Restrictions.

Any person or persons hereafter becoming owners directly or through any subsequent transfers or in any manner whatsoever of any tracts, parcel or parcels of land hereby platted shall take and hold or convey the same subject to the following conditions and restrictions, to-wit:

First. The building line shall be forty feet on Classen Boulevard, thirty-five feet on McKinley Avenue and thirty feet on 36th, 37th, 38th and 39th streets from the lot or block line and parallel with the street or streets on which the lot or lots face as shown on the plat, and no building or any part or portion thereof shall at any time be erected or placed upon the space between the said building line and the street, nor shall any projection of any such building of whatever character be permitted to extend into or encroach upon said space except that the steps and platform or porch in front of or to the side of the main door may extend over the building line not to exceed eight feet.

Second. (a) No building the actual cost of which is less than $10,000.00 shall be on lots 1 or 4 in Blocks 16, 17, or 18; no building the actual cost of which is less than $7,500.00 shall be on lots 2 or 3 in Blocks 16, 17 or 18; no building the actual cost of which is less than $5,000.00 shall be on lots 8 or 11 in Blocks 16, 17 or 18 or on lots 1 or 4 in Blocks 13, 14 or 15; no building the actual cost of which is less than the sum of $3,000.00 shall be on lots 2 or 3 in Blocks 13, 14 or 15 or on lots 5, 6, 7, 9, 10, 12, 13 or 14 in Blocks 16, 17 or 18; and no building shall be on any of the other lots in this Addition the actual cost of which is less than the sum of $2,000.00 and any or all of these building restrictions may be raised by the grantor herein at time deed is made to lots, in which case the amount named in deed shall be supplemental to and have precedence over the amount or amounts named herein.

(b) No building shall be on lots 1, 2, 3 or 4 in Blocks 16, 17 or 18 or on lots 5, 6, 7 or 8 in Block 18 or on lot 4 in Block 13 known as a frame building but all buildings on any of the lots
#3. 

Named in this paragraph (b) shall be built or veneered with brick, stone, marble, cement or concrete.

Third. Not more than one building shall be erected or placed upon any one lot and such building shall never be used or occupied for any purposes except for that of private residence exclusively, nor shall any part or portion thereof ever be used or occupied for trade or business of any kind whatsoever.

Fourth. As appurtenant to each residence, and to be used only in connection with it, an outhouse, stable or other subsidiary building may be erected on each lot but no such building shall be closer than 100 feet to the front of any lot, and in case of corner lots facing on Claassen Boulevard or McKinley Avenue no such building shall be closer than 70 feet to the outside lot line on the streets running east and west.

Fifth. No building shall be erected on any inside lots facing north or south except those on Georgia Boulevard, the walls of which shall be nearer than 28 feet to the east line of such lot, and no building shall be erected on any inside lot facing east or west the walls of which shall be nearer than 20 feet to the south line of such lot; said 20 feet may be used for a driveway or entrance and park and lawn purposes.

Sixth. All owners are required to face their dwellings north on lots facing north – south on lots facing south – east on lots facing east and west on lots facing west, and no lot shall be turned to face otherwise than on the plat filed herewith nor shall any lot ever be subdivided.

Seventh. No lot or lots or any part thereof in this Addition shall ever be sold to or owned by or rented to any person or persons of African descent, known as negroes, and any attempt to violate this restriction shall give the grantor herein the right to reenter and take possession of such premises and dispose of same by either private or public sale to some white person and after deducting all
#4.
Costs of same, deliver one-half of the proceeds of such sale, if any, to the white owner or his heirs at law who attempted to make the prohibited conveyance, and use the other half for improving and beautifying the streets, street-crossings or parkings in this Addition in such a manner as a committee of three property owners in the Addition, which grantor herein shall appoint for any such occasion shall advise.

Eighth. The outside edge of any and all sidewalks in this Addition shall be seven and one-half (7 1/2) feet from the outside lot line and the reservations for sidewalks and parking shall not be less than ten (10) feet on Georgia Boulevard nor less than twenty (20) feet on any and all other streets, avenues or boulevards in this Addition.

