

47817

OWNERS' CERTIFICATE AND AMENDED  
RESTRICTIONS OF

(A) Park Estates, (B) Cutler's Addition, and,  
(C) Burdick Addition, all being located in Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of the I.M., in Oklahoma County, State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT, INEZ E. MARSHALL and WILLARD C. MARSHALL, wife and husband; THE AMERICAN-FIRST TRUST COMPANY IN OKLAHOMA CITY, an Oklahoma corporation; SAM H. LATTIMORE and GERTRUDE LILLIAN LATTIMORE, husband and wife; TIPPIN CONSTRUCTION CO., INC., a corporation; J. B. SCOGGINS and DORIS N. SCOGGINS, husband and wife; ROBERT M. MOSS and ESTER M. MOSS, husband and wife; SUPERIOR BUILDERS, INC. a corporation; STERLING A. DILLON and NORA DILLON, husband and wife; GERTRUDE DUNN, a widow; and FLORENCE BUMP, a widow, do hereby certify that they are severally, and not jointly, the owners of and the only person or persons, corporation or corporations, who have any right, title or interest in any to any of the Lots, Blocks, Streets, and Easements embraced and included in PARK ESTATES, being a Subdivision of a part of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West, in Oklahoma County, Oklahoma, as shown on the plat recorded April 10, 1946 at 12:41 P.M., in Book 25 of Plats, at page 62, of the records of Oklahoma County, State of Oklahoma, and that title to the individual Lots and Blocks in said PARK ESTATES, is now vested as follows:

- √ (a) Lots One (1) to Ten (10), both inclusive, in Block One (1); Lots One (1) to Twenty (20), both inclusive, in Block Two (2); and Lots One (1) to Ten (10), both inclusive, in Block Three (3), in PARK ESTATES, title being vested in INEZ E. MARSHALL (wife of Willard C. Marshall), an individual;
- (b) Lots Eleven (11) to Twenty-Three (23), both inclusive, in Block Three (3); Lots One (1) to Eleven (11), both inclusive, in Block Four (4); Lots One (1) to Thirteen (13), both inclusive, in Block Five (5); Lots One (1) to Twenty-Seven (27), both inclusive, in Block Six (6); Lot "A" and Lots One (1) to Eleven (11), both inclusive, in Block Seven (7); Lot "A" and Lots One (1) to Ten (10), both inclusive, in Block Eight (8); Lots One (1) to Three (3), both inclusive, and Lots Eight (8) to Fifteen (15), both inclusive, in Block Nine (9); Lots One (1) to Fifteen (15), both inclusive, in Block Ten (10); Lots One (1) to Twelve (12), both inclusive, in Block Eleven (11); Lot "A" and Lots One (1) to Twelve (12), both inclusive, and Lots Fourteen (14), to Sixteen (16), both inclusive, in Block Twelve (12); Lots One (1) to Nineteen (19), both inclusive, in Block Thirteen (13); Lots Five (5) to Sixteen (16), both inclusive, in Block Fourteen (14); Lots One (1) to Five (5), both inclusive, and Lots Twenty-Five (25) to Twenty-Nine (29), both inclusive, in Block Fifteen (15); Lots One (1) to Fourteen (14), both inclusive, in Block Sixteen (16); Lots One (1) and Six (6), in Block Seventeen (17); and, Lot Six (6), in Block Twenty (20), in said PARK ESTATES, title being vested in THE AMERICAN-FIRST TRUST COMPANY IN OKLAHOMA CITY, an Oklahoma corporation;
- (c) Lot Thirteen (13), in Block Twelve (12), in said PARK ESTATES, title being vested in SAM H. LATTIMORE and GERTRUDE LILLIAN LATTIMORE, husband and wife;
- (d) Lots One (1) to Four (4), both inclusive, and Lots Seventeen (17) to Twenty (20), both inclusive, in Block Fourteen (14), in said PARK ESTATES, title being vested in TIPPIN CONSTRUCTION CO., INC., a corporation;
- (e) Lots Fifteen (15) to Twenty-Three (23), both inclusive, in Block Sixteen (16); Lots Two (2) to Five (5), both inclusive, and Lots



