

INDEX TO:

LONGVIEW LAKES ESTATES--COVENANTS, CONDITIONS AND RESTRICTIONS.

SECTION I-

Contents of the Section describe the rights-of-way and utility easements originally incorporated in the subdivision as platted.

It further describes the responsibilities of the homeowner to allow easement access and maintenance of the easement by the homeowner.

SECTION II-

In 20 subsections, restrictions on the construction, placement and modification of homes are outlined. Also outlined are limits to fencing, commercial usage and enforcement rights for each homeowner or lot owner in the subdivision.

SECTION III-

Three park areas are provided by the Developer for use, primarily by the lot owners of Longview Lakes Estates.

If you feel that there has been a violation to the guidelines in this document, please contact a member of the Board of the Homeowner's Association and action will be initiated promptly.

LONGVIEW LAKES ESTATES

COVENANTS, CONDITIONS AND RESTRICTIONS*

* THE TEXT FOLLOWING IS A CAPSULE SUMMARY OF THE INTENT OF EACH OF THE SECTIONS AND SUB-SECTIONS OF THE GUIDING COVENANTS, ETC. FOR LONGVIEW LAKES ESTATES RESIDENTS. A COMPLETE COPY OF THESE GUIDELINES APPEAR FOLLOWING THIS SUMMARY. PLEASE REFER TO BOTH WHEN IN DOUBT.

SECTION I- EASEMENTS AND RIGHTS OF WAY.

- A. The developer, Suburban Development Co., dedicates for public use, the streets and utility easements as shown on the original, official plat, and guarantees title to all of the land in the subdivision covered by those streets. Further, the developer gives up any control to vehicular entrance and exit to the development.
- B. The developer, Suburban Development Co., also dedicates forever to the public and for its use, the utility easements and rights-of-way in order that they may be constructed, repaired, operated, etc. Ingress and egress to these easements, rights-of-way and streets shall not be restricted. The developer does maintain the right to construct, maintain, lay, relay or operate waterlines and sewer lines, along with right of access for such work.
- C.
 1. Overhead pole lines shall be along S. Mingo rd. and S. 101st Ave, All supply lines, to homes, etc., shall otherwise, be underground and located in easementways. There shall also be underground supply lines possible for street lights.
 2. The electric supplier shall have a 5-foot wide easement, permanently from the service pedestal to the service entrance to the house.
 3. The electric service supplier shall have at all times the right of access to those easementways for necessary repairs, etc.
 4. The owner of each lot shall have the responsibility of protecting the underground electrical facilities and will have to bear the cost of repairs or relocation required by violation of this easement.

AMMENDMENTS, MODIFICATIONS, ETC. TO THE PROVISIONS IN THIS SECTION MAY BE MADE AT ANY TIME IN A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE DEVELOPER, SUBURBAN DEVELOPMENT CO. ITS SUCCESSORS OR ASSIGNS. IT MUST BE APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND RECORDED IN THE LAND RECORDS OF THIS COUNTY. IT (THE CHANGE) IS EFFECTIVE UPON RECORDING IN THE LAND RECORDS.

SECTION 11- RESTRICTIONS

(they apply to all lots except 19 and 30, Block 5)

