

ents and appurtenances thereunto belonging or in any wise appertaining forever.

The said OAK CLIFF REALTY COMPANY, a Corporation, does hereby covenant, promise and agree to and with the said party of the second part, at the delivery of these presents, that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, except general taxes for the year 1923, and all subsequent years, and except all installments on special assessments for special improvements becoming delinquent after this date, payment of all of which is hereby assumed by second party, and except for easement for sewers and other such facilities as appear of record, and that it will warrant and defend the same unto the said party of the second part his heirs and assigns,

Title to the property hereby conveyed shall be taken and held subject to the following stipulations and restrictions as to the use thereof, and the grantee, his heirs or assigns, shall be held to agree and covenant with the grantor, its successors and assigns, to conform to and observe such stipulations and restrictions.

1. No residence shall be built upon this lot costing less than \$5,000.00, inclusive of the cost of other subsidiary buildings and improvements thereon, and such residence shall not be more than one story in height.

2. No residence or parts thereof except upon open porches and no fences, shall be erected closer to the street or streets than the building limit line indicated on the official plat of this addition and the said residence shall front the street on which the lot fronts; or garage or other outbuildings shall be erected closer to the street than the outbuilding limit line indicated on said plat unless it is designed as an integral part of the house.

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, bay-windows or stair landings shall be placed closer 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 purposes whatsoever except for residence purposes and only one residence shall be built on this lot; no 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 the 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 ADDITION to the city of Tulsa, Oklahoma, exclusive of streets and avenues, shall execute and acknowledge an agreement