

PROTECTIVE COVENANTS

STATE OF OKLAHOMA)
) ss.
COUNTY OF GARVIN)

Number of Pages: 4
Date: February 20, 2008

That I, the undersigned, J. Harvey Yoakum, am Manager for Sunrise Development Co., LLC, which owns the following described real property and premises, except easements filed of record, to wit:

A tract of land located in the North Half of the South Half of the South Half (N/2 S/2 S/2) of Section Eighteen (18), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Beginning at the Southeast Corner of the North Half of the Southwest Quarter of the Southeast Quarter (N/2 SW/4 SE/4) of said Section 18; thence N89°49'03"W along the South line of said N/2 S/2 S/2, Section 18 a distance of 1790.03 feet; thence N0°13'03"E along the East line of Lot 7 of Eastridge Country Estates, a subdivision of part of said Section 18 a distance of 416.56 feet to the Southeast corner of Lot 38 of said Eastridge Country Estates; thence N29°59'26"E along the East line of said Lot 38 a distance of 281.94 feet to the North line of said N/2 S/2 S/2, Section 18; thence S89°48'21"E 1640.96 feet of the Northeast corner of the N/2 SW/4 SE/4 of said Section 18; thence SO°34'08"E 660.91 feet to the Point of Beginning, containing 26.7 acres, more or less.

Hereinafter to be known as THE OAKS AT 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 members of the Oaks Homeowners Association 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. Every Primary Residence constructed on a lot shall have not less than Twenty Five Hundred (2500) square feet of floor devoted to living purposes, exclusive of roofed or un-roofed porches, terraces, basements or garages. Every primary residence shall have an attached garage of sufficient size to house not less than two cars. Each residence shall provide a paved, hard-surfaced driveway and off-street parking for at least four cars excluding the two garage spaces. Buildings

1-2008-001398 Book 1837 Pg: 939
02/21/2008 11:00 am Pg 0938-0942
Fee: \$ 19.00 Doc: \$ 0.00
Gina Mann - Garvin County Clerk
State of Oklahoma



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CERTIFICATE OF TRUE COPY

I, Gina Mann, County Clerk for Garvin County, Oklahoma, hereby certify that the foregoing is a full, true and complete copy of the instrument herewith set out as it appears of record in Book 1837, page 939. Given under my hand and seal this 21 day of February, 2008.

GINA MANN, COUNTY CLERK
by Landi Koblischke
Deputy County Clerk

