PUTNAM HEIGHTS
PART OF
S.E. QUARTER SEC. 17 T.12N. R. 3W.
In 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 main line not to exceed ten (10) feet.

Second: No building the actual cost of which is less than Seven Thousand Dollars ($7,000.00) shall be built on any lots facing on Classen Boulevard and same shall not be what is known as a frame building but shall be built of or veneered with brick, stone, marble, cement, concrete or some like material. No building the actual cost of which is less than Twenty Five Hundred ($2,500.00) Dollars shall be built on any other lots in Block Nineteen (19), Twenty (20) and Twenty One (21) and no building the actual cost of which is less than Two Thousand ($2,000.00) Dollars shall be built on any lots in Blocks Twenty Two (22), Twenty Three (23) and Twenty Four (24) unless the plans of same receive the written approval of the grantor herein, and any and all of these building restrictions may be changed or raised by the grantor herein at time deed is made to lots in which case the amount named in deed shall be supplemental to the plat and shall be as binding as if it was first named in the plat.

Third: No more than one building shall be erected or placed upon any one lot facing Classen Boulevard. No building on any lot in this Addition shall ever be used or occupied for any purpose 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 without a special permit in writing from grantor herein.

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 or any lot but no such building shall be closer than one hundred feet to the front of any lot, and in case of corner lots facing on Classen Boulevard no such building shall be closer than Sixty feet to the outside lot line on the streets running East and West.
Fifth: All owners are required to face their dwellings North on lots facing North, South on lots facing South, East on lots facing East.

Sixth: 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 re-enter and take possession of such premises and dispose of same by either private or public sale to some white person and after deducting all cost 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 and boulevards or parking in this addition in such a manner as a committee of three, who are at such time property owner in the addition, which grantor herein shall appoint for any such occasion, shall advise.

Seventh: The outside edge of any and all sidewalks in this addition shall be seven and one half feet from the outside lot line and the reservations for sidewalks and parking shall not be less than Twenty feet. Same may be made more on any of the streets by being so established by the grantor herein.

Eighth: Should any future purchaser violate any of the restrictions herein contained and enumerated and refuse to correct same and to abide by the restriction and conditions contained herein and after reasonable notice, the grantor herein may re-enter and take possession of said premises, correct the violated restriction and dispose of the property at public sale after the manner provide by law for foreclosures of any ordinary builders or improvement liens, and after deducting the cost of correcting the violated restriction and all cost 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 September, 1907.

MILITARY PARK DEVELOPMENT COMPANY.

BY [Signature]
President

ATTEST:
[Signature]
Secretary
Territory of Oklahoma,  
Oklahoma County,  

Before me, Henry A. Severin, a Notary Public in and for said County and Territory on this 28th day of September 1907 personally appeared I.M. Putnam, to me known to be the indented whereof is the within and 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 of said corporation for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

Henry A. Severin  
Notary Public

My commission expires Oct.18-1910

I, W.E. Moore, do hereby certify that I am by profession a civil engineer and that at the instance of Military Park Development Company made the above described survey and that the annexed plat or map is a correct representation of the land as surveyed by me.

Signed at Oklahoma City, O.T. this 28 day of September, 1907.

W.E. Moore  
Civil Engineer

Territory of Oklahoma,  
Oklahoma County,  

Before me, Henry A. Severin, a Notary Public in and for said County and Territory on this 28th day of September 1907 personally appeared W.E. Moore, to me known to be the indented person who signed the within and 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.

Witness my hand and official seal the day and year above set forth.

Henry A. Severin  
Notary Public

My commission expires Oct.18-1910
KNOW ALL MEN BY THESE PRESENTS:

That Military Park Development Company, a Corporation, the owner of the following described real estate in Oklahoma County, Oklahoma Territory, to-wit: A part of the South East quarter of the South East quarter of Section Seventeen (17), Township Twelve (12) North, Range Three (3) West of Indian Meridian, described and bounded as follows, to-wit: Beginning at a point on the section line Six Hundred Fifty and five tenths (650.5) feet West of the South East corner of said section Seventeen (17), running thence North Thirteen Hundred Twenty (1320) feet thence West Six Hundred Sixty Five (665) feet to the right of way deeded to Metropolitan Railway Company, thence South along said right of way Thirteen Hundred Twenty (1320) feet to the section line, thence East of said section line Six Hundred Sixty Five (665) feet to the place of beginning, hereby certifies that it has caused the same to be surveyed into Blocks, Lots, Alleys, Streets, Boulevards and Public Places in conformity to the annexed plat consisting of Blocks Nineteen (19), Twenty (20) and Twenty One (21) 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 purpose 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 Telegraph or Telegraph Systems or purposes is 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 way as shown on the plat on Classen Boulevard is 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 or property in this addition.

RESTRICTIONS.

Any person or persons hereinafter 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 from the body of the building on all streets on which lots face shall be forty (40) feet except on Classen Boulevard and on this Boulevard it shall be fifty feet from the lot or block line and parallel with the street or streets.
P.O. Box 22, Pawnee Heights
Military Park, Dec. 20

The Public

[Handwritten text on the right side of the page]