

OWNER'S CERTIFICATE  
DEDICATION AND RESERVATIONS

This instrument was filed for record July 1, 1982 and said plat of SHADOW LAKE ESTATES was recorded in Plat Book 7 Page 7 IN THE RECORDS OF Logan County, Oklahoma.

KNOW ALL MEN BY THESE PRESENTS:

That Shadow Lake Development, Inc., an Oklahoma Corporation, hereby certifies that it is the owner of the legal title and the only persons, firm or corporation having any right, title or interest in and to the lands described as follows in Logan County, Oklahoma, to-wit:

Being a subdivision of the Northwest Quarter (NW $\frac{1}{4}$ ), Section 34, Township 15 North, Range 3 West of the Indian Meridian, Logan County, Oklahoma.

It further certifies that it has caused said tract of land to be surveyed into blocks, lots, streets, and avenues and has caused a plat to be made of said tract, showing accurate dimensions of lots, set-back lines, rights-of-way, widths of streets and utility easements. It hereby designates said tract of land as SHADOW LAKE ESTATES and hereby dedicates to public use all streets and avenues within the subdivision, and reserves for installation and maintenance of utilities, easements, as shown on the recorded subdivision plat of SHADOW LAKE ESTATES.

For the purpose of providing an orderly development of the entire tract, and for the further purpose of providing adequate restrictive covenants for mutual benefit of ourselves or our successors in title to the subdivision of said tract, it hereby imposes the following restrictions and reservations to which it shall be incumbent upon our successors to adhere.

1. All lots within the subdivision shall be known and designated as single family residential building plots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and attached private garage for not more than four automobiles, and other structures customarily appurtenant thereto including extra garages and out buildings as hereinafter provided.

2. No building or structure, for any use, at any time, shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished grade elevation by a majority of an architectural committee composed of Robert J. Kanaly, Richard M. Kanaly and Don A. Kanaly, or by a representative designated by a majority of the members of said committee.

All detached garages or outbuildings must have wood shingle or clay tile roofs and have a minimum of 50% brick or stone veneer on the ground floor. No metal or tin will be permitted for use as a structural siding or roof material. The wood shingle or clay tile roof requirement may be waived by the architectural committee in writing. In the event of the death or resignation of any member of said committee, the remaining number of members shall have full authority to designate a successor. In the event said committee or its designated representatives, fail to approve or disapprove within thirty days after said plans and specifications have been submitted to it, approval will not be required, and this covenant shall be deemed to have been fully complied with. Neither the members of such committee, or its designated representatives, shall be entitled to any compensation for services performed pursuant to this covenant.

It is specifically understood and agreed that a majority of said architectural committee shall have, and are hereby granted the authority and power to waive in writing any building restrictions herein contained, if in said committee's sole opinion such action would not materially injure and/or substantially affect the property rights of other owners within said Addition.

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