

BRIDGEPORT

AN ADDITION IN OSAGE COUNTY, OKLAHOMA, BEING A PART OF THE SE 1/4 OF THE NW 1/4,
SECTION 17, TOWNSHIP 22 NORTH, RANGE 12 EAST, OSAGE COUNTY, STATE OF OKLAHOMA

TOTAL ACRES: 13.698 ACRES
TOTAL LOTS: 16 LOTS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF "BRIDGEPORT" (CONTINUED)

NUISANCE. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO "BRIDGEPORT".

SIGNS. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO PUBLIC VIEW ON ANY RESIDENTIAL LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN SQUARE FOOT (1) OR ONE SIGN NOT MORE THAN FIVE SQUARE FEET (5) ADVERTISING THE SALE OR RENT OF SAID PROPERTY, OR SIGNS USED BY BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD OF ANY RESIDENCE.

MOBILE HOMES. NO MOBILE HOME SHALL BE MOVED INTO OR BE PRESENT IN "BRIDGEPORT".

WASTE. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTES. ALL WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND IN NONLEAKERS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIALS AND ALL LOTS SHALL BE KEPT IN A CLEAN, NEAT AND ORDERLY MANNER. LOTS AND ALL EASEMENTS THEREON SHALL BE KEPT CLEAN, NEAT AND MOVED TO THE STREET.

UNDERGROUND UTILITIES. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND UTILITY SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, WHICH ARE ENFORCEABLE TO THE SUPPLIER OF EACH SUCH UTILITY, TO WIT:

ALL SUPPLY LINES SHALL BE LOCATED IN THE EASEMENT WAYS RESERVED FOR GENERAL SERVICES AND STREETS AS SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OR SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.

DRAINAGE EASEMENTS. NO TREES, SHRUBS OR SEEDLINGS OF ANY FORM SHALL BE PLACED IN DRAINAGE EASEMENTS EXCEPT CERTAIN GRASSES NORMALLY USED FOR LAWN PURPOSES. NO OBSTRUCTIONS SHALL BE PLACED OR PERMITTED TO REMAIN IN ANY OF THE DESIGNATED DRAINAGE WAYS THAT WOULD HINDER OR RESTRICT THE FREE AND VOLUNTARY FLOW OF WATER FROM ITS INTENDED PASSAGEWAY.

SANITARY DISPOSAL. SEWAGE IS INTENDED TO BE DEPOSED OF BY INDIVIDUAL SEPTIC TANK DISPOSAL SYSTEMS AND SHALL BE SUBJECT TO THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEPTIC SYSTEM SERVING THE LOT. THE AREA CONTAINING THE LATERAL LINES SHALL BE MAINTAINED FREE OF ANY BUILDING OR OTHER STRUCTURE OR SURFACING WHICH WOULD INTERFERE WITH THE FUNCTIONING OF THE LATERAL LINES. NO OUTSIDE TOILETS SHALL BE ALLOWED IN "BRIDGEPORT" AND ALL SANITARY ARRANGEMENTS MUST COMPLY WITH LOCAL AND STATE HEALTH REQUIREMENTS. PORTABLE TOILETS SHALL BE ALLOWED DURING CONSTRUCTION.

LANDSCAPE AND PAVING REPAIR. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS DAMAGED BY ANY UNDERGROUND WATER SANITARY SEWER MAINS, STORM SEWERS, ELECTRICAL, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE.

HOMEOWNERS ASSOCIATION. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO MAINTAIN THE ENTRYWAY AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. OWNERS OF ANY LOT WITHIN SAID SUBDIVISION SHALL, BY PURCHASING A LOT, BECOME A MEMBER OF THE HOMEOWNERS ASSOCIATION. MEMBERSHIP THEREIN SHALL BE THEREAFTER APPROPRIATELY MAINTAINED. ONE CANNOT BE A MEMBER OF THE ASSOCIATION WITHOUT THE OTHER. ASSESSMENTS SHALL BE MADE ON A PER LOT BASIS. MEMBERSHIP IN THE ASSOCIATION SHALL BE SUBJECT TO ASSESSMENTS TO BE MADE BY THE BOARD OF HOMEOWNERS. ASSESSMENTS SHALL BE A LIEBEN IN THE LOT ASSESSED, BUT SHALL BE SUBORDINATE TO ANY MORTGAGE. ALL CAMEL ACTS IF ANY OF HOMEOWNERS SHALL BE SUBJECT TO THE EASEMENTS OF THE ASSOCIATION. UNLESS OTHERWISE PROVIDED BY-LAWS SHALL BE ENOUGH UPON THE LOTS CONTAINED IN "BRIDGEPORT" AND THE OWNER THEREOF. UNLESS OTHERWISE PROVIDED BY-LAWS, THIS OPTION SHALL BECOME A MEMBER.

