

RESTRICTIVE COVENANTS FOR MOUNTS PLACE

1. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY OR ANY COMMERCIAL BUSINESS.
2. NO TOWERS OF ANY KIND ARE ALLOWED TO BE ON THE PROPERTY. INCLUDING BUT NOT LIMITED TO CELLULAR TOWER.
3. ALL STRUCTURES MUST BE NEW CONSTRUCTION.
4. NO COMMERCIAL KENNELS OF ANY KIND INCLUDING CATS AND DOGS. (NO PIT BULLS OR DOBERMAN PINCHERS.)
5. THIS LOT SHALL FOREVER BE KNOWN AS A RESIDENTIAL PROPERTY ONLY.
6. NO MODULAR OR MANUFACTURED HOMES OR MODULAR OR MANUFACTURED SHOPS.
7. NO PIGS ARE ALLOWED BUT UP TO 6 LAYING CHICKENS ARE ALLOWED (MUST HAVE A FENCED AREA.) NO FIGHTING ROOSTERS OR BREEDS OF FIGHTING CHICKENS WILL BE ALLOWED.
8. NO GROW FACILITIES OR DISPENSARIES OF ANY KIND.
9. THE FRONT OF YOUR HOME MUST FACE MOUNTS ROAD (EXCEPT FOR LOT 1 WHICH MAY FACE COUNTY LINE RD OR MOUNTS ROAD)
10. LIMIT TO ONE SHOP BUILDING OR DETACHED GARAGE PER HOME.
11. LOTS 1,2,3 CAN HAVE 1 HOME AND 1 SHOP OR DETACHED GARAGE. LOTS 4,5,6,7, CAN HAVE A MAXIMUM OF 2 HOMES AND ONE SHOP OR DETACHED GARAGE PER EACH HOME.

THE INVALIDATION OF ANYONE OF THESE RESTRICTIONS BY JUDGEMENT OR COURT ORDER WILL IN NO WAY AFFECT THE OTHER PROVISIONS, NOR ANY OF THEM, EACH OF WHICH SHALL REMAIN IN FULL FORCE AND IN EFFECT.

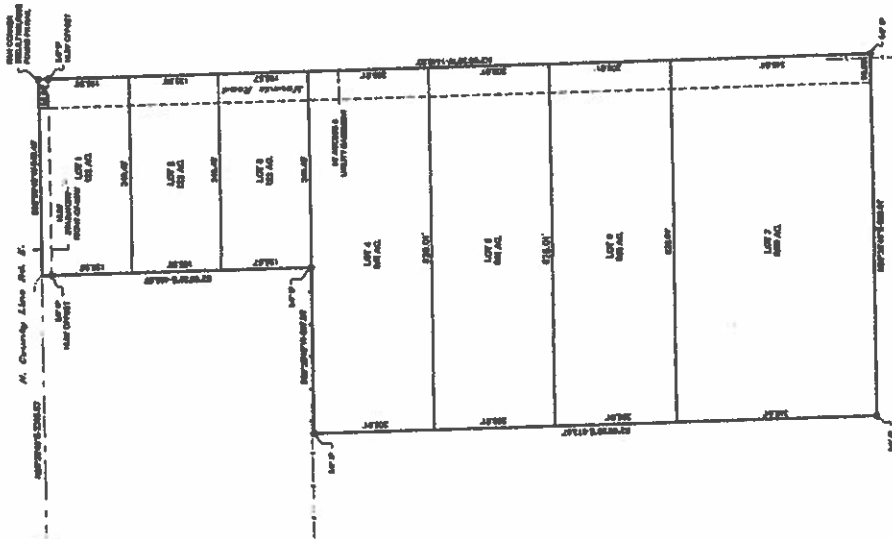
IT SHALL BE LAWFUL FOR ANY PERSON HAVING AN INTEREST IN THESE RESTRICTIONS BY VIRTUE OF OWNERSHIP OF SIMILARLY RESTRICTED PROPERTY TO PROSECUTE ANY VIOLATION AT LAW OR AT EQUITY, AND TO RECOVER DAMAGES AND/OR OTHER DUES FROM THE VIOLATION THERE OF.

THESE RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2029, AT WHICH TIME THESE RESTRICTIONS SHALL BE RENEWED AND AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AND UNTIL A JUDGMENT OR COURT ORDER IS DELIVERED DETERMINING THE CIRCUMSTANCES IN THAT YEAR OR THEREAFTER ARE SUCH AS TO WARRANT A MODIFICATION, REVAMPMENT, OR DISCONTINUATION HEREOF.

ABC HOLDINGS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

PLAT OF

MOUNT'S PLACE ADDITION IN THE GOVERNMENT LOT 3 & SE/4 NW/4 OF SECTION 5, T16N, R20E, LB&M, MUSKOGEE COUNTY, STATE OF OKLAHOMA



*LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT AND SAILING OF HOUSE AND LOTS.

PREPARED BY:
Hearsting & Associates
P.L.L.C.
1000 North Lincoln
Oklahoma City, Oklahoma 73102

OWNER'S CERTIFICATE AND DECLARATION

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____

STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

A TRUE AND CORRECT COPY OF THE FOREGOING PLAT, as the same appears from the records of the County Clerk of Muskogee County, Oklahoma, is hereby certified to be a true and correct copy of the original plat on file in the office of the County Clerk of Muskogee County, Oklahoma.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Muskogee, Oklahoma, this _____ day of _____, 19____.

My Commission expires _____