

Restrictive Covenants and Conditions
Governing
Clubview Estates 1st Addition
Muskogee, Oklahoma

Clubview Estates 1st Addition is a residential development located in the City of Muskogee, Oklahoma. All lots being offered in this development are intended for single-family residences, and the Covenants and Conditions as contained within are to ensure this single-family residential land use character. Clubview Estates 1st Addition has been properly platted and zoned by the City of Muskogee and a copy of such is on file in Muskogee County Clerk's Office. Garland Partnership, an Oklahoma General Partnership, comprised of Freedman Associates Partnership, Fannie Lu Yaffe, A. Carl Robinson and Carl M. Woods, hereby declares that it is the Owner of the real estate shown and described in this plat and does hereby lay off, plat and subdivide said real estate in accordance with the information shown on the final plat, being the certified plat appended hereto and incorporated herein. The Subdivision shall be known and designated as Clubview Estates 1st Addition, a Subdivision in Muskogee County, Oklahoma.

The lots are numbered Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-13, Block 3, Lots 1-7, Block 4 and Lots 1-12, Block 5. All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and intended purposes unless otherwise specified.

ARTICLE I - DEFINITIONS

SECTION 1. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

SECTION 2. "Properties" shall mean and refer to that certain real property hereinbefore described.

SECTION 3. "Lot" shall mean either any of said lots as platted or any tract or tracts of land as conveyed originally or by subsequent owners, which may consist of one or more lots or parts of one more lots as platted upon which a residence may be erected in accordance with the restrictions hereinabove set out or such further restrictions as may be imposed by any applicable zoning ordinance, PROVIDED, HOWEVER, no tract of land consisting of part of one lot or parts of more than one lot shall be considered a "Lot" unless said tract of land has a frontage of 60 feet in width at the established building line as shown on this plat.

GENERAL PROVISIONS

Section 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached