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Seven (7) to Eleven (11), both inclusive, in Block Seventeen (17); and Lots One (1) to Seven (7), both inclusive, in Block Nineteen (19); in said PARK ESTATES, title being vested in J. B. SCOGGINS (husband of Doris N. Scoggins), an individual;

(25)

- (f) Lots Twenty-Four (24) and Twenty-Five, in Block Sixteen (16), in said PARK ESTATES, title being vested in ROBERT M. MOSS and ESTER M. MOSS, husband and wife;
- (g) Lots Four (4) to Seven (7), both inclusive, in Block Nine (9); Lots Sixteen (16) and Seventeen (17), in Block Ten (10); and Lots Six (6) to Twenty-Four (24), both inclusive, in Block Fifteen (15), in said PARK ESTATES, title being vested in SUPERIOR BUILDERS, INC., a corporation;
- (h) Lot Five (5) and Lots Seven (7) to Twelve (12), both inclusive, in Block Twenty (20); and Lots Five (5) to Nine (9), both inclusive, in Block Twenty-One (21); in said PARK ESTATES, title being vested in STERLING A. DILLON and NORA DILLON, husband and wife;
- (i) Lots One (1) to Four (4), both inclusive, and Lots Thirteen (13) to Sixteen (16), both inclusive, in Block Twenty (20); and Lots One (1) to Four (4), both inclusive, and Lots Ten (10) to Thirteen (13), both inclusive, in Block Twenty-One (21); in said PARK ESTATES, title being vested in GERTRUDE DUNN, a widow; and,
- (j) Lots One (1) to Seven (7), both inclusive, in Block Eighteen (18); Lots Eight (8) to Thirteen (13), both inclusive, in Block Nineteen (19); Lots One (1) to Twelve (12), both inclusive, in Block Twenty-Two (22); and Lots One (1) to Fourteen (14), both inclusive, in Block Twenty-Three (23), in said PARK ESTATES, title being vested in FLORENCE BUMP, a widow; and,

THAT FLORENCE OGDEN WILSON, a single woman, does hereby certify that she is the owner of and the only person or persons, corporation or corporations, who has any right, title or interest in and to any of the Lots, Blocks, Streets, Alleys and Easements embraced and included in CUTLER'S ADDITION, being a Subdivision located in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of the I.M., in Oklahoma County, Oklahoma, as shown on the plat recorded in Book 17 of Plats, at page 22 of the records of Oklahoma County, State of Oklahoma, and that title to said Lots is vested as follows:

- (a) Lots One (1) to Thirty-Four (34), both inclusive, in Block One (1); and Lots One (1) to Seventeen (17), both inclusive, in Block Two (2); in said CUTLER'S ADDITION, title being vested in FLORENCE OGDEN WILSON a single woman; and,

THAT FLORENCE OGDEN WILSON, a single woman, and G. E. CUNNINGHAM and MARY BESS CUNNINGHAM, husband and wife, do hereby certify that they are severally, and not jointly, the owners of, and the only person or persons, corporation or corporations, who have any right, title or interest in and to any of the Lots, Blocks, Streets, Alleys and Easements embraced and included in BURDICK ADDITION, being a Subdivision located in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of the I.M., in Oklahoma County, State of Oklahoma, as shown on the plat recorded in Book 17 of Plats at page 25 of the records of Oklahoma County, State of Oklahoma, and that title to the individual Lots and Blocks in said BURDICK ADDITION is vested as follows:

- (a) Lots One (1) to Sixteen (16), both inclusive, in Block One (1); Lots One (1) and Two (2) and Lots Twelve (12) to Fourteen (14), both inclusive, in Block Two (2); Lots One (1) to Three (3), both inclusive, in



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Block Three (3); and Lots One (1) to Eight (8), both inclusive, in Block Four (4), in said BURDICK ADDITION, title being vested in G. E. CUNNINGHAM and MARY BESS CUNNINGHAM, husband and wife; and,

- (b) Lots Three (3) to Eleven (11), both inclusive, in Block Two (2); and Lots Four (4) to Seven (7), both inclusive, in Block Three (3), in said BURDICK ADDITION, title being vested in FLORENCE OGDEN WILSON, a single woman;

AND, WHEREAS, prior to this date, the then owners of all Lots and Blocks located in PARK ESTATES, CUTLER'S ADDITION and BURDICK ADDITION, above described, joined in the execution and filing of an instrument entitled "Owner Certificate and Restrictions of (A) Park Estates Addition; (B) Cutler's Addition; and, (C) Burdick Addition; all being located in Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of I.M. in Oklahoma County, State of Oklahoma," dated April 11, 1946, which said instrument was filed in Book 784, at page 304, in the records of Oklahoma County, State of Oklahoma, on April 15, 1946 at 3:38 P.M.

NOW, THEREFORE, it is the intention and desire of all of the above named present owners of all of the Lots and Blocks embraced and included in PARK ESTATES, CUTLER'S ADDITION and BURDICK ADDITION, above described, to hereby amend a part of the restrictive covenants contained in the above described "Owner Certificate and Restrictions of (A) Park Estates Addition; (B) Cutler's Addition; and, (C) Burdick Addition; all being located in Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of I.M. in Oklahoma County, State of Oklahoma," to the extent and in the manner provided hereinafter:

FIRST: That the portions of the original Owners' Certificate and Restrictions of (A) Park Estates Addition; (B) Cutler's Addition; and, (C) Burdick Addition; all being located in Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of I.M. in Oklahoma County, State of Oklahoma, recorded in Book 784, at page 304 of the records of Oklahoma County, State of Oklahoma, identified as paragraphs (3), (4), (6), (8), (9), (13) (a), (13) (b), and (13) (c), be and each and every part of said last described paragraphs are hereby entirely stricken out and entirely nullified, and the following similarly numbered paragraphs are herewith substituted in lieu thereof, and as amendments thereto:

"(3) Only single-family, detached residences, not to exceed two stories in height, servant's quarters not to exceed a floor area of three hundred (300) square feet, and a private garage for not more than three (3) cars, may be constructed and/or located on any of the Lots in PARK ESTATES, CUTLER'S ADDITION or BURDICK ADDITION, described hereinabove, except Lots Five (5) to Twelve (12), both inclusive, in Block Twenty (20); and Lots Five (5) to Nine (9), both inclusive, in Block Twenty-One (21) are hereby specifically reserved for duplexes, multiple-family apartments, and/or business purposes."

"(4) No building shall be located nearer to the front lot line or nearer to the side street lot line than the building setback lines shown on the recorded plat of PARK ESTATES, except on Lot Six (6), in Block Five (5), in said PARK ESTATES, where the present side street building setback line on the West side of said Lot was through error established at thirty (30') feet, and it is the intention of the parties hereto to reduce said side street building setback line to ten (10') feet. In any event, no single-family residence shall be located on any residential building plot nearer than thirty (30') feet to the front lot line, nor nearer than ten (10') feet to any side street lot line."

"(6) No single-family, detached residential building shall be located nearer than five (5') feet to the side boundary lines of the building site



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on which said single-family residence is located, except that said side boundary line restriction shall not apply to detached garage or other outbuilding located seventy (70') feet or more from the front lot line, provided, however, that such last mentioned structures may not be located nearer than one (1') foot to said side boundary lines."

- "(8) No building or structure of any sort may be placed, erected or used for business purposes on any of the Lots located in PARK ESTATES, CUTLER'S ADDITION or BURDICK ADDITION, except on Lots Five (5) to Twelve (12), both inclusive, in Block Twenty (20); and Lots Five (5) to Nine (9), both inclusive, in Block Twenty-One (21), in PARK ESTATES above described."
- "(9) No professional office, business, trade or commercial activity of any sort may be conducted in any residential structure or on any Lot located in PARK ESTATES, CUTLER'S ADDITION or BURDICK ADDITION, except on Lots Five (5) to Twelve (12), both inclusive, in Block Twenty (20); and Lots Five (5) to Nine (9), both inclusive, in Block Twenty-One (21) in PARK ESTATES, above described."
- "(13) (a) No single family residence, together with other improvements costing less than Ten Thousand and no/100 (\$10,000.00) Dollars, shall be permitted on any of the following described Lots:

