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Filed: 01-27-2016
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Cleveland County, OK

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DEED RESTRICTIONS

Shaz Investment Group LLC, an Oklahoma limited liability company, hereby adopts and declares the following deed restrictions for the property described on Exhibit "A", attached and hereby made a part of this instrument:

1. All tracts restricted to new homes built on-site of new materials.
2. Roof pitch shall be a minimum of 7/12.
3. Minimum square footage shall be 1,600 square feet, plus a two (2) car attached garage.
4. Exterior of homes shall consist of a minimum of 60% brick, stone, stucco, or a combination thereof.
5. Barbed wire fences are prohibited between the front of the house and the road.
6. No building may be located on any tract neither nearer to the front tract line nor nearer to the side street line than the minimum building setback lines shown on the recorded plat or as otherwise specified by city zoning requirements.
7. Household pets shall be permitted; however, no other animals except for horses or cows shall be permitted on each five (5) acre tract. On the nine (9) acre tract, eight (8) horses or cows shall be permitted.
8. No business or trade activity shall be carried out on any residential tract.
9. 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

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A tract of land situated within a portion of the South Half (S/2) of the Southeast Quarter (SE/4), of Section Twenty (20), Township Ten North (T10N), Range One East (R1E), of the Indian Meridian (I.M.), Cleveland County, Oklahoma; being more particularly described as follows:

BEGINNING at the Northeast corner of said S/2 SE/4, whence the Northeast corner of said SE/4 being a MAG nail with shiner found in place bears N 00°47'38" W 1320.57 feet distant;

Thence S 00°47'38" E along the East line of said S/2 SE/4 a distance of 382.82 feet to a point, whence the Southeast corner of said SE/4 being a PK nail found in place bears S 00°47'38" E 937.76 feet distant;

Thence N 89°42'17" W passing through a ¾" Iron Pipe with 2" Brass Cap stamped "ATT" at a distance of 37.50 feet for a total distance of 473.08 feet to a point, marked by a ¾" Iron Pipe with 2" Brass Cap stamped "ATT";

Thence S 00°30'56" E a distance of 467.85 feet to a point, marked by a ¾" Iron Pipe with 2" Brass Cap stamped "ATT";

Thence S 89°58'22" E a distance of 7.32 feet;

Thence S 00°47'38" E a distance of 471.35 feet to a point on the South line of said SE/4, whence the Southeast corner of said SE/4 being a PK nail found in place bears S 89°52'55" E 468.00 feet distant;

Thence N 89°52'55" W a distance of 2170.24 feet to the Southwest corner of said SE/4, marked by a 1/2" Iron Pin found in place;

Thence N 00°45'38" W along the West line of said S/2 SE/4 a distance of 1321.49 feet to the Northwest corner of herein described tract, same being the Center South Sixteenth corner (CS/16) of said Section 20, marked by a 3/8" Iron Pin with cap stamped "A Henry LS1335";

Thence S 89°51'42" E along the North line of said S/2 SE/4 a distance of 2637.49 feet to the POINT OF BEGINNING.

Said Tract contains 3,042,218 Square Feet or 69.840 Acres, more or less.

Cleveland County Clerk's Office

Tammy Belinson



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Receipt To:

405-692-2222
 Shaz Investment Group
 2252 N Broadway
 Moore, OK 73160

Charges

Receipt # R1182618 -- 01-27-2016 09:11:15 AM

Payments

Preservation Fee	\$ 5.00
Filing Fee	\$ 12.00
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Item Total	\$ 17.00

Cash	\$ 17.00
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Payment Total	\$ 17.00
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Balance Due	\$ 0.00