ENFORCEMENT. TO RESTRAIN OR TO RECOVER DAMAGES FOR VIOLATION OF THE COVENANTS MAY BE BROUGHT BY THE DEVELOPER OR ANY OWNER OF ANY LOT OR HAVING ANY INTEREST THEREIN, WHETHER ACTION JOINTLY OR SEPARATELY. THE DEVELOPER AND OWNERS ASSOCIATION SHALL NOT BE OBLIGATED TO ENFORCE ANY COVENANT OR RESTRICTION THROUGH LEGAL PROCEEDINGS OR OTHERWISE.

APPROVAL OF PLANS. FOR THE PURPOSE OF FURTHER INSURING THE DEVELOPMENT OF "BRIDGEPORT" AS AN AREA OF HIGH STANDARDS, THE DEVELOPER RESERVES THE POWER TO CONTROL THE BUILDING STRUCTURES AND OTHER IMPROVEMENTS PLACED ON EACH LOT, AS WELL AS TO MAKE SUCH EXCEPTIONS TO THESE COVENANTS AS THE DEVELOPER SHALL DEEM NECESSARY AND PROPER.

VIOLATIONS OR BREACH. IN THE EVENT THE OWNER OR ANY OF ITS SUCCESSORS, GRANTEES, LESSEES OR ASSIGNS, OR ANY PERSON CLAIMING UNDER HIM, SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY, ANY PERSON OR PERSONS OWNING A LOT OR PARCEL WITHIN "BRIDGEPORT", THE BENEFICIARIES OF THE COVENANTS AS SET FORTH HEREIN WITH RESPECT TO SUCH COVENANTS SHALL BE ENTITLED TO ENFORCE THE SAME AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO ENFORCE THE SAME. ANY PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS OR RESTRICTIONS OR TO TAKE SUCH ACTION AS MAY BE NECESSARY TO ENFORCE THE SAME SHALL BE IN VIOLATION OF ANY OF THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN BY JOINDER OR OTHER COVENANTS. ANY SUCH VIOLATION SHALL BE CONSIDERED A BREACH OF THE COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT AND BE THEREAFTER CONSIDERED AS SUCH IN VIOLATED COVENANT OR RESTRICTION WHERE NOT HEREBY CONTAINED. THE FAILURE OF THE OWNER OR ANY SUCCESSORS IN TITLE TO THE PROPERTY WITHIN "BRIDGEPORT" TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT OR CONDITIONS AT ANY TIME TO THE SAME SHALL NOT BE DEEMED TO WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

SEVERABILITY. VIOLATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS OR CONDITIONS SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BINDING EFFECT. AMENDMENTS, THESE COVENANTS, CONDITIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM. HOWEVER, THEY MAY BE AMENDED BY THE OWNERS OF A MAJORITY OF THE LOTS OF "BRIDGEPORT", WHICH AMENDMENT SHALL BE EFFECTIVE UPON RECORDING IN THE RECORDS OF THE OSAGE COUNTY CLERK. THE DEVELOPER RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OWNER AT ANY TIME TO AMEND, REVERSE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED AND FILED IN THE OFFICE OF THE COUNTY CLERK OF OSAGE COUNTY, OKLAHOMA.

CONSENT OF OWNERS TO PLATING OF SUBDIVISION

IN WITNESS WHEREOF, BEING THE OWNER(S) IN FEE SIMPLE TITLE OF ALL REAL PROPERTY DESCRIBED ON THIS PLAT AND BEING THE DULY AUTHORIZED OFFICERS OF BRIDGEPORT, L.L.C., AN OKLAHOMA LIMITED CORPORATION, DOES HEREBY CONSENT TO THE PLATING OF SAID REAL PROPERTY AS "BRIDGEPORT".