Lots Nineteen (19) and Twenty (20), in Block Three (3); Lots Eighteen (18) to Twenty-Seven (27), both inclusive, in Block Six (6); Lot Eight (8), in Block Seven (7); Lot Eight (8), in Block Eight (8); Lots One (1) to Three (3), both inclusive, in Block Nine (9); Lots One (1) to Seven (7), both inclusive, in Block Ten (10); Lots Fourteen (14) to Sixteen (16), both inclusive, in Block Twelve (12); Lots Twelve (12) to Nineteen (19), both inclusive, in Block Thirteen (13); Lots One (1) to Eleven (11), both inclusive, in Block Sixteen (16); Lots One (1) to Seven (7), both inclusive, in Block Eighteen (18); Lots Eight (8) to Thirteen (13), both inclusive, in Block Nineteen (19); Lots Fourteen (14) to Sixteen (16), both inclusive, in Block Twenty (20); Lots One (1) to Three (3), both inclusive, and Lots Eleven (11) to Thirteen (13), both inclusive, in Block Twenty-One (21); Lots One (1) to Twelve (12), both inclusive, in Block Twenty-Two (22); and Lots One (1) to Fourteen (14), both inclusive, in Block Twenty-Three (23), in PARK ESTATES, above described."

- "(13) (b) No single-family residence, together with other improvements, costing less than Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars, shall be permitted on any of the following described Lots:

Lots Eleven (11) to Eighteen (18), both inclusive, and Lots Twenty-One (21) to Twenty-Three (23), both inclusive, in Block Three (3); Lots One (1) to Eleven (11), both inclusive, in Block Four (4); Lots One (1) to Thirteen (13), both inclusive, in Block Five (5); Lots One (1) to Seventeen (17), both inclusive, in Block Six (6); Lots One (1) to Seven (7), both inclusive, and Lots Nine (9) to Eleven (11), both inclusive, in Block Seven (7); Lots One (1) to Seven (7), both inclusive, and Lots Nine (9) and Ten (10), in Block Eight (8); Lots Four (4) to Eight (8), both inclusive, in Block Nine (9); Lots Eight (8) to Sixteen (16), both inclusive, in Block Ten (10); Lots One (1) to Twelve (12), both inclusive, in Block Eleven (11); Lots One (1) to Thirteen (13), both inclusive, in Block Twelve (12); Lots One (1) to Eleven (11), both inclusive, in Block Thirteen (13); Lots Eight (8) to Thirteen (13), both inclusive, in Block Fourteen (14); Lots Eleven (11) to Sixteen (16), both inclusive, in Block Fifteen (15); Lots Twelve (12)



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to Twenty-Five (25), both inclusive, in Block Sixteen (16); Lots Two (2) to Six (6), both inclusive, in Block Seventeen (17); Lots One (1) to Four (4), both inclusive, and Lot Thirteen (13), in Block Twenty (20); Lots Four (4) and Ten (10), in Block Twenty-One (21), in PARK ESTATES, above described."

"(13) (c) No single-family residence, together with other improvements, costing less than Six Thousand and no/100 (\$6,000.00) Dollars, shall be permitted on any residential lot located in PARK ESTATES, CUTLER'S ADDITION or BURDICK ADDITION, above described, it being the intention of this sub-paragraph (c) to cover all other Lots located in said PARK ESTATES, CUTLER'S ADDITION and BURDICK ADDITION, that are not specifically covered by the building restrictions placed on the Lots described in sub-paragraphs (a) and (b) of this paragraph (13)."

SECOND: That, except as to the extent herein expressly set out, the original "Owner Certificate and Restrictions of (A) Park Estates Addition; (B) Cutler's Addition; and, (C) Burdick Addition; all being located in Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of I.M. in Oklahoma County, State of Oklahoma", above described, shall not be considered as amended, changed or otherwise modified by this instrument but, subject to the terms and provisions hereof, shall continue in full force and effect in accordance with the terms and provisions thereof.

