



RESTRICTIONS & CONDITIONS

STATE OF Oklahoma §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Lincoln §

Be it known that ROLLING VISTAS, LTD., a Texas limited partnership, for the purpose of instituting Restrictions on all tracts presently existing and tracts that may be created (hereinafter both referred to interchangeably as "Tract" or "Tracts" shown in the attached Exhibits A-D) does hereby adopt and impose on behalf of itself, its legal representatives, successors and assigns, the following recited Restrictions and use limitations covering said Tracts. All these restrictive covenants, conditions, and use limitations (collectively the "Restrictions") shall become part of all contracts of sale, contracts for deed, deeds, and other legal instruments whereby the title or possession of any part or portion of any of the Tract(s) is hereafter conveyed or transferred.

The Restrictions are as follows:

1. No junkyard shall be allowed to be located on the Tracts.
2. No commercial marijuana grows shall be allowed on the Tracts.
3. No commercial poultry operations shall be allowed on the Tracts.
4. No dump sites of any kind shall be allowed on the Tracts.
5. When placed on a Tract, Mobile homes must be in excellent condition, no older than 10 years old, and must have a minimum of 1,000 sq ft. Mobile homes must be placed at least 150 ft from any Tract line fronting a public road and at least 75 feet from any side or rear Tract lines. One mobile home is allowed per Tract.
6. No structure of a temporary character, whether trailer, motor home, recreational vehicle, tent, shack, or garage shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently, except as provided:
 - A. Prior to the construction of a residence on a Tract, an Owner may use a recreational vehicle camper or motorhome ("Recreation Vehicle" or "RV") for camping purposes for no more than twenty one (21) days at a time, for no more than 180 days total per year. An RV may be used as a temporary residence during construction, not to exceed twelve (12) months. Rv's must be placed at least 150 ft from any Tract line fronting a public road and at least 75 feet from any side or rear Tract lines.

7. No Tract will be re-subdivided into a Tract of less than 5 acres without the joinder of a majority of Tract owners as provided for herein for altering these Restrictions (check with county for current requirements before re-subdividing).
8. No hogs or pigs will be allowed on any Tract, except that one hog or pig per child residing on said Tract shall be allowed to be kept for FFA (or similar organization) project so long as said animal is kept in a reasonably sanitary manner at least 150 feet from any property line joining another Tract and at least 150 feet from any property line fronting any public road.
9. No activity of any type shall be allowed that would disrupt the quiet enjoyment of the Tracts, create unreasonable noise, visual, odor, or safety nuisance to the users of the surrounding Tracts. No building, antennae, or other obstacle shall be constructed that exceeds 40' in height.
10. No action will be taken that will cause or allow water to be backed up on any road, access easement, or another Tract.
11. These Restrictions are to run with the land until December 31, 2045, and extend automatically for additional periods of five (5) years each unless a majority of Tract owners as provided for herein for altering these Restrictions, through a duly recorded written instrument or instruments, amend, or cancel the same.

ROLLING VISTAS, Ltd., hereby retain the right to execute amendments to, including granting variances from, all Restrictions and other limitations imposed by this instrument on the Tracts, provided it, in the exercise of its reasonable judgment and discretion, is of the opinion that any such amendments or variances are acceptable and reasonable for the development of the Tracts. Any such variance or amendment must be evidenced in writing and must be signed by ROLLING VISTAS, Ltd.

Other tracts or acreage not originally referenced as "Tracts" in this instrument may be added to this instrument as "Tracts" by the recording of an instrument adding said tracts; said instrument shall be executed by ROLLING VISTAS, Ltd., or its general partner. Any such tracts that are added shall become a part of these Restrictions to the same extent as if they had been originally included.

The above Restrictions constitute covenants running with the land and inure to the benefit of the county in which the Tracts are located, the undersigned (also referred to as "Declarant") and its successors and assigns, and to each and every owner of a Tract, their heirs, successors, and assigns. Any one of said beneficiaries shall have the right to enforce these Restrictions in equity or in law. County officials acting in their official capacity, Tract owners, their heirs, successors, and assigns, and the Declarant and its successors and assigns are empowered to enforce the covenants, conditions, and restrictions contained in these Restrictions. Enforcement of these Restrictions must be by proceedings at law or in equity against any person or persons violating or attempting to violate these Restrictions, either to restrain or prevent such violation or proposed violation or obtain any other relief authorized by law. The violation of the Restrictions will never at any time work estoppel upon any person entitled to claim benefits of these Restrictions. In the event of litigation enforcing any Restrictions, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs. If one or more of such Restrictions shall be held invalid, none of the others shall be affected or impaired by such holding but shall remain in full force and effect.

Any one or all of the herein numbered Restrictions may be altered, amended, or canceled by a vote of at least an seventy percent (70%) majority of the owners of the then-existing Tracts (as of the date said vote is taken) out of the Tracts referenced herein (one vote per Tract). Such amendment, alteration, or cancellation of any of the above must be in writing and must be filed with the Lincoln County Clerk in order to be of any force and effect.

Failure at any time to enforce these Restrictions, whether any violations thereof are known or not, shall not constitute a waiver or estoppel of the right to do so from time to time thereafter.

If one or more of such provisions contained in the Restrictions shall be held invalid, none of the others shall be affected or impaired by such holding but shall remain in full force and effect.

Failure at any time to enforce these Restrictions, whether any violations thereof are known or not, shall not constitute a waiver or estoppel of the right to do so from time to time thereafter. The Declarant, its partners, employees, affiliates, successor, and assigns shall have no liability

for the applicability, validity, or non-enforcement of any of the Restrictions, amendments, variances, and documents referenced in these Restrictions.

These Restrictions must be liberally construed to affect their purposes and intent.

A portion of the Tracts may lie in a flood plain or other low-lying areas that are subject to flooding or water saturation. Future Grantees of each Tract (herein referred to as "Buyer") should use caution and conservative judgment when installing any improvements in or near the floodplain or low-lying areas. Buyer shall be solely responsible for determining any flood plain elevations that are pertinent to Buyer's plans and for deciding at what elevation and location Buyer desires to construct any improvements. This clause shall apply to Buyer and Buyer's successors, heirs, and assigns.

THE STATE OF TEXAS §

COUNTY OF TOM GREEN §

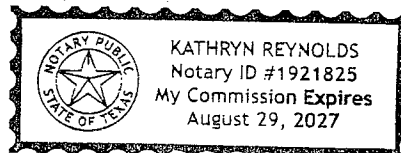
Executed this 9th day of October, 2025, to be effective the 9th day of October, 2025.

ROLLING VISTAS, LTD.

By: _____

By: Creekside Rural Investments, Inc.
General Partner
Jay Dickens, President

This instrument was acknowledged before me on this the 9th day of October, 2025, by Jay Dickens, President, as General Partner of ROLLING VISTAS, Ltd.



Kathryn Reynolds
Notary Public - State of Texas

AFTER RECORDING RETURN TO:

ROLLING VISTAS, Ltd.
3030 West Beauregard Ave
San Angelo, TX 76904

PLAT OF SURVEY
SHOWING 12.06 ACRES OF LAND, MORE OR LESS,
IN A PART OF THE NE/4-SE/4 SECTION 30,
T12N-R5E, LINCOLN COUNTY, OKLAHOMA

