

3rd: No residence or parts thereof --except open porches, or fences-- shall be erected closer to the street or streets than the building limit line indicated on the official plat of these additions and the amended plat of Blocks 4 and 5 of Oak Cliff Addition and said residences shall front the street on which the respective lots front; no garage or other outbuildings shall be erected closer to the street than the outbuilding limit line indicated on said plats unless it is designed as an integral part of the house.

4th: All outbuildings shall correspond in material and architecture to the residence to which they are appurtenant.

5th: 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').

6th: Residences on corner lots shall have a presentable frontage on both streets.

7th: None of the lots hereby conveyed, or any part thereof, shall be sold or rented to, or occupied by any persons of African descent, commonly known as negroes, except that the building of a servant's house to be used only by servants of owners of these lots shall not be considered any breach of this condition.

8th: No bill-boards or advertising sign shall be erected or maintained on any of said lots nor shall any building or structures be erected thereon for advertising purposes.

9th: No garage or other outbuilding shall be erected upon any of said lots for use for temporary residence purposes.

10th: All of the restrictions above mentioned shall be binding upon the grantee and upon his respective heirs, successors and assigns, for a period of thirty (30) years from July 12, 1924, 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 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.

IT IS FURTHER UNDERSTOOD AND AGREED that these restrictions are covenants and shall be annexed to and run with the land either the grantors herein or any owner of real estate in Oak Cliff Addition to the City of Tulsa, Oklahoma, shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, The party of the first part hereunto caused its corporate name to be subscribed by its President or Vice President, with attestation thereof by its Secretary and its corporate seal to be hereunto affixed on the date first above mentioned.

ATTEST:

C. B. Walker

Secretary

(CORPORATE SEAL) OAK CLIFF REALTY COMPANY.

By Theodore Cox

President.

STATE OF OKLAHOMA,)
COUNTY OF TULSA,) SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of August 1924, personally appeared Theodore Cox, to me known to be the identical person who subscribed 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