THIRD: Invalidation of any of the covenants or provisions herein contained, by judgment or court order, shall in no wise affect any of the other covenants or provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, these presents were executed at Oklahoma City, Oklahoma, on this 2nd day of July, 1947.

Inez E. Marshall  
Inez E. Marshall

Willard C. Marshall  
Willard C. Marshall

ATTEST:  
J.C. Bohannon  
J.C. Bohannon  
asst. Secretary

THE AMERICAN-FIRST TRUST COMPANY IN  
OKLAHOMA CITY, an Oklahoma corporation  
By Wm. Gill  
Wm. Gill, Vice-President

Sam H. Lattimore  
Sam H. Lattimore

Gertrude Lillian Lattimore  
Gertrude Lillian Lattimore

ATTEST:  
Marion Lakin  
Secretary

TIPPIN CONSTRUCTION CO., INC., a corp.  
By Howard M. Tippin  
Howard M. Tippin, President

J. B. Scoggins  
J. B. Scoggins

Doris N. Scoggins  
Doris N. Scoggins

Robert M. Moss  
Robert M. Moss

Ester M. Moss  
Ester M. Moss

ATTEST:  
N. D. Woods  
Secretary

SUPERIOR BUILDERS, INC., a corporation  
By N. D. Woods  
N. D. Woods, President

Sterling A. Dillon  
Sterling A. Dillon

Nora Dillon  
Nora Dillon

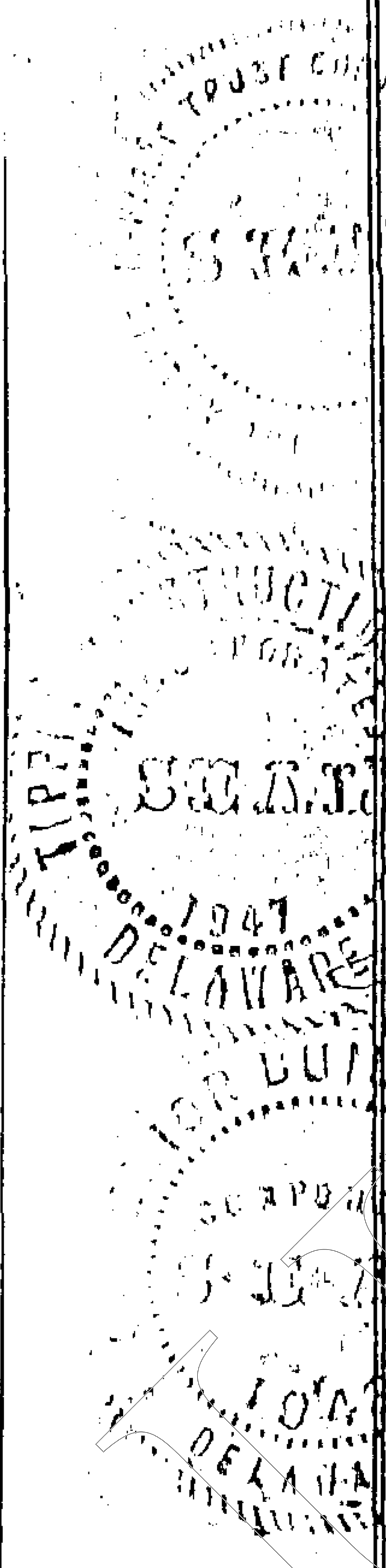
Gertrude Dunn  
Gertrude Dunn

Florence Bump  
Florence Bump

Florence Ogden Wilson  
Florence Ogden Wilson

G. E. Cunningham  
G. E. Cunningham

Mary Bess Cunningham  
Mary Bess Cunningham





