



Deed Restrictions for Hidden Acres Subdivision

These restrictions are for the purpose of providing an orderly development of the property and further for providing adequate restrictive covenants for the benefit of the present owners and their successors in title, we hereby impose the following restrictions and reservations which it shall be incumbent upon the successors to adhere:

1. Homes built in the subdivision must be "stick and brick", built of new construction for single family residential use only. All buildings must be "Set Back" at least 80 feet from the center of the road. (See the Plat for Building Lines within the development)
2. Homes must be a minimum of 2000 sq. feet. No manufactured homes including mobile homes, pre-fab homes or shop homes will be allowed for permanent residence.
3. All lots will be served by the city water system.
4. It is intended that the pond located at the front of the subdivision be for the enjoyment of all residents and their friends/family via. the road easement. Small fish shall be caught and released. Larger fish must be caught and released unless the family intends to consume them.
5. No lot shall be used in whole or in part for the storage of rubbish of any type. Nothing shall be stored that will cause a lot to appear in an unclean or untidy condition which is obnoxious to the eye. Property shall not be used as landfill on individual lots or in the ravine. All vehicles must have up to date tags. All trash must be in containers as required.
6. The keeping of animals shall be consistent with the requirements of the Blanchard code of ordinances and the following provisions of A-1 regulations. Domestic animals may be kept provided they are not kept, bred or maintained for commercial purposes. All dogs must be on leash or in a fenced back yard when they are outside of the house.
7. Home owner dues will be \$200 per year or actual cost for stocking the pond and to pay electric bill for the fountains, lighting and entrance way maintenance.
8. No commercial business shall be conducted out of the home which change the residential character of the neighborhood. For more information consult City of Blanchard Zoning regulations: Division II A-1, Agricultural District and 21-401 Interpretation of words and terms. # 59 Home Occupation.
9. All letter and delivery boxes shall be uniform in location, color, size, design, lettering and be constructed of brick material.
10. Each property must have a hard surface driveway, such as asphalt or concrete, extending from the residence to the road way.
11. No removal of trees except removal of dead, diseased or dying trees, or trees posing a threat to human or livestock health or safety, or a reasonable clearing to build house pad.



Dated the 18th of March 2019.

[Signature]
Timothy J. Kilkenny, President
Kilkenny Arms. Inc.

Acknowledgment of Corporation

State of Oklahoma
County of Grady

This instrument was acknowledged before me on March 18, 2019
by Timothy J. Kilkenny as President, Kilkenny Arms Inc.

[Signature]

NOTARY PUBLIC

Print Name: Michelle Chen

My Commission Expires:
06/06/2022



LOTS 1,2,3,4,5,6,7,8,9,10
BLOCK 1 HIDDEN ACRES
Being part of Section 26 Township 8 North Range 5 West
/NE