
- M. No drivers will be permitted on any lot in this addition. No tent shall be erected or permanently used on any lot in this addition. Sootie tanks and/or other sewage disposal systems must be constructed and maintained in accordance with the latest standards and specifications of the Oklahoma State Department of Health and the Cherokee County Health Department. Burning of trash in prohibited unless done in an incinerator.
- N. No noxious activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood. All property upon the lot shall be kept clean and free of any rubbish and trash. No machinery or vehicle of any kind in a non-operative condition shall be permitted upon a lot. No development, construction, or other activity shall be carried on upon a lot in a non-operative condition until such development, construction, or other activity has been approved in writing by the undersigned OWNER or its nominee. Discharging of firearms is prohibited. The OWNER or its successor in interest, the right to use, lease, or otherwise dispose of any lot owned by it, individually, as joint owners, or as Trustee, for the purpose of selling any lot so owned by it, or its successor, in any such capacity.
- O. No lot shall be subdivided into two or more parcels, nor shall any transfer or attempted transfer be made of any portion of a lot less than a whole lot as set forth in the said Plat; however, the provisions of this restriction and protective covenant shall not be applicable to Block B.

IN WITNESS WHEREOF, SUNSET VALLEY, INC., an Oklahoma Corporation, has caused its name to be affixed by WILLIAM M. KEASLER, SR., its President, at Tulsa, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 1970.

SUNSET VALLEY, INC.

WILLIAM M. KEASLER, SR., President

ATTEST:

RESSEDA KEASLER, Secretary

WITNESSED