- A. Land Use- None of the lots shall be used for anything other than single family residential purposes.
- B. Architectural Committee- Any building constructed, placed or altered within the subdivision will have to be approved by this committee. Considered are exterior color scheme, materials and location-placement on the lot. If the committee does not act on the plans submitted within 10 days or there has been no suit to prevent construction, etc., such approval shall not be required. This committee shall cease to have powers and duties on and after April 22, 1973. However, similar powers and duties may be vested in one or more persons after that date if a majority of the lot owners sign an instrument to that effect.
- C. Height and Type of Residence- All homes shall be no more than two stories in height or a split level residence. A private garage or carport shall be for two cars, not less, nor more than 3.
- D. Ground Frontage- No lot shall be subdivided without the written consent of TMAPC (Tulsa Metropolitan Area Planning Commission and the Architectural Committee).
- E. Set-Back Requirements- Minimum distances from lot front lines and side street lines are shown only on the approved plat. No building shall be less than 5 feet from a side lot line. All buildings must also face the 20 foot front building line, also, as shown on the plat for the subdivision.
- F. Area- No home shall have a heated living area less than 1200 square feet, except as below:
1. Split level homes- the minimum area shall be 1500 square feet with one of the levels containing at least 750 square feet.
 2. Two story and Story-and-a-half homes- both types shall have a minimum heated living area of 1500 square feet. The 1 1/2 story home may have less than 600 square feet in the upper story only if the lower story has 1100 square feet of heated living space. There is a similar adjustment for split level homes (see the detailed copy).
- Note- heated living area does not include basement or attic area used for storage. All homes shall have attached garages/carports to contain 2 or 3 cars, only.
- G. Building Material Requirements- At least 30% of the exterior of homes shall be of brick or stone or a veneer of either, excluding the windows and doors. Any gables or similar structures higher than the exterior ceiling (of room) height is excluded from the 30% figure.

SECTION II (CONTINUED)

- G. (cont'd)- The 30% figure may be reduced to no less than 20% upon approval by the Architectural Committee.
- H. Frontage of Residence on Streets- All homes shall front or present a good front on the street or streets of the subdivision. Corner lots should have homes presenting fronts or good fronts to both streets.
- I. Commercial Structures- There shall be no building within the subdivision placed, erected or used for business, professional trade or commercial purposes. The exception is any structure by a public utility furnishing services to the subdivision, Blocks 1-14.
- J. Outbuildings Prohibited- Unless approved by the Architectural Committee, no outbuildings or detached structures shall be permitted. Approval must be in writing.
- K. Livestock and Poultry Prohibited- With the exception of household pets such as dogs, cats, etc., no livestock or poultry can be raised, bred, etc. on lots within the subdivision.
- L. Refuse-such as trash or ashes, for example shall not be dumped on vacant lots. Likewise, there shall be no annoyance, nuisance or activity conducted on any lot that is undesired in the neighborhood.
- M. Billboards Prohibited- There shall be no billboards in the subdivision. The only exception shall be signs advertising sale or rental of such property not exceeding 3 square feet in size.
- N. Existing Structure- No existing, erected structure can be moved onto a lot in the subdivision.
- O. Temporary Structure- With the exception of guest houses or servant's quarters properly erected, there shall be no temporary structure placed on a lot and used for human habitation. This includes trailers, basements, tents, shacks, garages and barns.
- P. Fences- No fence can be erected closer to the front lot line than the front set-back line of the home. This does not apply to natural fences such as shrubbery. Further, no trailer, tent, truck, automobile or temporary structure shall ever be located or parked except on the driveway or behind the fenced area behind the front set-back line.
- Q. Construction and Promotion Activity- The Architectural Committee shall be able to approve temporary exceptions to the restrictions in Section II when formally requested by any builder in the subdivision. The exception shall ultimately benefit the community.
- R. Right to Enforce- The restrictions apply to all present owners, successors and assigns.

R. Right to Enforce- (cont'd)

These restrictions apply only as long as title is held to the property and upon taking title, the individual or corporation or persons (owners) agree to observe the restrictions and covenants which go with the title to the land. The right of suit for injunction, prohibitive or mandatory, shall be accorded owners in the development to enforce any of the restrictions set forth. The developer, Suburban Development also has that right which may be assigned to its successors. (please read this section in your copy of the actual Restrictions for full discussion)

S. Duration- These restrictions do not expire until April 22, 1988 and go with the land. The restrictions automatically continue in effect thereafter in 10 year increments unless ended according to the means of modification set forth in the document.