Ninth. Should any future purchaser violate any of the restrictions herein contained and enumerated other than the one named in paragraph Seven above, and refuse to correct same and to abide by the restrictions and conditions contained herein after reasonable notice, the grantor herein may reenter and take possession of said premises, correct the violated restrictions and dispose of the property at public sale after the manner provided by law for foreclosures of any ordinary builder's or improvement liens, and after deducting the costs of correcting the violated restrictions and all costs of the sale, deliver the remainder of the proceeds of the sale if any, to the dispossessed owner.

In Witness Whereof, The Military Park Development Company has caused these presents to be executed by its President in its Corporate name, attested by its Secretary and the seal of said Corporation to be affixed this 28th day of July, 1908.

Military Park Development Company.
By: __________________________
   President.

Attest:

Secretary.
KNOW ALL MEN BY THESE PRESENTS:

That the Military Park Development Company, a corporation, the owner of the following described real estate in Oklahoma County, Oklahoma Territory, to-wit:- A portion of Section Seventeen (17) Township Twelve (12), North of Range Three (3) West of Indian Meridian described and bounded as follows, to-wit:- Beginning at a point 2136.2 feet east of the Southwest corner of said section Seventeen (17) running thence East 1811.1 feet to the Southeast corner of the West one-half of the Southeast one-fourth of said section Seventeen (17) or to the west line of the right of way deeded to the Metropolitan Railway Company, thence north 1320 feet along the West line of said right of way thence west 1805.6 feet on a line parallel with the South Section line of said Section Seventeen (17) to a point 2134.4 feet East of the West section line of said Section Seventeen (17), thence South 1320 feet to the place or point of beginning,

hereby certifies that it has caused the same to be surveyed into blocks and streets or driveways in conformity to the annexed plat consisting of Blocks 13 to 18 both inclusive which it hereby adopts as the plat of the land hereinbefore described under the name of Putnam Heights Addition to Oklahoma City.

The streets, avenues and boulevards shown upon this plat are hereby dedicated to the public use subject to the following reservations, conditions, restrictions and provisions, to-wit:- That said streets shall be used by the public for the ordinary purposes of traveling and other uses to which streets are ordinarily put, but the right to use or grant the use or occupancy of any of said streets or public places for any Street Railway line or lines or for any Gas, Electric or any other Lighting or heating purposes or for any telephone or telegraph systems or purposes /s hereby reserved. Such right or power shall not subsist or be in any municipality or government but the exclusive right to use or grant such rights or franchises shall be and remain in the grantor herein, its successors or assigns except that the right of ways as shown on the plat on Classen and Georgia Boulevards are hereby dedicated to the Oklahoma City Railway Company for its exclusive use for Street Railway purposes. The rights herein reserved shall in no way be affected by the sale or transfer of any part or parts of the lots in this Addition.
Territory of Oklahoma,
County of Oklahoma, s.s.

Before me, a Notary Public in and for said County and
Territory on the 24th day of July, 1906 personally appeared W. S. Moore to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President 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.

[Signature]
Notary Public.

My commission expires the 14th day of Oct., 1906.

Territory of Oklahoma,
County of Oklahoma, s.s.

I, the undersigned, W. S. Moore, do hereby certify that I am by profession a Civil Engineer and that I surveyed the said tract to-wit: Beginning at a point 2136.2 feet east of the south-west corner of Section 17, Township 12, North of Range 3 West of Indian Meridian, thence east 1811.1 feet to the south-east corner of the west 1/2 of the S.E. 1/4 of said section 17 or to the West line of the right of way deeded to the Metropolitan Railway Company, thence North 1320 feet along the West line of said right of way, thence West 1600.6 feet on a line parallel with the South Section line of said Section 17, thence a point 2134.4 feet west of the west section line of said section 17, thence south 1320 feet to the place of beginning, into lots, blocks and streets as shown in the annexed plat. Signed at Oklahoma City the 25th day of July, 1906.

[Signature]

Territory of Oklahoma,
County of Oklahoma, s.s.

Before me, a Notary Public in and for the said County and
Territory on this the 24th day of July, 1906 personally appeared W. S. Moore to me known to be the identical person who signed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]
Notary Public.

My commission expires 14th day of Oct., 1906.