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NO. 2709 PAGE 780

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**OWNER'S CERTIFICATE, DEDICATION AND RESERVATIONS  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND**

**KNOWN ALL MEN BY THESE PRESENTS:**

That Crystal Home, Inc. hereby certifies that it is the owner of and the only entity having any rights, title or interest in and to the lands described as follows, to wit:

Crystal Spring Addition to Norman, Cleveland County, Oklahoma,  
according to the plat thereof recorded by the County Clerk of  
Cleveland County, Oklahoma. *(i.e. being a part of SW/4, Sec. 2,  
T9N, R34W, S.M.)*

That Crystal Home, Inc. hereby imposes the following restrictions, covenants, and reservations to which it shall be incumbent upon successors in title to adhere.

*Crystal Home Inc  
P.O. Box 72088  
Norman, OK  
73070*

1. All lots within the Addition are hereby classified as single family residential lots. No structure shall be erected or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half (2 1/2) stories in height above the ground and a private garage for not more than four automobiles and not less than two automobiles.

2. No occupation, profession, business, trade, or other non-residential activity shall be conducted on any lot or in any residence located on any of the lots.

3. No building, wall, structure, driveway, or improvement shall be commenced, erected, or maintained on any of the lots until the plans and specifications have been approved in writing by the "architectural committee" that as used herein, means Crystal Home, Inc. or its assigns.

4. Plot plans showing the location of all buildings must be approved in writing by the architectural committee.

5. No houses removed from another area shall be moved into this subdivision, and no moved in houses or mobile homes of any kind will be allowed to be parked or remain on any lot.

6. No building materials are to be placed on any lot until construction is to begin and construction work on any building shall be completed within one year from the date of the placement of the building material on the lot.

7. Any outbuildings approved by the committee must be in harmony with the architectural style of the dwelling. No outbuilding can be higher than one story. All outbuildings must be of all new construction.

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CLEVELAND COUNTY  
STATE OF OKLAHOMA  
COUNTY CLERK  
TAMM DOGSON

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8. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. All utility wires, such as telephone, electric power, cable T.V., and any others are to be installed underground in accordance with the plat unless otherwise approved by the architectural committee.

9. No above ground tanks, transmitting antennae, etc., are to be constructed in this subdivision without written consent of the architectural committee.

10. All television antennas are to be placed inside attics where feasible to do so, or the same with any necessary lead or wires are to be constructed to the rear of lots as inconspicuous as possible.

11. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

12. No structure of a temporary character, trailer, mobile home, tent, shack, garage, barn, or other temporary outbuilding shall be allowed on any lot at any time.

13. No dwelling shall be commenced or erected on any lot which has a living area of less than 2400 square feet, not including garages or porches.

14. No fences shall be installed on the front portion of any lot in this subdivision between the front lot line and the front building set-back line, unless otherwise approved by the architectural committee.

15. All lots are to be landscaped in a style in keeping and in harmony with the areas and as approved by the architectural committee.

16. All vent pipes are to be kept at a minimum height and are to be of such material or to be painted so as to harmonize with the roof.

17. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that household pets may be kept provided that the household pets are not kept, bred, or maintained for any commercial purposes unless otherwise approved by the architectural committee. Household pets shall not include horses, ponies, lamas, chickens, or wild animals.

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18. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period, or unless otherwise approved by the architectural committee.

19. No structure on any lot shall have a veneer of made less than 80% masonry material.

20. Driveways are not to be used for storage areas of such items as boats, trailers, lumber, campers, house trailers, mobile homes, airplanes and motor vehicles exceeding 3/4 ton capacity in size and no boats, camper trailers, or other personal property, are to be parked or stored either temporarily or permanently so as to be seen from the street.

21. Any window-type air conditioners installed shall be kept from view from the streets.

22. Roofing materials to be used on pitched, hipped, or mansard roofs shall be wood shingles, clay tile, slate, or 300 pound timberline shingles, or other material as specifically approved by the architectural committee.

23. All the mail boxes are to be masonry or otherwise to be approved by the architectural committee.

24. All garbage cans or refuse areas are to be fully screened from view from streets and from adjoining lots and no trash, refuse, caves or tree houses are to be placed or constructed on any vacant lot in this subdivision.

25. The continuous parking within the subdivision or on the streets within the subdivision in view from anywhere within the subdivision of trucks over 3/4 ton rated capacity; or of delivery vans of any type, or of trucks designed for hauling gasoline or liquefied petroleum products or of any type or size of truck or other commercial vehicle having an advertising sign or the name of a firm, business, or corporation affixed thereon or painted thereon shall be prohibited.

26. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2010, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless upon written approval of the architectural committee an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

27. If the successors in title, or their heirs, or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any

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proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

28. Anyone of these covenants may be altered, changed, or invalidated by the architectural committee.

29. Invalidation of any one of these covenants by the architectural committee, or by Judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

Executed at Norman, Oklahoma, this 6<sup>th</sup> day of March, 1996



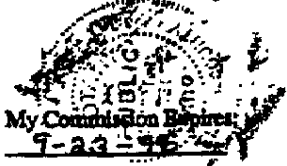
[Signature]  
President

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND )

SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on the 6<sup>th</sup> day of March, 1996 personally appeared Mohammed Enagawo to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its \_\_\_\_\_ President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed, (and as the free and voluntary act and deed) of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



[Signature]  
Notary Public

Filed:

Doc Number: P

Book: PL 17 Page: 63

# CRYSTAL SPRING ADDITION

BEING A PART OF THE SW/4, SEC. 2, T9N, R3W, I.M.

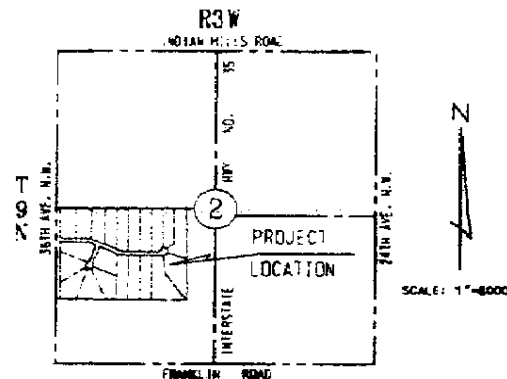
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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FROM: CRYSTAL HOMES INC:

TO: PUBLIC

PLAT DRAWER C-244



VICINITY MAP