T. Separability- If any restriction or segment of one is invalidated by a legal court, it does not alter the validity of the other restrictions.

With the exception of section 11, Q, SECTION 11 MAY NOT BE AMENDED, MODIFIED CHANGED OR CANCELLED WITHOUT SIGNED AND ACKNOWLEDGED CONSENT FROM AT LEAST 90% OF THE LOTS (OWNERS) TO WHICH IT APPLIES.

SECTION III- COMMON AREA

Lots 19 and 30 of the platted subdivision are set aside as common areas intended for use by the property owners of this subdivision.

The recreation and related activities are for the homeowners (and their guests) and dedication of those lots is not specifically for use by the general public.

/s/ R. C. Dickenson, President
Suburban Development Co.

If you have a question pertaining to any portion of the Covenants, Conditions and Restrictions capsuled above, please contact a member of the Homeowner's Association Board for clarification.

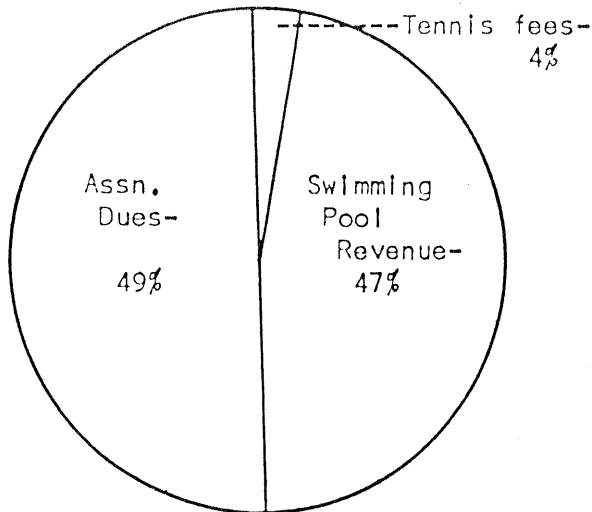
LONGVIEW LAKES HOMEOWNER'S ASSOCIATION

1977 BUDGET

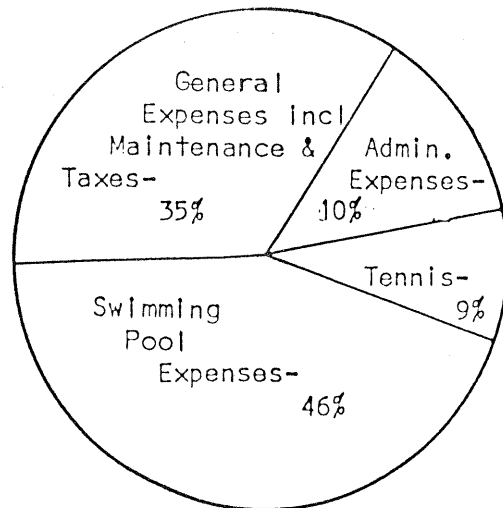
All homeowners in the subdivision are assessed a monthly fee of \$3.50 in order to meet the cost of maintaining a security patrol, beautiful parks and playgrounds, our recreational facilities and the insurance coverage on those areas. Homeowners are encouraged to enjoy the advantages of our two swimming pools, two tennis courts and picnic facilities. A one-time annual recreation fee is also assessed families to meet the cost of operating the pools and courts. The costs are; \$60 for unlimited pool and tennis court usage, \$55 for unlimited pool usage and \$10 for unlimited usage of the courts. These costs only cover expenses of operation.

A detailed financial sheet is included in this packet and should explain our budget as it is shown below.