AND HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2004

BRIDGEPORT, L.L.C.
AN OKLAHOMA LIMITED LIABILITY CORPORATION

BY _____
KENNETH H. JONES, MEMBER/MANAGER

STATE OF OKLAHOMA)
COUNTY OF OSAGE) SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____ 2004, PERSONALLY APPEARED KENNETH H. JONES, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS MEMBER/MANAGER 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 SUCH CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

My Commission Expires: _____
Certificate of Sale: _____

I, A. B. WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT HEREIN, AND THAT THE SAME ACCURATELY REPRESENTS THE TRACT OF LAND ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGN, EMBLEM, AS PLACED ON A SUBDIVISION IN OSAGE COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

A. B. WATSON, JR., R.L.S. NO. 109
WATSON SURVEYING CO., INC.
401 EAST ROGERS BLVD.
SKATOOK, OKLAHOMA 74070
PHONE 918-396-3214
C.A. NO. 1058 Exp. 06-30-05

STATE OF OKLAHOMA) SS.
COUNTY OF OSAGE)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____ 2004, PERSONALLY APPEARED A. B. WATSON, JR., R.L.S. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Phillip A. Hestey
NOTARY PUBLIC

April, 2007
Commission No: 03005319

OWNER AND DEVELOPER

BRIDGEPORT, L.L.C.
c/o KENNETH H. JONES
P.O. BOX 106

SKATOOK, OKLAHOMA 74070
PHONE: 918-396-4955
PHONE: 918-396-3968

SURVEYOR

A. B. WATSON, JR., R.L.S.

WATSON SURVEYING CO., INC.
401 EAST ROGERS BLVD.
SKATOOK, OKLAHOMA 74070
PHONE: 918-396-3214
FAX: 918-396-3228

ENGINEER

RONALD G. TRACY, P.E.

TRACY CONSULTING ENGINEERS, INC.
P. O. BOX 52298
TULSA, OKLAHOMA 74152-0298
PHONE: 918-592-5601
FAX: 918-587-5601

CERTIFICATION OF APPROVAL - FINAL PLAT

CERTIFICATION OF APPROVAL

PANHUSKA-OSAGE COUNTY METROPOLITAN AREA PLANNING COMMISSION

1. CHAIRMAN/SECRETARY OF THE
PANHUSKA-OSAGE COUNTY METROPOLITAN AREA PLANNING COMMISSION HEREBY
CERTIFY THAT THE SAID COMMISSION DULY APPROVED THIS FINAL PLAT OF
"BRIDGEPORT" ON THE ____ DAY OF ____ 2004

CHAIRMAN/SECRETARY
PANHUSKA-OSAGE COUNTY METROPOLITAN AREA PLANNING COMMISSION

ACCEPTANCE OF DEDICATION

BY THE BOARD OF COMMISSIONERS OF OSAGE COUNTY, STATE OF OKLAHOMA
BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF OSAGE COUNTY, STATE OF
OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF "BRIDGEPORT"
IS HEREBY ACCEPTED.

ADOPTED BY THE BOARD OF COMMISSIONERS OF OSAGE COUNTY, STATE OF OKLAHOMA,
THIS ____ DAY OF ____ 2004.

CHAIRMAN
BOARD OF COMMISSIONERS OF OSAGE COUNTY, STATE OF OKLAHOMA

CERTIFICATION OF APPROVAL
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

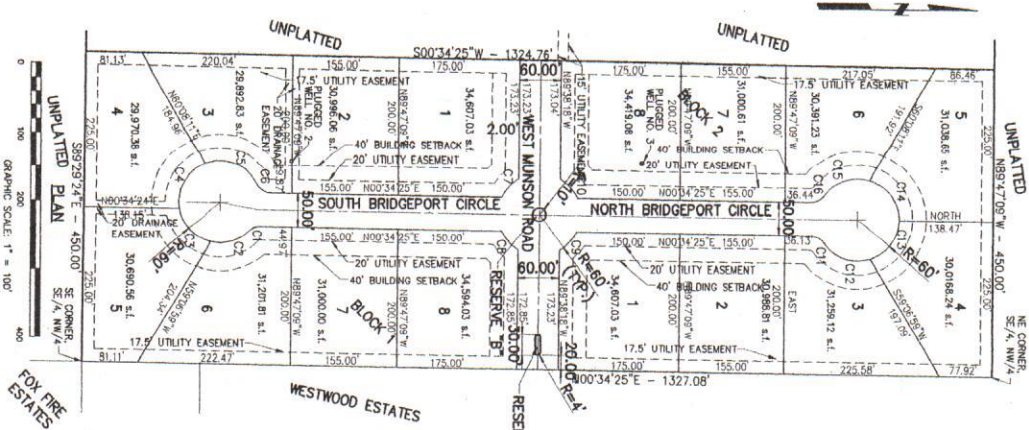
I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR THIS PLAT OF
"BRIDGEPORT" AND THAT THE SAME ACCURATELY REPRESENTS THE TRACT OF LAND
ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGN, EMBLEM, AS PLACED ON A
SUBDIVISION IN OSAGE COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE
SURVEY SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR
EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

