

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SOUTHERN TRAILS

This Declaration is made this 09 day of July,
2013, by the undersigned for the purpose of providing an orderly development of the
hereinafter described property and for the purpose of providing adequate restrictive
covenants for the benefit of the Declarant and its successors in title to the property.

The property which is the subject of the Declaration (the "Property") is described
as follows:

Lots One (1) through lot Forty-Eight (48) of SOUTHERN TRAILS, a recorded
Subdivision being The NW/4 and The N/2 SW/4, Section 10, T. 9 N., R.2 E,
I.M. Town of Pink, Pottawatomie County, Oklahoma

The Declarant is the sole owner of the Property.

The Declarant desires to subject the Property, and the lots located therein (the
"Lots") to the covenants, conditions and restrictions set forth below.

The covenants, conditions and restrictions set forth shall run with the Property
and shall be binding on all successors in title, and any person, corporation, trust,
partnership, or other legal entity whatsoever who may hereafter own an interest in the
Property, either directly or indirectly, through subsequent transfers, or in any manner
whatsoever, by operation of law or otherwise.

Therefore, the Declarant does hereby impose the following covenants, conditions
and restrictions on the Property, and does hereby declare that the Property shall be held,
sold and conveyed subject to such covenants, conditions and restrictions.

1. No tract or lot, as indicated and numbered on the plat of Southern Trails, a
recorded subdivision in Pottawatomie County, Oklahoma, shall have no more than one
(1) resident, home, living quarter, etc. "Singlewide Mobile homes allowed if less than
10 years old from date of manufacturer, in good condition, skirted and underpinned."

2. Property is to be kept clean and free at all times from all litter, debris, junk,
trash or unsightliness. Any articles considered to be unsightly or junky shall be kept
within an out-building or placed on the back 150' of the property line. "Unsightly" is to
be determined by simple majority of all landowners whose property is within 1,500' of
subject property.

3. Each landowner shall pay road maintenance assessments of \$150.00 per year.
Tracts #1-3 and #46-#48 shall each be exempt from the assessment if the only means of
ingress and egress used to access each property is New Hope Road. In addition, each
Property and such Property's owner is and shall be subject to the certain "Property