TOTAL INCOME-\$62,130



TOTAL EXPENSE-\$61,055



LONGVIEW LAKE ASSOCIATION, INC.
1978 Budget

GENERAL REVENUE:

Association Dues (660 x \$42)	\$27,720.00
Apartment Dues	1,980.00
Interest	50.00
Miscellaneous	250.00
Recreation Fees	<u>2,500.00</u>
Total General Revenue	\$32,500.00

GENERAL EXPENSE:

Salaries	3,000.00
Landscaping	3,500.00
Asset Expenditures	1,200.00
Repairs and Maintenance	2,000.00
Property Taxes	3,541.00
Community Functions	300.00
Utilities	500.00
Security Patrol	2,050.00
Payroll Taxes	240.00
Newsletter Expense	1,400.00
Tennis Expense	4,700.00
Miscellaneous	<u>1,000.00</u>
Total General Expense	\$23,431.00

ADMINISTRATIVE EXPENSE:

Salaries	2,700.00
Insurance	1,750.00
Office Supplies	300.00
Asset Expenditures	100.00
Professional Services	535.00
Legal Fees	500.00
General Expense	1,200.00
Payroll Taxes	<u>243.00</u>
Total Administrative Expense	\$ 7,328.00

POOL REVENUE:

Regular Fees	21,000.00
Associate Fees	6,000.00
Guest Fees	1,500.00
Concessions	<u>4,000.00</u>
Total Pool Revenue	\$32,500.00

POOL EXPENSE:

Salaries	17,500.00
Asset Expenditures	1,000.00
Concessions	3,275.00
Utilities	4,800.00
Chemicals and Treating	2,500.00
Repairs and Maintenance	1,500.00
Payroll Taxes	1,400.00
Miscellaneous	<u>525.00</u>
Total Pool Expense	\$32,500.00

EXCESS OF TOTAL REVENUE OVER TOTAL EXPENSE \$ 1,741.00

MAPS

The City of Tulsa has agreed to submit all of their growth plans to the federal government personnel administering the National Flood Insurance Act guidelines. For that reason, residents of Tulsa are able to purchase Flood Insurance on their homes at a rate much lower than would be expected. The flood insurance policies are underwritten by the federal government and are available from most insurance agents in the City.

The portion of the National Flood Insurance Act flood zone map pertaining to Longview Lakes is reproduced on the following page. The area designated as "A 10" is considered a flood zone in which flooding would occur during excessive stream flow.

The City Commission of Tulsa has declared a moratorium on any improvement of the Mingo Creek area immediately to the west of Longview Lake until March 1977, at least. The reason for the moratorium is flooding which occurred along the creek after 10 inches of rain fell in a 5 hour period on May 30, 1976. Until there is a comprehensive program for further development along floodplains of such creeks as Mingo, there will be the moratorium to act as a safeguard; current channel improvements are well under way.