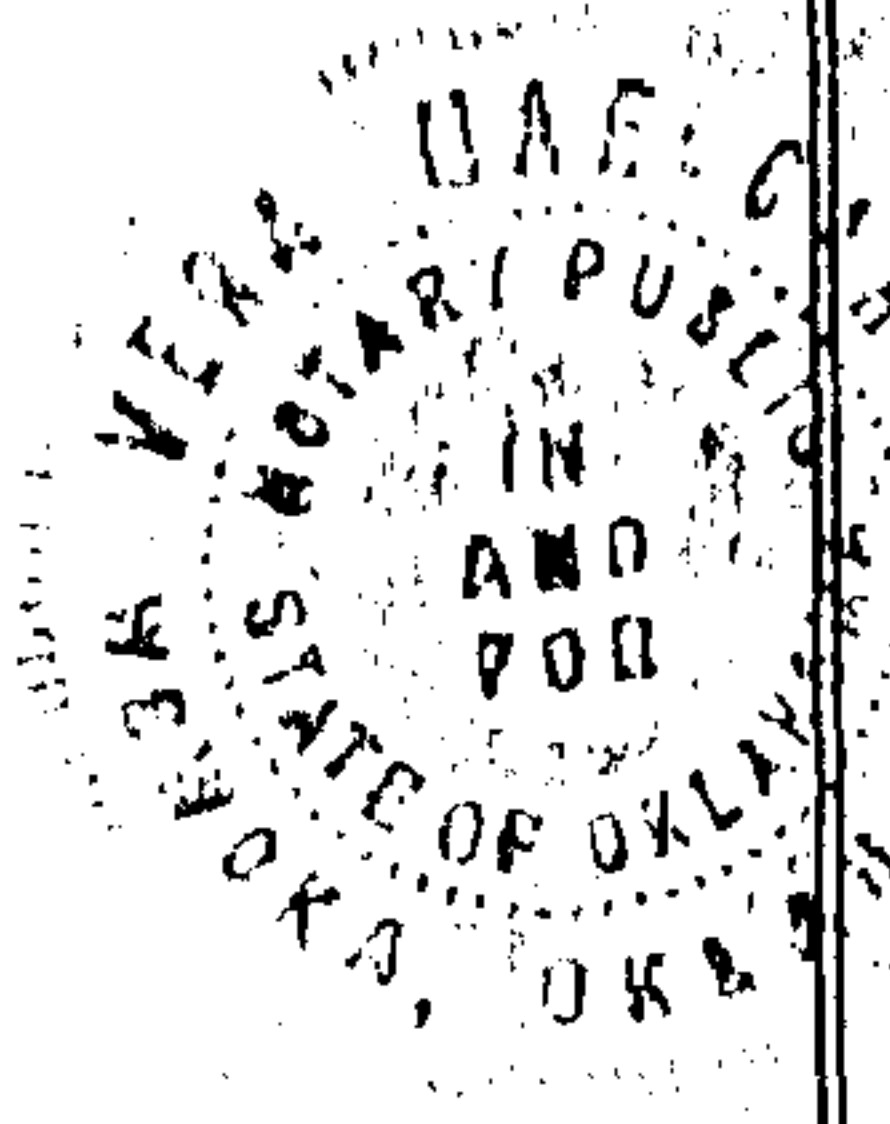
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STATE OF OKLAHOMA )  
                          ) SS.  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public, within and for said County and State, on this 7th day of July, 1947, personally appeared INEZ E. MARSHALL and WILLARD C. MARSHALL, husband and wife; SAM H. LATTIMORE and GERTRUDE LILLIAN LATTIMORE, husband and wife; J. B. SCOGGINS and DORIS N. SCOGGINS, husband and wife; ROBERT M. MOSS and ESTER M. MOSS, husband and wife; STERLING A. DILLON and NORA DILLON, husband and wife; GERTRUDE DUNN, a widow; and FLORENCE BUMP, a widow; FLORENCE OGDEN WILSON, a single woman; and G. E. CUNNINGHAM and MARY BESS CUNNINGHAM, husband and wife; to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary acts and deeds, for the uses and purposes therein set forth.

*Vera Mae Carl*  
Notary Public

My commission expires Oct. 27, 1947



STATE OF OKLAHOMA )  
                          ) SS.  
COUNTY OF OKLAHOMA )

On this 2nd day of July, 1947, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared WM. GILL, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Vice-President of THE AMERICAN-FIRST TRUST COMPANY IN OKLAHOMA CITY, an Oklahoma corporation, and acknowledged to me that he executed 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.

