

PALMER

Serial No

76-5148

INDEX

BOOK 15mud PAGE 215

Palmer Recording District

COVENANTS

BIRCH PARK SUBDIVISION
Within S15, T17N, R3W, S.M.

AREA OF APPLICATION: These covenants shall apply in their entirety to all lots shown and described on the BIRCH PARK SUBDIVISION plat and have been recorded and filed concurrently with said plat, and are effective from the date shown thereon.

1. STRUCTURES

All houses and other buildings constructed within this Subdivision shall be enclosed with exteriors finished within 18 months after start of construction. Exterior finish siding shall not include any type of exposed tarpaper or asphalt paper. No quonset hut or permanent-type tenthouse shall be permitted on any lot.

2. TRAILERS

Trailers are permitted within this Subdivision; except, any trailer placed on any lot must be of acceptable condition and appearance, which shall be determined by the generally accepted standards of the Subdivision as a whole.

3. SEWAGE DISPOSAL

Sewage disposal fields (sewage facilities) on all lakefront lots shall be placed not less than 130 feet back from lake shoreline, and not less than 25 feet within the side lot lines. On all other Subdivision lots, sewage disposal fields shall be placed not less than 130 feet back from roadfront lot boundaries, and not less than 25 feet within the side lot lines (on lots with double road frontage, the road which fronts on the greatest depth of the lot shall be termed roadfront for the purposes of these setbacks.

4. WATER WELLS

Water wells (either drilled or hand-dug) located within this Subdivision shall be placed not less than 100 feet from all sewage disposal fields.

5. GARBAGE DISPOSAL

Covered containers must be provided for garbage and refuse; no open refuse pits shall be allowed

6. PETS

All pets and other domestic animals within this Subdivision shall be kept under control by their owners at all times, in such a manner that said animals shall not create a nuisance or hazard to other lot owners.

7. SAFETY AND CONSERVATION

Shooting of firearms shall not be permitted within this Subdivision; further, all waterfowl and wildlife within this Subdivision, including Birch Lake, shall be protected and shall NOT be molested or harmed in any way.

8. WATER CRAFT

No motor of any type shall be permitted on any water craft placed on Birch Lake from within this Subdivision.

9. RE-SUBDIVISION

No lot within this Subdivision shall be re-subdivided into a smaller lot or lots.

RECORDED - FILED	
<i>palmer</i>	REC. DIST.
DATE <i>10-14-</i>	19 <i>70</i>
TIME <i>11-04</i>	<i>AM</i>
Requested by <i>not in Barreign</i>	
Address <i>Box B-</i>	
<i>palmer - Ok 99645</i>	

Rec 335009