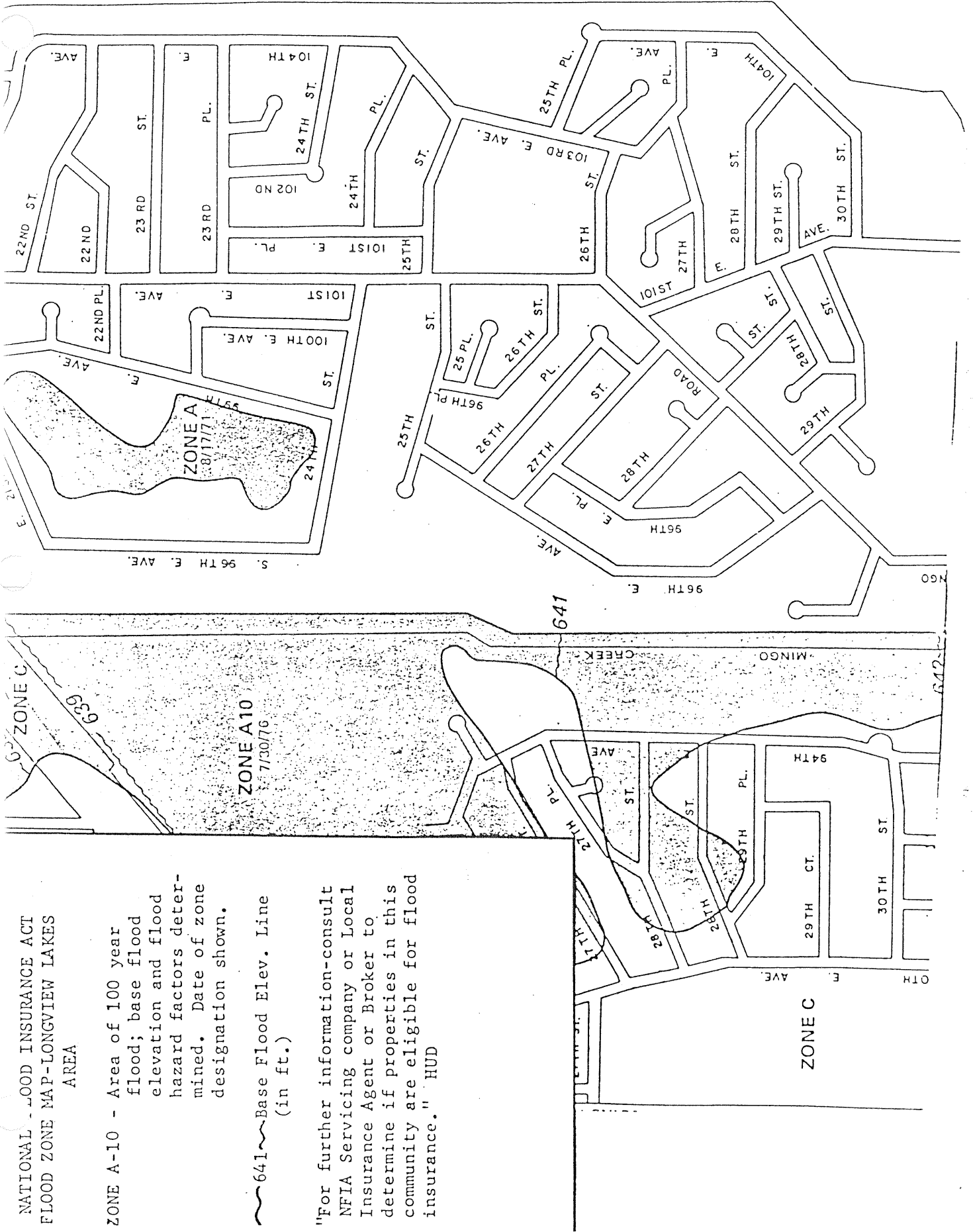
If you have any questions concerning this subject, contact the City of Tulsa Engineering Department or a local insurance agent.

NATIONAL FLOOD INSURANCE ACT
FLOOD ZONE MAP-LONGVIEW LAKES
AREA

ZONE A-10 - Area of 100 year
flood; base flood
elevation and flood
hazard factors deter-
mined. Date of zone
designation shown.

641 ~~~~~ Base Flood Elev. Line
(in ft.)

