



For the purpose of providing for the orderly development of and for restrictive covenants for such tracts and adjoining property owned by the owners of the property, for the benefit of ourselves and our successors in interest, we hereby impose the following restrictions, covenants and reservations as to such property:

1. No single wide trailer homes. An RV or tiny home may be used as temporary housing for a period of no more than 12 months during and only during construction of permanent residential structure. No structure of a temporary character, trailer, tent, shack, garage or other outbuilding shall be used on any lot at any time as a permanent residential structure.
2. A refuse dump or collection facility for debris or junk shall not be permitted. No trash, ashes or other refuse may be thrown or dumped on the property.
3. Disabled or inoperative vehicles shall not be permitted.
4. No industrial activities shall be permitted on the property
5. The erection, construction or maintenance of billboards, advertising boards or other similar structures, is hereby prohibited on any tract above described, except this shall not affect signs advertising the tract for sale.
6. Except for residential propane tanks, no tank for the storage of oil or other fluids may be maintained about or under the ground on any tract.
7. No noxious or offensive trade or activity shall ever be conducted on any of the tracts, nor shall anything ever be done thereon, which may be or become an annoyance or nuisance to the surrounding properties.
8. No trade or activity shall be permitted on the subject tracts which emit a strong, unusual, offensive or obnoxious odor. This includes, but is not limited to, establishments cultivating, selling or dispensing marijuana, medical marijuana, or paraphernalia. This includes cultivators and retailers licensed to cultivate or sell hemp derived cannabinoid or CBD.
9. All livestock, including cattle, bison, hogs, sheep, goats, equine, chicken, or other poultry, shall be fenced and maintained in a manner as to be inoffensive to adjacent property owners.
10. All private driveways providing access to a residential dwelling shall be constructed with gravel or equal or better-quality material.
11. The covenants herein above stated are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 30 years from the date this instrument is filed of record in the County Clerk of Grady County, Oklahoma, and at the expiration of the time period said covenants shall automatically be extended by successive periods of 10 years.
12. Invalidity of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
13. Should any person, owner or tenant violate any of the restrictive covenants herein contained and continue such violation after notice in writing be given, then in such event any owner of property within the above-described tract may proceed to enforce the use restrictions by legal action to enjoin, abate or correct such violation. The party violating the covenants shall pay all attorney's fees, court costs and other necessary expenses incurred in the enforcement of the restrictions and all such attorney's fees, court costs and expenses allowed by the court shall become a lien upon the real property wherein the violation occurred and shall be subject to foreclosure in the same manner as liens upon the real estate according to the laws of the State of Oklahoma.