*W. B. Giller*  
Notary Public

My commission expires Jan 30 1949

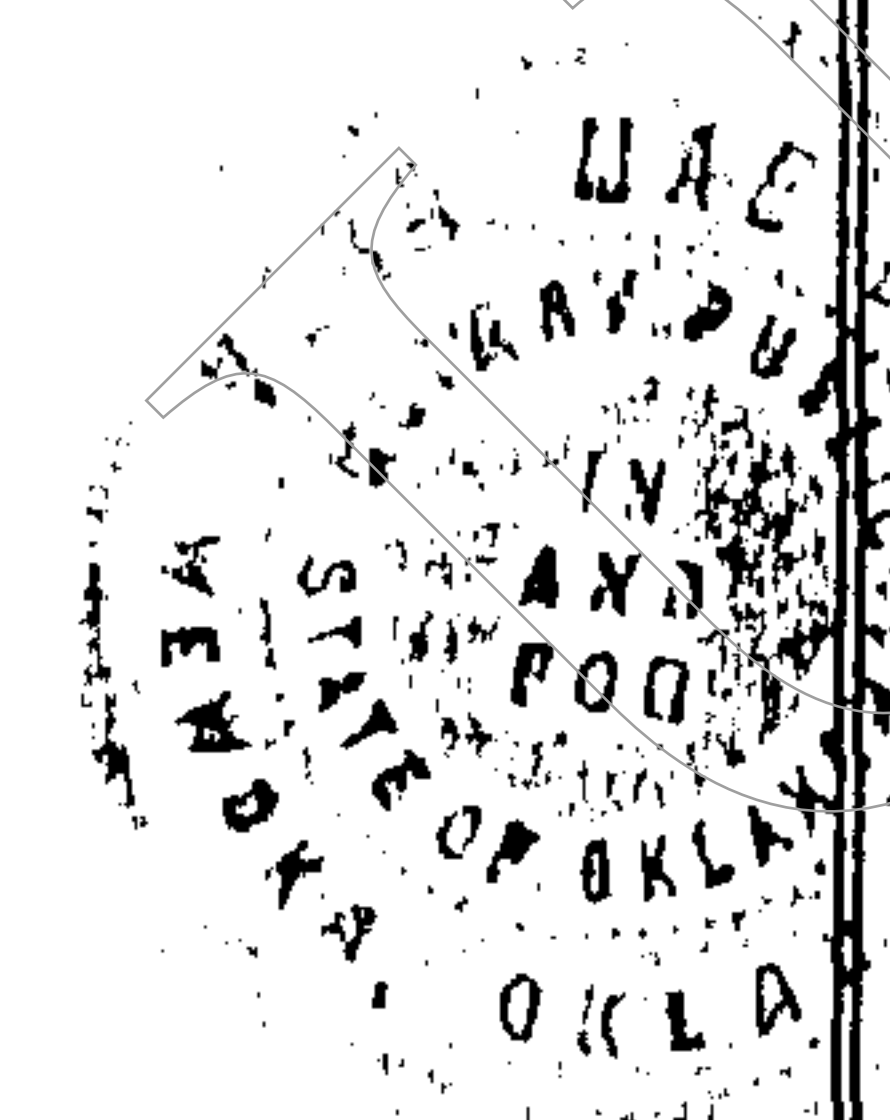


STATE OF OKLAHOMA )  
                          ) SS.  
COUNTY OF OKLAHOMA )

On this 5th day of July, 1947, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared HOWARD M. TIPPIN, to me known to be the identical person who signed the name of TIPPIN CONSTRUCTION CO., INC., a corporation, to the within and foregoing instrument, as its President, and acknowledged to me that he executed 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.