SANITARY SEWAGE TREATMENT SYSTEMS, THIS ____ DAY OF ____ 2004

ENVIRONMENTAL PROGRAM SPECIALIST
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF OKLAHOMA

AN ADDITION TO OSAGE COUNTY, OKLAHOMA, BEING A PART OF THE SE 1/4 OF THE NW 1/4 SECTION 17, TOWNSHIP 22 NORTH, RANGE 12 EAST, OSAGE COUNTY, STATE OF OKLAHOMA

TOTAL ACRES: 13.698 ACRES
TOTAL LOTS: 16 LOTS



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	18.68	10.38	19.18	S21°58'34"E	45°06'12"
C2	60.00	60.24	32.83	57.74	S19°42'46"E	57°31'30"
C3	60.00	71.19	40.46	67.09	S46°59'23"W	67°58'53"
C4	60.00	80.98	48.07	74.97	N60°21'15"W	70°19'49"
C5	60.00	88.16	54.20	80.44	N20°24'24"E	84°11'12"
C6	25.00	19.68	10.38	19.18	N33°31'14"E	45°06'12"
C7	60.00	36.82	19.01	36.25	N44°13'13"W	35°09'38"
C8	60.00	37.22	19.26	36.61	S44°10'20"W	35°05'28"
C9	60.00	37.22	19.26	36.61	S44°10'20"W	35°05'28"
C10	60.00	37.22	19.26	36.61	S44°10'20"W	35°05'28"
C11	25.00	12.56	12.73	22.69	S27°33'27"E	53°58'21"
C12	60.00	75.97	44.03	70.99	S16°12'12"W	72°32'46"
C13	60.00	74.80	44.14	70.05	S53°42'58"E	71°25'43"
C14	60.00	77.29	45.06	72.06	N53°39'57"E	73°48'23"
C15	60.00	73.47	42.13	68.56	N18°18'58"W	70°09'31"
C16	25.00	23.55	12.73	22.69	N28°24'38"W	53°58'21"

LEASE NAME	WELL NO.	DATE PLUGGED
MANOLA PETRO CO.	2	JANUARY 29, 1918
VERBA, GREENWOOD	3	OCTOBER 5, 1960

NOTE: 1. DOMESTIC SANITARY SEWAGE TREATMENT SHALL BE BY ANAEROBIC TREATMENT SYSTEMS. AN AEROBIC TREATMENT SYSTEMS ARE NOT PERMITTED. 2. DOMESTIC SANITARY SEWAGE TREATMENT SHALL BE BY AEROBIC TREATMENT SYSTEMS.

FLOOD ZONE DESIGNATION: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE UNSHADED "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER PANEL 545 OF 675, COMMUNITY-PANEL NUMBER 40046, OSAGE CO., DATED: MARCH 23, 1999.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF "BRIDGEPORT KNOW ALL MEN BY THESE PRESENTS: KENNETH H. JONES, MEMBER/MANAGER OF BRIDGEPORT, L.L.C., AN OKLAHOMA LIMITED LIABILITY CORPORATION, HEREIN AFTER REFERRED TO AS "OWNER", BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN OSAGE COUNTY, STATE OF OKLAHOMA, TO WIT:

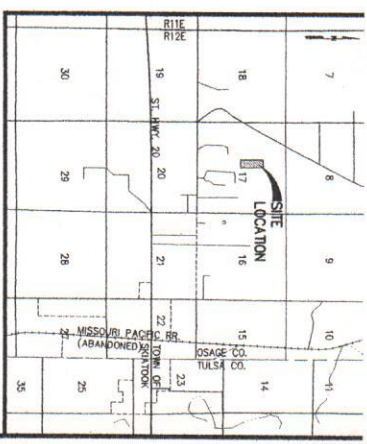
THE EAST FOUR HUNDRED FIFTY (450) FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) OF SECTION SEVENTEEN (SEC. 17), TOWNSHIP 22 NORTH, RANGE 12 EAST (R-12-E), OF OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF. PLAT CONTAINS 8 LOTS IN BLOCK 1, AND CONTAINS 8 LOTS IN BLOCK 2, AND CONTAINS 13.698 ACRES MORE OR LESS. AND HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, AND STREETS IN CONFORMITY TO THE PLAT HEREIN CONTAINED, AND HAS CAUSED THE SAME TO BE NAMED "BRIDGEPORT". THE OWNER HEREBY GUARANTEES TITLE TO ALL LAND COVERED BY SAID STREETS, THE OWNER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT FOR SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING OR REPLACING ANY AND ALL UTILITIES, WATER LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, GAS LINES, AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES THEREOF.