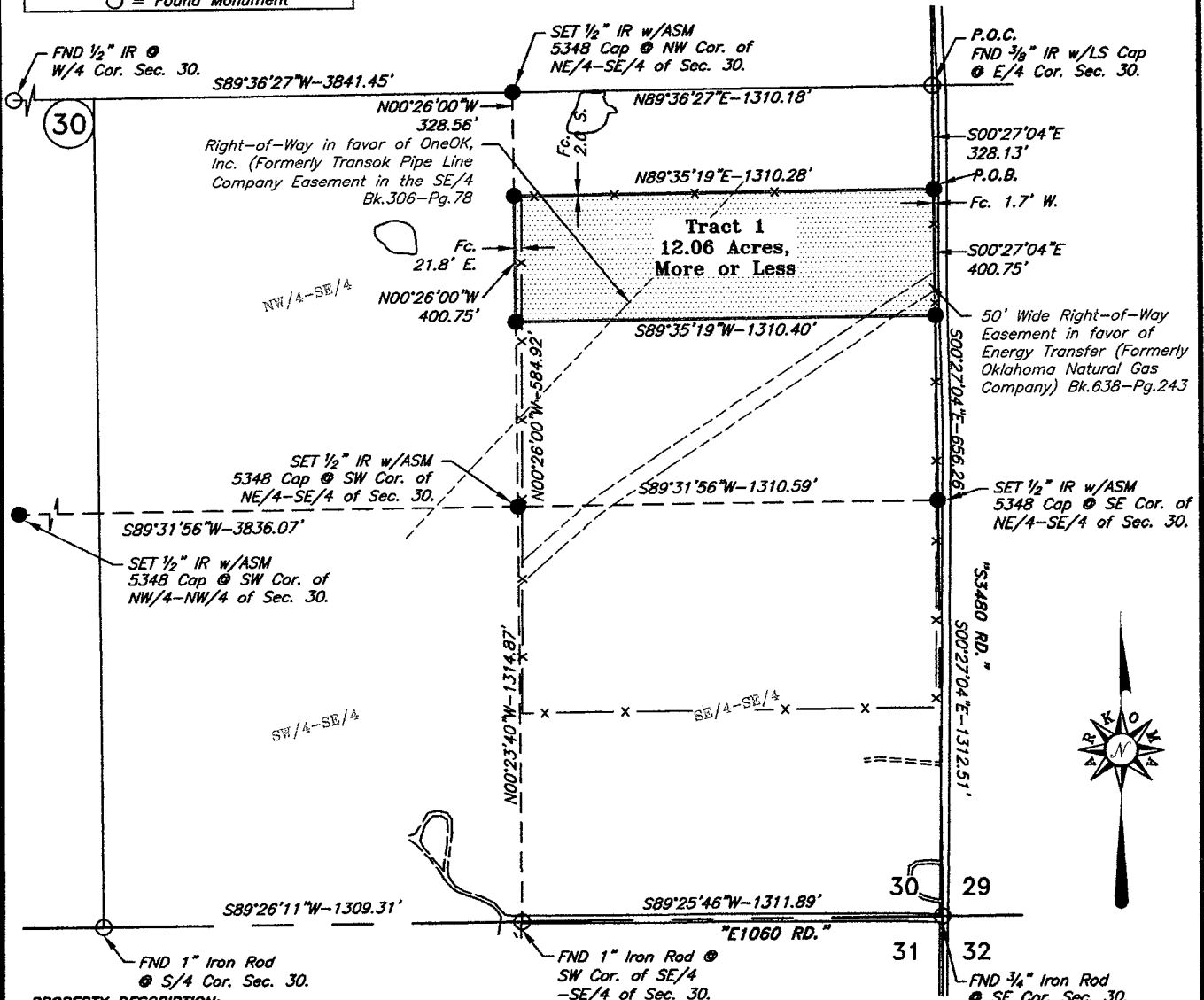
12.06 ACRE SURVEY,
MORE OR LESS

BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK NORTH ZONE
0' 250' 500' 750'
SCALE: 1" = 500'

-LEGEND-
— = Property Line
— x — = Fence
===== = Gravel Driveway/Road
● = Set 1/2" Iron Rod
w/Arkoma CA5348 Cap
○ = Found Monument

T 12 N - R 5 E

NOTE
Statutory Right-of-Way for Lincoln
county is 66 feet total being 33
feet either side of the Section Line



PROPERTY DESCRIPTION:

A 12.06 Acre tract, more or less, in a part of the NE/4-SE/4 of Section 30, Township 12 North, Range 5 East of the Indian Base of Meridian, Lincoln County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found 3/8" Iron Rod w/LS Cap at the East 1/4 Corner Section 30; Thence S00°27'04"E, along the East line of the SE/4, a dist. of 328.13 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S00°27'04"E, continuing along said East line, a dist. of 400.75 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°35'19"W a dist. of 1310.40 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the NE/4-SE/4; Thence N00°26'00"W, along said West line, a dist. of 400.75 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°35'19"E a dist. of 1310.28 feet to the Point of Beginning, said tract contains 12.06 Acres, more or less.

