

PROTECTIVE COVENANTS

STATE OF OKLAHOMA    )

)

COUNTY OF GARVIN    )

Number of Pages    5

Revised    Feb 1, 2010

That I, the undersigned James Harvey Yoakum, am Manager for Sunrise Development Co., LLC, which owns the majority of title or interest in the described real property and premises, except easements as recorded to wit:

The surface & surface estate only in and to the following described land: The SE/4 NW/4 and the SE/4 SW/4 NW/4 and NW/4 SW/4 and the W/2 NE/4 SW/4 and the NW/4 SW/4 SE/4 and the N/2 S/2 SW/4 of Section 18, Township 4 N, Range 1 E of the I.B.M. Garvin County.

Hereinafter to be known as EASTRIDGE COUNTRY ESTATES

That Sunrise Development Co., LLC has divided said tract into smaller tracts for residential purposes and for the purpose of providing an orderly development of the entire tract, and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves, our successors and residents of the Eastridge Country Estates in title to the subdivision of said tract, we hereby impose the following protective covenants to which it shall be incumbent upon our successors to adhere:

1. No one-story or two story single-family main residential building shall ever be constructed or erected on any tract, tracts or building site unless the ground floor area exclusive of any porches, breezeways and attached garages is at least eighteen hundred (1800) square feet. All buildings shall be of new construction and all buildings must be completed within twelve (12) months from the time of the beginning of their construction. Prior to commencement of construction, written approval must be obtained from the Design and Beautification Review Committee (DBRC), concerning outside materials and colors.