SECTION II

STREETS, RIGHTS-OF-WAY, EASEMENTS AND UTILITIES. THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE FOREVER THE STREETS, RIGHTS-OF-WAY, UTILITY EASEMENTS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT. THE OWNER HEREBY GUARANTEES TITLE TO ALL LAND COVERED BY SAID STREETS, THE OWNER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT FOR SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING OR REPLACING ANY AND ALL UTILITIES, WATER LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, GAS LINES, AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT. THE OWNER HEREBY GUARANTEES TITLE TO ALL LAND COVERED BY SAID STREETS, THE OWNER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT FOR SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING OR REPLACING ANY AND ALL UTILITIES, WATER LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES, GAS LINES, AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

COVENANTS AND RESTRICTIONS

NOW, THEREFORE, THE DEVELOPER FOR THE PURPOSES OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ADDITION AND FOR THE MUTUAL BENEFIT OF THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS AND THE OSAGE COUNTY STATE OF OKLAHOMA, DOES HEREBY IMPOSE THE FOLLOWING COVENANTS AND RESTRICTIONS UPON ALL REAL ESTATE WITHIN THE ADDITION, TO WIT: LOT USE. PREMISES ARE CONVEYED AND SHALL BE USED ONLY FOR RESIDENTIAL, SINGLE-FAMILY PURPOSES. NO LOT SHALL BE USED FOR ANY BUSINESS, COMMERCIAL, OR MANUFACTURING PURPOSE. NO LOT MAY BE SUBDIVIDED TO ACCOMMODATE TWO OR MORE SEPARATE OWNERS OR DWELLINGS. NO STRUCTURE SHALL BE PLACED, ALTERED, ERECTED OR PERMITTED TO REMAIN ON ANY LOT WHICH EXCEEDS THREE (3) STORES IN HEIGHT. NO DWELLING MAY BE MOVED ONTO "BRIDGEPORT". DWELLING SIZE AND MATERIAL. NO SINGLE STORY DWELLING SHALL BE ERECTED IN "BRIDGEPORT" WHICH USES A LIVING SPACE OF LESS THAN 3,000 SQUARE FEET. NO BUILDING ON ANY SITE SHALL BEGIN UNTIL PLANS AND SPECIFICATIONS ARE APPROVED BY DEVELOPER OR HIS AGENT. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OR LIVING SPACE EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES. SHINGLES ARE TO BE MADE OF HERITAGE II OR BETTER GRADE. NO DWELLING SHALL BE ERECTED, PLACED OR CONSTRUCTED ON ANY LOT IN "BRIDGEPORT" UNLESS AT LEAST THIRTY-FIVE PERCENT (35%) OF THE EXTERIOR WALLS THEREOF ARE BRICK, STONE OR STUCCO MATERIALS. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF SAID EXTERIOR WALLS. IN ALL CASES, THE MASONRY SHALL EXTEND TO THE GROUND LINE, WHEREBY THE FOUNDATION SHALL BE CONCEALED. ANY DEVIATION OF EXTERIOR CONSTRUCTION MATERIALS SHALL BE PERMITTED ONLY UPON THE WRITTEN CONSENT OF THE DEVELOPER. SET BACK LINES. NO BUILDINGS, OUTBUILDINGS, STRUCTURES OR PAINT THEREOF SHALL BE CONSTRUCTED OR MAINTAINED ON LOTS NEARER TO PROPERTY LINES THAN THE SET-BACK LINES PROVIDED HEREIN OR SHOWN ON THE ACCOMPANYING PLAT, UNLESS OTHERWISE PROVIDED BY EASEMENT OR SET-BACK LINES SHOWN ON THE ACCOMPANYING PLAT. THE MINIMUM BUILDING SET-BACK LINES FOR DWELLINGS OR OTHER OUTBUILDING STRUCTURES SHALL BE: FRONT YARD 40 FEET; SIDE YARD 10 FEET; OTHER SIDE 30 FEET; BACKYARD 30 FEET. GARAGES. ALL DWELLINGS SHALL HAVE