

PROTECTIVE COVENANTS  
OF

E 40 acres of the \_\_\_\_\_ West I.M., Garfield County

SAID TRACTS DESCRIBED ABOVE WILL BE REFERRED TO AS THE 40 ACRES TRACTS  
IN THE REMAINDER OF THIS DOCUMENT

Legacy Family Farms, LLC, hopes to attract those buyers who are interested in building a residence and creating hobby farms, orchards, gardens, and tree plantations. The purpose of the following covenants is to allow the purchaser to create a home in a protected and peaceful environment and be confident that it will remain that way.

FOR THE PURPOSE of providing an orderly and desirable sale of the tract(s) as listed above in Garfield County, Oklahoma, and for the further purpose of providing adequate restrictive covenants for the mutual benefit of itself and its successors in title to the divided tracts of said tracts; Legacy Family Farms, LLC, being the sole owner of all the tracts in said tracts hereby impose the following restrictions and reservations, to which it shall be incumbent upon its successors to adhere. And any owner or owners, either directly or through any subsequent transfers, or in any manner whatsoever, of any tracts in said tracts shall take, hold, and convey same, subject to the following restrictions and reservations, to-wit:

1. All tracts within the said tracts shall be known and designated as residential building plots. No structures shall be erected, altered, placed, or permitted to remain on any tract other than single family dwellings, not to exceed two (2) stories in height, with a private garage which must be attached, for not more than four (4) automobiles or less than two (2), and other outbuildings incidental to residential use of the plot, but not for commercial use.
2. All tracts within the said acres tracts must be kept free from trash, rubbish, excess weeds, salvage automobiles, machinery, or other unsightly materials.
3. No owner shall allow trucks, tractors over 60 H.P., trailer houses, trailers, except for horse trailer, boat, or fifth-wheeler trailer for personal use, or other vehicles larger than what is commonly referred to as pick-up size, to be parked on or about premises, less garaged. No owner of any tract in the said tracts shall allow any vehicle or machinery to remain on or about his premises when the same is what is commonly referred to as junk, salvage, or major farm equipment.
4. After construction has begun upon any tract herein, it must be completed within a twelve (12) month period from date of beginning, unless extension therefore is specifically given, in writing, by Legacy Family Farms, LLC.
5. Any and all sewage disposal systems upon any tract herein must be installed and maintained in accordance with any existing laws of the State of Oklahoma and the State Health Department or any other municipality of government which might apply hereto.
6. No commercial business, including home occupations, trade, or activity, shall be carried on upon residential tract.
7. No more than two (2) show hogs will be allowed to be kept on the residential tract. Household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, Horses, cattle, lamas, calves, goats or sheep may be kept provided there is a maximum of only ten (10) total animals kept at any one time, per 10 acres. No other livestock shall be raised, bred, or kept on any residential tract. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure or a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be erected on any parcel at any time as a residence, either temporarily or permanently.
9. No mobile home will be allowed.
10. No existing structure shall be moved onto any tract and all construction shall be of a new material, except that it may be permissible to utilize used brick for architectural effects, and used material on the interior, where it is strictly for decorative purposes or to carry out other architectural effects. The exterior of the house shall be at least fifty percent (50%) brick, stone or other material.

11. The main floor of any structure, exclusive of open porches and garages and other outbuildings, shall not be less than 1,800 square feet. All story-and-one half and two-story structures shall have a minimum of main floor area of 1,600 square feet and 200 square feet upstairs.
12. No dwelling shall be erected or placed on any tract that does not meet the minimum construction requirements of the then current Federal Housing Administration regulations applying to Enid, Oklahoma.
13. No other outbuilding on the property shall be permitted on the easements reserved for utilities or drainage, or where utilities are actually located.
14. All private roadways which adjoin or intersect the public roads within the said tracts must be constructed of at least gravel material or better from the point of intersection to termination. Roadways must be fully maintained and remain in good visible condition.
15. No overhead electric conductors or service lines shall ever be erected or maintained upon any tract, and no owner or occupant of any tract shall demand or require the furnishing or electric service through or from overhead wire facilities so long as electric service is available from an underground distribution system.
16. There shall not be placed upon or permitted to remain upon any of the tracts any advertisements, displays, signs, or billboards of any nature, except that the owner of any such tract may erect thereon a temporary "For Sale" sign.
17. In the event that a fenced area is for a dog pen or enclosure, it shall only be permitted to be constructed in an area of the tract not unsightly to the surrounding tracts.
18. Motorized two-wheel, three-wheel, or four-wheel vehicles, commonly known as motorcycles, mini-bikes, dune buggies, go-carts or other similar vehicles, are restricted to be used on owned individual tracts and are not to be used on dedicated public easements or bridal paths. Absolutely no dirt bike tracks will be allowed. Tract owners should use discretion with such vehicles and not create a neighborhood nuisance.
19. No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the tract upon which the improvements are to be erected and shall not be placed in the streets or on the easements.
20. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
21. No hunting recreational use of firearms will be allowed.
22. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tracts to prosecute any proceedings at law or in equity against person or persons violating or attempting to violate any such covenant and either to prevent him/her or them from doing so, or to recover damages or their dues for such violation.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this

\_\_\_\_\_ day of \_\_\_\_\_, 2019

By:

\_\_\_\_\_  
 Roger L. Ediger, Legacy Family Farms, LLC

INDIVIDUAL ACKNOWLEDGEMENT (SHORT FORM)

State of OKLAHOMA, GARFIELD County SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 2019

By \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public

Return: