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Cleveland County, OK
BW
RT

DEED RESTRICTIONS

2/1/16

WHEREAS, Shaz Investment Group LLC (hereinafter “DEVELOPER”), an Oklahoma limited liability company, is the sole owner of the Subject Property described on Exhibit “A” and Exhibit “B”, attached and hereby made a part of this instrument.

WHEREAS, Developer hereby Declarant desires to submit the land described on Exhibit “A” and Exhibit “B” and the improvements constructed thereon to Oklahoma's Real Estate Development Act (Title 60 O.S. 1971, §§851-85, as amended).

NOW, THEREFORE, Declarant does hereby publish and declare that the Subject Property and its improvements are hereby subjected to the conditions, covenants, and restrictions herein set forth to be established upon the recording hereof; and that the covenants, conditions, restrictions, use limitations, obligations, and provisions hereof shall be deemed to run with the land described in Exhibit “A” and Exhibit “B”, attached and incorporated hereto, and shall be for the use and benefit to the Declarant, its successors and assigns, and to any person or entity acquiring or owning an interest in the Subject Property and improvements, or any portion thereof, its grantees, successors, heirs, personal representatives, devisees and assigns.

1. For the purposes of these Deed Restrictions, “Developer” refers to Shaz Investment Group LLC, an Oklahoma limited liability company.
2. All tracts within the Subject Property shall be restricted to new homes built on-site of new materials.
3. Roof pitch shall be a minimum of 7/12. Alternate elevations which depart from this standard may be approved in writing by the Developer.

4. Minimum square footage for structures built on all tracts within the Subject Property shall be 1,800 square feet, plus a two (2) car attached garage.
5. Exterior of homes shall consist of a minimum of 60% brick, stone, stucco, or a combination thereof.
6. Barbed wire fences are prohibited between the front of the house and the road.
7. No building may be located on any tract within Subject Property neither nearer to the front tract line nor nearer to the side street line than the minimum building setback lines shown on the survey or as otherwise specified by city zoning requirements.
8. Household pets shall be permitted; however, no other animals except a total of four (4) horses and/or cows shall be permitted on each five (5) acre tract within Subject Property.
9. No business or trade activity shall be carried out on any residential tract within the Subject Property.
10. Reserves of installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded certificate of survey. Within these utility reserves, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation or flow of drainage channels in the utility reserves, or which may obstruct or retard the flow of water through drainage channels in the utility reserves. The utility reserve area of each tract and all improvements permitted therein shall be maintained continuously by the owner of the tracts, except for those improvements for which a public authority or utility company is responsible.
11. This Declaration may be amended by an instrument signed by the Developer so long as the Developer owns any tract within the Subject Property. Once Developer owns no tract within the Subject Property, any amendment of these Deed Restrictions must be in writing and signed by all owners within the Subject Property and filed in the office of the Cleveland County Clerk in the State of Oklahoma.

EXHIBIT "A"

The Southeast Quarter (SE/4) of Section Eleven (11), Township Ten (10) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

LESS AND EXCEPT;

Commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section 11, Township 10 North, Range 1 East of the I.M.;

Thence North 90°00'00" East, a distance of 330.00 feet along the South line of the SE/4 to the Point of Beginning;

Thence North 90°00'00" East, a distance of 330.00 feet;

Thence North 00°18'15" West, a distance of 673.21 feet;

Thence North 90°00'00" West, a distance of 330.00 feet;

Thence South 00° 18'15" East, a distance of 673.21 feet to the Point of Beginning.

AND

Commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section 11, Township 10 North, Range 1 East of the I.M.;

Thence North 90°00'00" East, a distance of 660.00 feet along the South line of the SE/4 to the Point of Beginning;

Thence North 90°00'00" East, a distance of 330.00 feet;

Thence North 00°18'15" West, a distance of 673.21 feet;

Thence North 90°00'00" West, a distance of 330.00 feet;

Thence South 00° 18'15" East, a distance of 673.21 feet to the Point of Beginning.

EXHIBIT "B"

Commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section 11,
Township 10 North, Range 1 East of the I.M.;
Thence North 90°00'00" East, a distance of 330.00 feet along the South line of the SE/4
to the Point of Beginning;
Thence North 90°00'00" East, a distance of 330.00 feet;
Thence North 00°18'15" West, a distance of 673.21 feet;
Thence North 90°00'00" West, a distance of 330.00 feet;
Thence South 00° 18'15" East, a distance of 673.21 feet to the Point of Beginning.

AND

Commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section 11,
Township 10 North, Range 1 East of the I.M.;
Thence North 90°00'00" East, a distance of 660.00 feet along the South line of the SE/4
to the Point of Beginning;
Thence North 90°00'00" East, a distance of 330.00 feet;
Thence North 00°18'15" West, a distance of 673.21 feet;
Thence North 90°00'00" West, a distance of 330.00 feet;
Thence South 00° 18'15" East, a distance of 673.21 feet to the Point of Beginning.

Cleveland County Clerk's Office

Tammy Belinson



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Receipt To:

Shaz Investment
 2252 N Broadway St
 Moore, OK 73160

Charges

Receipt # R1192712 -- 04-15-2016 08:56:56 AM

Payments

Preservation Fee	\$ 5.00
Filing Fee	\$ 16.00
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Item Total	\$ 21.00

Cash	\$ 21.00
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Payment Total	\$ 21.00
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Balance Due	\$ 0.00