*Vera Mae Carl*  
Notary Public

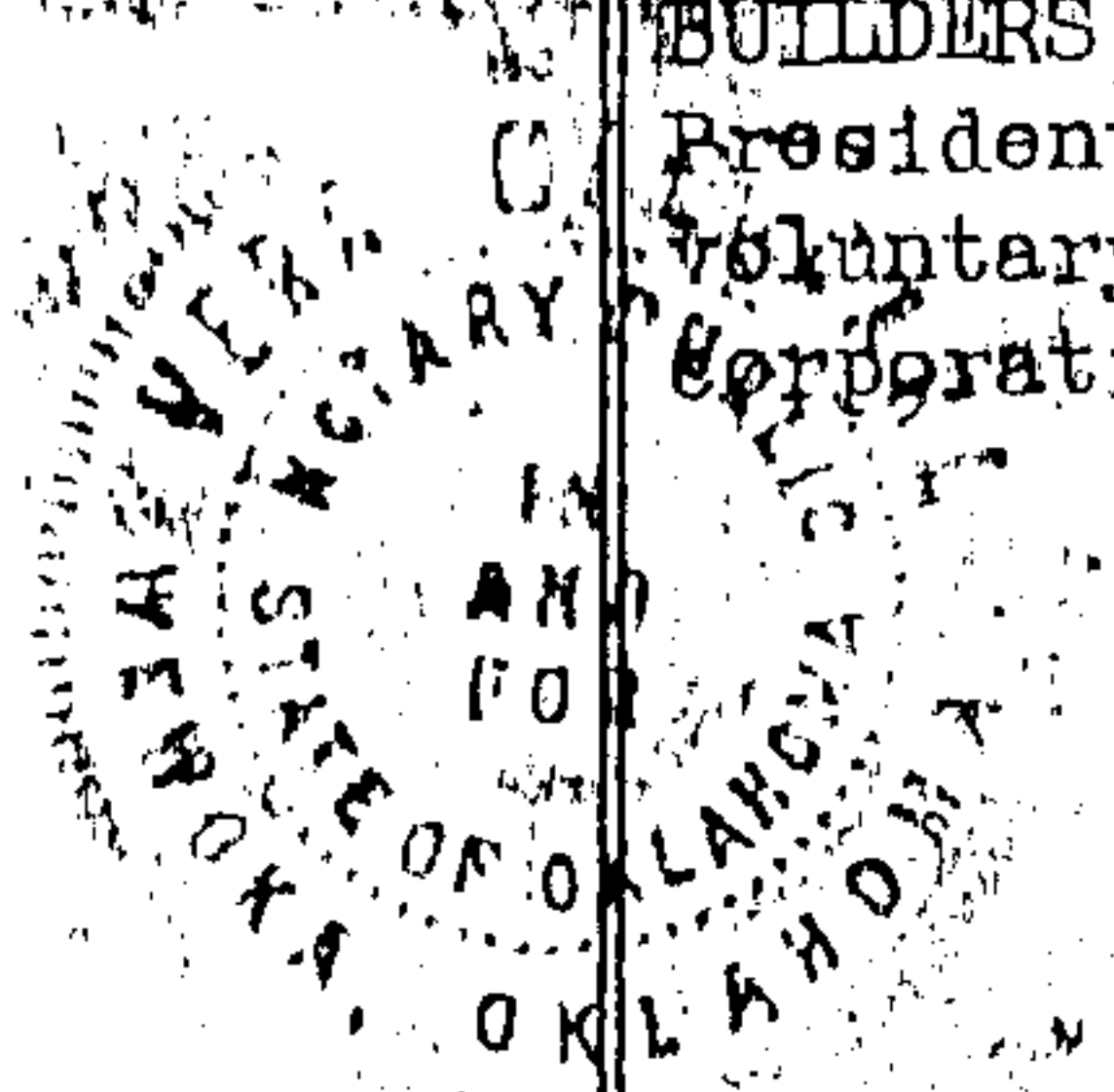
My commission expires Oct. 27, 1947



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STATE OF OKLAHOMA )  
                                  ) SS.  
COUNTY OF OKLAHOMA )

On this 5 day of July, 1947, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared N. D. WOODS, to me known to be the identical person who signed the name of SUPERIOR BUILDERS, INC., a corporation, to the within and foregoing instrument, as its President, and acknowledged to me that he executed 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.



Vera Mae Carl  
Notary Public

My commission expires Oct. 27, 1947

UNOFFICIAL

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: This instrument was filed for record on the

10 day of Oct 1947, at 10:29 o'clock A M. and duly recorded. Fee 7.00

JOE PITTS, COUNTY CLERK

BY [Signature] DEPUTY