The above description is composed under the supervision of Zach Duncan, L.P.L.S. #2001, on this 23rd day of May, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Jason Dickens, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Zach Duncan
ZACH DUNCAN

05/24/2023
L.P.L.S. #2001



Survey Requested By:
JASON DICKENS
Lincoln County, Oklahoma

SURVEY & MAPPING BY:



ARKOMA SURVEYING & MAPPING, PLLC
(918)465-5711 P.O. Box 238 C.A. #5348
(918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

SURV. BY: A.M. 02/15/2023		SCALE: 1" = 500'		
DRAWN BY: M.K. 05/23/2023		JOB NO.: 10-496		
APPROVED BY: Z.D.		DRAW. NO.: 10-496-TR1		
SHEET 1 OF 1		SHEET SIZE: 8.5" X 14"		
NO.	REVISION DESCRIPTION		DATE	BY

PLAT OF SURVEY
SHOWING 13.14 ACRES OF LAND, MORE OR LESS,
IN A PART OF THE NE/4-SE/4 SECTION 30,
T12N-R5E, LINCOLN COUNTY, OKLAHOMA

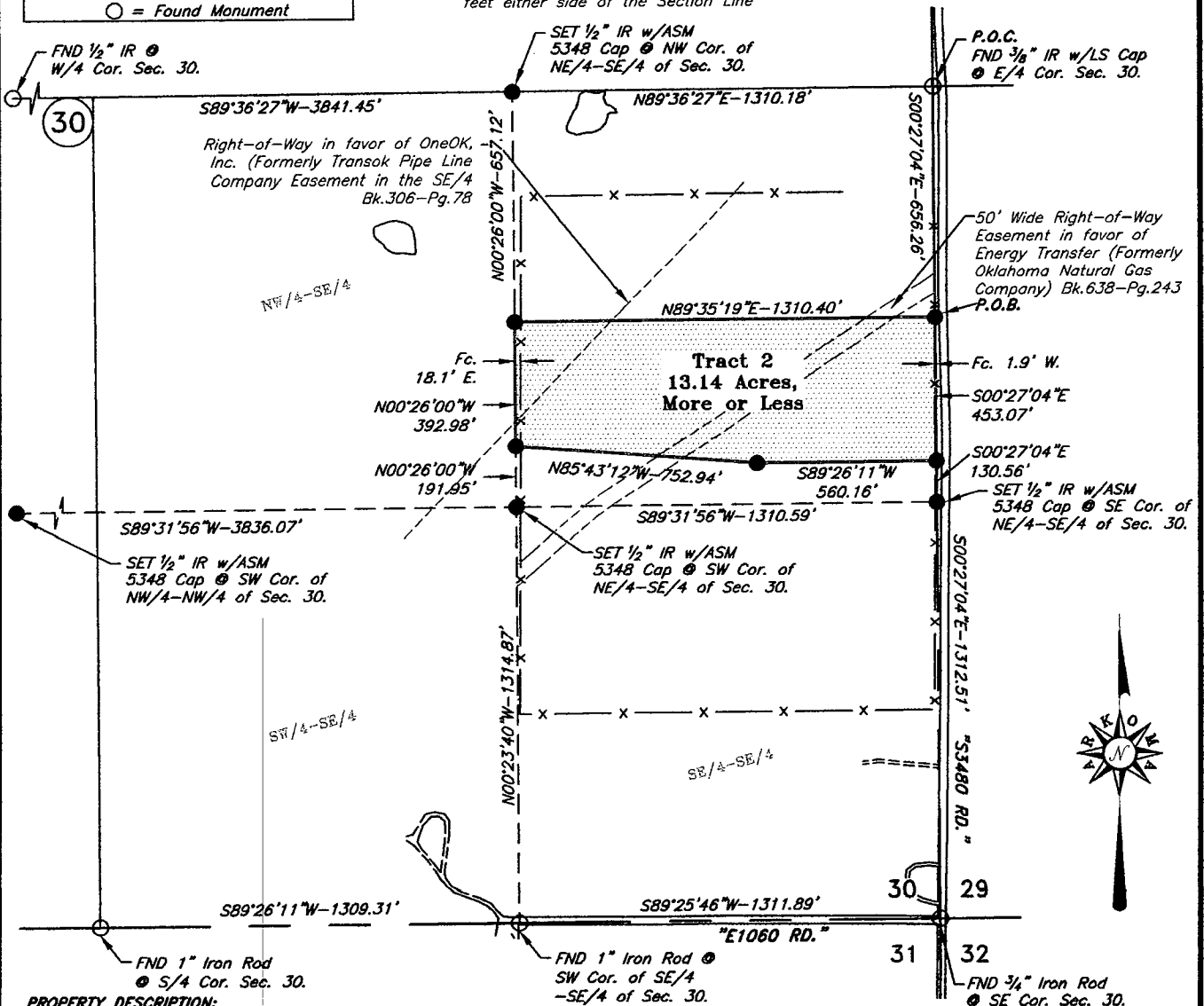
13.14 ACRE SURVEY,
MORE OR LESS

BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK NORTH ZONE
0' 250' 500' 750'
SCALE: 1" = 500'

—LEGEND—
— = Property Line
— x — = Fence
— — — — = Gravel Driveway/Road
● = Set 1/2" Iron Rod
w/Arkoma CA5348 Cap
○ = Found Monument

T 12 N - R 5 E

NOTE
Statutory Right-of-Way for Lincoln
county is 66 feet total being 33
feet either side of the Section Line



PROPERTY DESCRIPTION:

