

limit line indicated on said plat unless it is designed as an integral part of the house.

COMPARED

3.- All outbuildings shall correspond in material and architecture to the residence to which they are appurtenant.

4.- No residence or any projecting part thereof, such as cornices, porches, chimneys by-windows, or stair landing shall be placed nearer to any side or rear lot lines than five feet (5').

5.- Residences on corner lots shall have a presentable frontage on both streets.

6.- This lot shall not within a period of thirty (30) years from March fifth, 1923, be used for business, apartment house, duplex or any other purpose whatsoever except for residence purposes and only one residence shall be built on this lot; and buildings of any kind whatsoever shall be moved on this lot from other locations.

7.- This lot, or any part thereof, shall never be sold or rented to, or occupied by, any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by servants of owners of this lot shall not be considered any breach of this condition.

8. - No bill-boards or advertising sign shall be erected or maintained on this lot, nor shall any building or structures be erected thereon for advertising purposes.

9.- No garage or other outbuilding shall be erected upon this lot for use for temporary residence purposes.

10.- All of the restrictions above mentioned shall be binding upon the purchaser of this lot and upon his respective heirs, successors and assigns, for a period of thirty (30) years from March fifth 1923, and shall automatically be continued thereafter for periods of twenty (20) years each, unless at least five (5) years prior to the expiration of the first thirty (30) year period, or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land restricted in the entire said Oak Cliff Terrace Addition to the City of Tulsa, Oklahoma, exclusive of streets and avenues shall execute and acknowledge agreement or agreements in writing, releasing the said property from any or all of the above restrictions, and shall file the same for record in the office of the County Clerk of Tulsa County, Oklahoma.

A violation of any of the foregoing conditions and restrictions by the purchaser, his heirs or assigns- of this lot shall work a forfeiture of all title in and to such lot with all improvements placed thereon, and such title shall then revert to the grantor herein, its successors, and assigns."

It is further agreed that the present residence shall be used as such until December, 1924 only at which time it must be vacated, a residence as above described erected, or lot vacated, or same reverts back to grantor, as penalty in lieu of lack of fulfillment of this contract.

(By Charles H. Merriken,
Mary E. Merriken)

Attest:

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12th day of May, 1923, personally appeared Charles H. Merriken and Mary E. Merriken to me known to be the identical persons who subscribed their names to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) Aldace Donohoo, Notary Public.

My commission expires July 16, 1924.