GARAGES SUITABLE FOR ACCOMMODATING A MINIMUM OF TWO (2) STANDARD SIZE AUTOMOBILES. GARAGES MAY BE ATTACHED OR DETACHED FROM THE DWELLING. ANY DETACHED GARAGE SHALL CONFORM TO THE BASIC ARCHITECTURAL STYLE OF THE DWELLING. DRIVEWAYS, CULVERTS. ALL DRIVEWAYS INTO A LOT FROM ANY STREET SHALL BE CONSTRUCTED OF ASPHALT OR CONCRETE MATERIAL, AND SHALL NOT BE LESS THAN FOURTEEN (14) FEET IN WIDTH. ALL DRIVEWAYS SHALL CONTAIN DRAINAGE CULVERT OF AT LEAST TWELVE (12) INCHES IN DIAMETER. DRIVEWAY DRAINAGE CULVERTS SHALL BE CONSTRUCTED WITH HEADWALLS CONFORMING TO THE MASONRY OF THE DWELLING AND SHALL ALLOW FOR NO EXPOSED CONCRETE, METAL OR PILING. MAILBOXES. ALL MAILBOXES SHALL BE ENCLOSED IN A BRICK OR MASONRY STRUCTURE WHICH SHALL EXTEND TO THE GROUND AND SHALL CONFORM TO THE DWELLING. OUTBUILDINGS. ALL TOOL SHEDS, HOBBY ROOMS OR OTHER OUT-BUILDINGS SHALL CONFORM TO THE BASIC ARCHITECTURAL STYLING OF THE DWELLING AND SHALL HAVE AT LEAST THIRTY-FIVE PERCENT (35%) OF THE EXTERIOR THEREOF COMPOSED OF MASONRY. ANIMALS. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT EXCEPT FOR A TOTAL OF THREE (3) DOGS, CATS OR OTHER HOUSEHOLD PETS AND THE SICKLING YOUNG OF SAID ANIMALS. ANIMALS SHALL NOT BE KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES AND SHALL NOT BE PERMITTED ON ANY LOT WHICH DOES NOT CONTAIN A DWELLING BEING USED AS A RESIDENCE. ALL ANIMALS MUST BE FENCED IN OR KEPT ON A LEASH. ANIMAL SHEDS SHALL BE SITUATED FROM NEW FROM ANY STREET UNLESS BUILT IN CONFORMITY TO THE REQUIREMENT FOR OUTBUILDINGS HEREIN. STORAGE. NO OUTSIDE STORAGE OF KEEPING OF BUILDING MATERIALS, TRACTORS, MOWERS, EQUIPMENT, IMPLEMENTS OR SALVAGE SHALL BE PERMITTED. BUILDING MATERIALS MAY BE STORED FOR A PERIOD OF THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETED WITHIN TWELVE MONTHS (12) AFTER THE POURING OF THE FOOTING. VEHICLES, MOTORCYCLES. NO OPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE SUBDIVISION. ANTENNAE. NO TELEVISION, RADIO, OR OTHER ANTENNAE OR RECEPTION DEVICES SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT WITHOUT THE WRITTEN APPROVAL OF THE DEVELOPER WITH THE EXCEPTION OF CABLE TELEVISION OR SATELLITE SERVICE. FENCES. ANY FENCING SHALL BE CONSISTENT WITH A RESIDENTIAL ATMOSPHERE AND OF NEW CONSTRUCTION AND SHALL NOT INTERFERE WITH ACCESS TO EASEMENTS OR RIGHTS-OF-WAY. ALL YARD FENCES ABUTTING AND PARALLEL TO STREET SHALL BE OF A DECORATIVE NATURE, SUCH AS WOOD, BRICK, STUCCO OR WROUGHT IRON. THE DEVELOPER OF "BRIDGEPORT" MAY BUILD A PERIMETER FENCE ALONG ALL PERIMETER LINES OF THE SUBDIVISION. DWELLING AS RESIDENCE. NO TRAILER, TENT, SHACK, GARAGE BARN, OR OTHER OUTBUILDING SHALL NOT AT ANY TIME BE USED AS A RESIDENCE. TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.



OWNER AND DEVELOPER
BRIDGEPORT, L.L.C.
c/o KENNETH H. JONES
P.O. BOX 106
SKIATOOK, OKLAHOMA 74070
PHONE: 918-396-4955
PHONE: 918-396-3968

SURVEYOR
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TRACY CONSULTING ENGINEERS, INC.
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TULSA, OKLAHOMA 74152-0298
PHONE: 918-592-5601
FAX: 918-587-5601

FINAL PLAT
BRIDGEPORT, OKLAHOMA
OSAGE COUNTY, OKLAHOMA
ISSUED: JUNE 4, 2004