

**PIONEER RIDGE COVENANTS AND RESTRICTIONS**

**OWNER'S CERTIFICATE, DEDICATION AND RESERVATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, \_\_\_\_\_ ("Owner"), hereby certifies that they are the owners and only entity having any right, title or interest in and to the lots shown on the recorded plat of Pioneer Ridge ("Property"), a platted subdivision in Logan County, Oklahoma.

For the purpose of providing an orderly development of all of the Lots comprising the Property, and for the further purpose of providing adequate restrictive covenants for the benefit of themselves or their successors in title, the Owner hereby imposes the following restrictions and reservations on the Property, to which it shall be incumbent upon the Owner's successors in title to adhere, and any person or persons, or any other legal entity of any nature, hereafter becoming the owner or owners, either directly or through any subsequent transfer, or in any manner whatsoever of any of the above described Property, shall take, hold and convey the same subject to the following restrictions and reservations, to-wit:

1. No dwelling shall be erected or placed on the lot which has less than 1,800 square feet of living area, exclusive of porches, breeze ways and garages. All dwelling exteriors shall be a minimum of 80% brick or rock to the top plate. The above said, \_\_\_\_\_, shall approve the residential building plans and builders for each lot.
2. Mailbox stands must be made of brick or rock to match the exterior of the home.
3. Dwellings must have an attached 2-car garage.
4. Minimum of roof pitch on any residence will be seven and one-half (7½) inches of the rise for one (1) foot of run (7½:1). A minimum of thirty (30) year laminated shingle shall be used on any residence in Pioneer Ridge.
5. No dwellings shall be erected on the lot nearer than forty (40) feet from the street easement. No dwelling or building shall be constructed nearer than twenty (20) feet from any side lot line.
6. Any detached or outbuilding located on the said lot shall be located in the back of the dwelling. Such improvements shall be comparable in

- quality and color matched with the residential dwelling. No unpainted or galvanized metal on the building will be allowed.
7. No business, trade or activity shall be carried out on the residential lot. No inoperable vehicles shall be allowed in view from the street or neighbors property.
  8. All entrances and driveways shall be hard surfaced and properly maintained. Driveways must be concrete for a minimum distance of 16 feet from the garage. All natural drains are to be kept clean and clear.
  9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other similar domestic, household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. Provided further that pets are to be kept in such a manner as to avoid becoming a nuisance to neighbors or adjoining property owners.
  10. Not more than one (1) dwelling shall be placed on a Lot. No rearranging, resubdividing or replatting of this Lot, or any part thereof, including but not limited to so-called "lot splits" shall occur except with the written consent of the owners of seventy-five percent (75%) of the lots included within Pioneer Ridge. A single family residence may be erected on a site consisting of more than one (1) but never less than the size of an original lot. A dwelling may be built on a lot and a half with the condition that the remaining half lot must be sold with the adjoining lot.
  11. Upon completion of the residential house on the Lot and prior to the owners occupying said residential house, said Lot shall be resodded or Bermuda seed broadcast on said Lot.
  12. The Lot shall not have any type of front yard fence. All side yard fences must be set back from the nearest front corner of the house. All fences must be approved prior to installation.
  13. If the parties hereto, or any of them, or their heirs or assigns violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning property in Pioneer Ridge, a platted subdivision in Logan County, Oklahoma, to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from doing so or to recover damages and other dues from such violation.

14. Invalidation of any of these covenants by judgment or court order or a conflict with an ordinance of Logan County shall in no way affect any of the other provisions, which shall remain in force and effect.

15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until \_\_\_\_\_, 2015, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless a vote of majority of the then owners of the above said lots agree to change said covenants in whole or in part.

Signed and delivered this \_\_\_\_ day of \_\_\_\_\_, 2005..