

State, on this 4th day of Sept 1924, personally appeared F. C. Tompkins 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 the same as his 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.

Witness my hand and official seal the day and year above set forth.

My commission expires July 24, 1926 (SEAL) J. T. Chamblee, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Sept 16, 1924 at 3:25 o'clock P. M. in Book 494, page 466

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

267566 C.J.

WAIVER OF RESTRICTIONS.

Subscribed
5-11-59

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, William A. Gill and Walter B. Laumann, by plat and dedication thereof, now of record in the office of the County Clerk of Tulsa County, Oklahoma, did plat a certain addition to Tulsa, Oklahoma, known as Ridgedale Terrace Addition; and

WHEREAS, the dedication of the plat of said Ridgedale Terrace Addition made and filed by the said William A. Gill and Walter B. Laumann contained the following restrictions, to-wit:

Purchaser of Lots in Ridgedale Terrace Addition agree to the following restrictions which are to be covenants running, with the land for a period of 25 years, and shall be binding upon the purchasers as a part of the consideration of purchase their heirs, executors and assigns: Purchasers of Lots numbered 1, 2, 3, 4, 5, 19, 20, 21, 22, 23 of Block One (1) and Lots numbered 1, 2, 3, 4, 5, 19, 20, 21, 22 and 23 of Block 2 agree not to erect a house at less cost than \$2,500.00; purchasers of Lots numbered 6, 7, 8, 9, 15, 16, 17, and 18 of Block 1 and Lots numbered 6, 7, 8, 9, 15, 16, 17, and 18, of Block 2 agree not to erect a house at less cost than \$3,000.00; purchasers of lots numbered 10, 11, 12, 13, and 14, of Block 1, and Lots numbered 10, 11, 12, 13, and 14, of Block 2 agree not to erect a house at less cost than \$5,000.00. Building line shall be as shown on plat and no building shall be erected upon or project into the space between any building line and the adjacent street, except that porches, terraces, or steps in front of the main door of any house may extend beyond the building line not more than 10 feet, and the roof or cornice not more than 4 feet. No house built on a corner lot shall be closer than 10 feet from the side street line. Not more than one building shall be erected on each lot, but there may be a garage or other subsidiary buildings. The building of a servants' house to be used only by the servants of the owners or occupant of the house, shall not be considered a breach of these restrictions. No person of African Blood (commonly called negroes) shall acquire any estate or interest in said lots. No building shall be occupied for any business purpose or for any purpose except that of a private residence, church or library, except that physicians may maintain offices in their residences for consultation. No business shall be carried on, and no nuisance of any kind shall be committed or allowed. No apartment house or flat shall be constructed, and further providing that violation of such restrictions shall give the grantors in said dedication the right to re-enter and take possession of such premises and dispose of the same; and

WHEREAS, the said restrictions and forfeiture provisions were not intended to invalidate or affect in any manner the lien of mortgages which might be placed on said property or any part thereof in good faith, or to prevent the owners of any part of said property from mortgaging the same and creating a lien thereon which would be unaffected by a violation of the restriction contained in said provisions, but that any reversion of title under said provisions or any re-entry or sale of the property by the grantors thereunder, should be