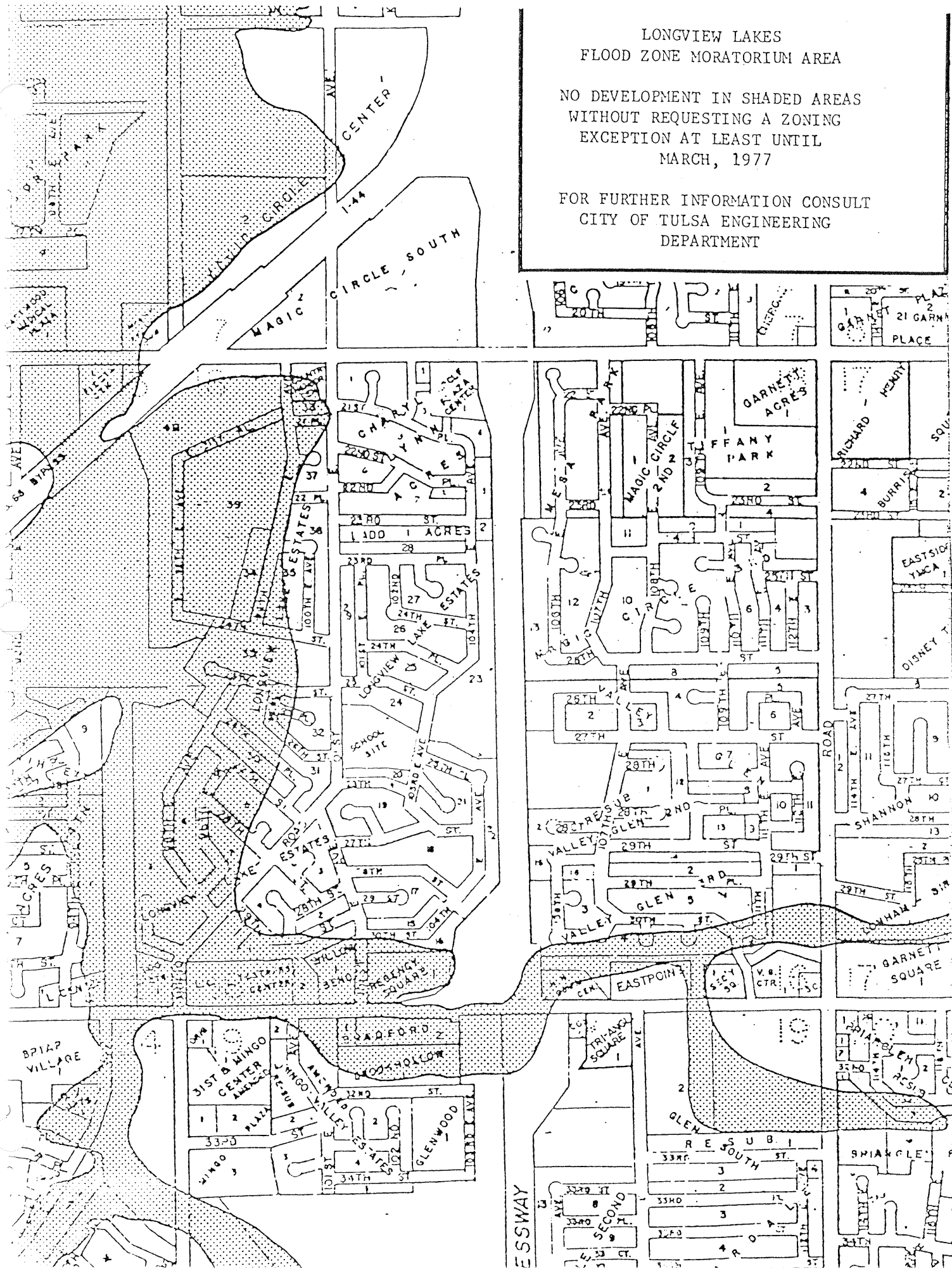
"For further information-consult
NFIA Servicing company or Local
Insurance Agent or Broker to
determine if properties in this
community are eligible for flood
insurance." HUD



LONGVIEW LAKES
FLOOD ZONE MORATORIUM AREA

NO DEVELOPMENT IN SHADED AREAS
WITHOUT REQUESTING A ZONING
EXCEPTION AT LEAST UNTIL
MARCH, 1977

FOR FURTHER INFORMATION CONSULT
CITY OF TULSA ENGINEERING
DEPARTMENT



FINAL COMMENT

We welcome you to our neighborhood and are proud to say that this is a nice place to live. You are now a member of the Longview Lake Homeowner's Association and we hope you will join with us in making the Association just as active in the future as it has been in the past.

Remember, the Association is only as good as we make it.

We would like to help you but wouldn't you like to help us?

As new community projects come up or pool parties are to be given, don't hesitate to lend your support. Thanks!

Members of the Board of Directors for 1978 are as follows:

Dale Beymer (Eleanor)	9625 East 25th Place	Maintenance
Ken Brenkman (Nancy)	2527 South 96th East Ave.	Pools
Pat Fisher (Bob)	9650 East 27th Street	Newcomers
Vernon Hands (Betty)	2619 South 96th East Ct.	Tennis
Oliver Haywood (Erma)	10114 East 28th	Restrictions
Danny Lightfoot (Linda)	9616 East 26th Street	Secretary
Pat Hester (Nancy)	10215 East 23rd Place	Social
Linda Smith (Bill)	9632 East 28th Street	President
David Still (Mary)	2331 South 99th East Ave.	Finance

Numbers of Interest:

State Federal Meeting Room (site of Bd. meetings)	663 3198
New Pool (So. 103rd) East side	628 0088
Old Pool (So. 96th) West side	628 1141
Summer Trash Service	266 3163
Longview Secretary (Office phone)	622 6421

AGAIN, WELCOME!

SCHOOLS

Longview Lakes Estates is currently served by three schools. Another three schools are open to children of this area and differ somewhat in curriculum and/or classroom concept. The schools are:

Mayo Elementary School 2525 S. 101 E. Ave. 663-6563
(open classroom concept)

Skelly Junior High School 2940 S. 90 E. Ave. 622-2166

East Central High School 12150 E. 11th St. 437-2110

alternate schools are:

Peary Elementary School 10818 E. 17th St. 437-2265

Audubon Elementary School 2714 S. 90 E. Ave. 622-2251
(both are more traditional in classroom concepts)

Nathan Hale Senior High 6960 S. 21st St. 835-7655

Other educational options are open to you but for more information about the schools above or the Tulsa Public Schools, call the Educational Service Center at 743-3381 or visit with the staff at the school of interest.

All of the schools offer fine educational opportunities for your children, in the classroom and outside. Examples are: Girl Scouts, Boy Scouts, Cub Scouts, Brownies, youth baseball, soccer and basketball. Cooperation with parents is gained through active Parent Teacher Associations in each of the schools

BLOCK HOMES

The safety of children is of utmost concern to the faculty and staff of the Tulsa Public Schools. In our area, Block Homes, have been selected and identified by large red and white cards in the front window of that home. Adults in that home have agreed to be of help to any child who feels that he or she is being bothered, for example, traveling to or from school. During travel between school and home, they may feel assured that help is always less than a block away.

SOCIAL FUNCTIONS

A variety of different social functions are planned each year by the Social Chairman; a member of the Board of Directors of the Association. Assisted by husbands and wives in the neighborhood, he schedules a number of events to appeal to young and old. This year promises to be no exception as the list below shows:

1. Children's Christmas Party.....with Santa!
2. Easter Egg Hunt
3. Pool Parties for Teens--generally a theme party
4. Pool Parties for Adults--generally a theme party
5. Fourth of July Family Picnic

Last year the adults were treated to the fine points of the newest dances, the Bus Stop and the Hustle at two parties. This year the undercurrent favors trying out our new talents by having a "formal" dance at a neighborhood hall. You are welcome to suggest social functions and certainly are encouraged to join us in the fun.

COMMUNITY PROGRAMS

As part of the City of Tulsa Parks and Recreation Department, Hicks Park Recreation Center at 3200 South Hingo Road is available. The staff at Hicks Park offer a year around series of programs for all people at nominal fees. Subjects often include such things as Silver-smithing, Gourmet Cooking, Run-For-Your-Life and Aerobics as well as youth and adult programs in basketball, baseball and volleyball.

Information about the programs offered at Hicks Park may be obtained by calling the park at 663-7317 or the Information Center at 581-5401. Chances are, if Hicks Park does not offer an Interest Class for you, one of the other Recreation Centers will!