A 13.14 Acre tract, more or less, in a part of the NE/4-SE/4 of Section 30, Township 12 North, Range 5 East of the Indian Base of Meridian, Lincoln County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found 3/8" Iron Rod w/LS Cap at the East 1/4 Corner Section 30; Thence S00°27'04"E, along the East line of the SE/4, a dist. of 656.26 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S00°27'04"E, continuing along said East line, a dist. of 453.07 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°26'11"W a dist. of 560.16 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N85°43'12"W a dist. of 752.94 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the NE/4-SE/4; Thence N00°26'00"W, along said West line, a dist. of 392.98 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°35'19"E a dist. of 1310.40 feet to the Point of Beginning, said tract contains 13.14 Acres, more or less.

The above description is composed under the supervision of Zach Duncan, L.P.L.S. #2001, on this 23rd day of May, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Jason Dickens, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Zach Duncan
ZACH DUNCAN

05/24/2023
L.P.L.S. #2001



Survey Requested By:

JASON DICKENS
Lincoln County, Oklahoma

SURVEY & MAPPING BY:



ARKOMA SURVEYING & MAPPING, PLLC

(918)465-5711 P.O. Box 238 C.A. #5348
(918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

SURV. BY: A.M. 02/15/2023

SCALE: 1" = 500'

DRAWN BY: M.K. 05/23/2023

JOB NO.: 10-496

APPROVED BY: Z.D.

DRAW. NO.: 10-496-TR2

SHEET 1 OF 1

SHEET SIZE: 8.5" X 14"

NO.	REVISION DESCRIPTION	DATE	BY

PLAT OF SURVEY
SHOWING 13.32 ACRES OF LAND, MORE OR LESS,
IN A PART OF THE E/2-SE/4 SECTION 30,
T12N-R5E, LINCOLN COUNTY, OKLAHOMA

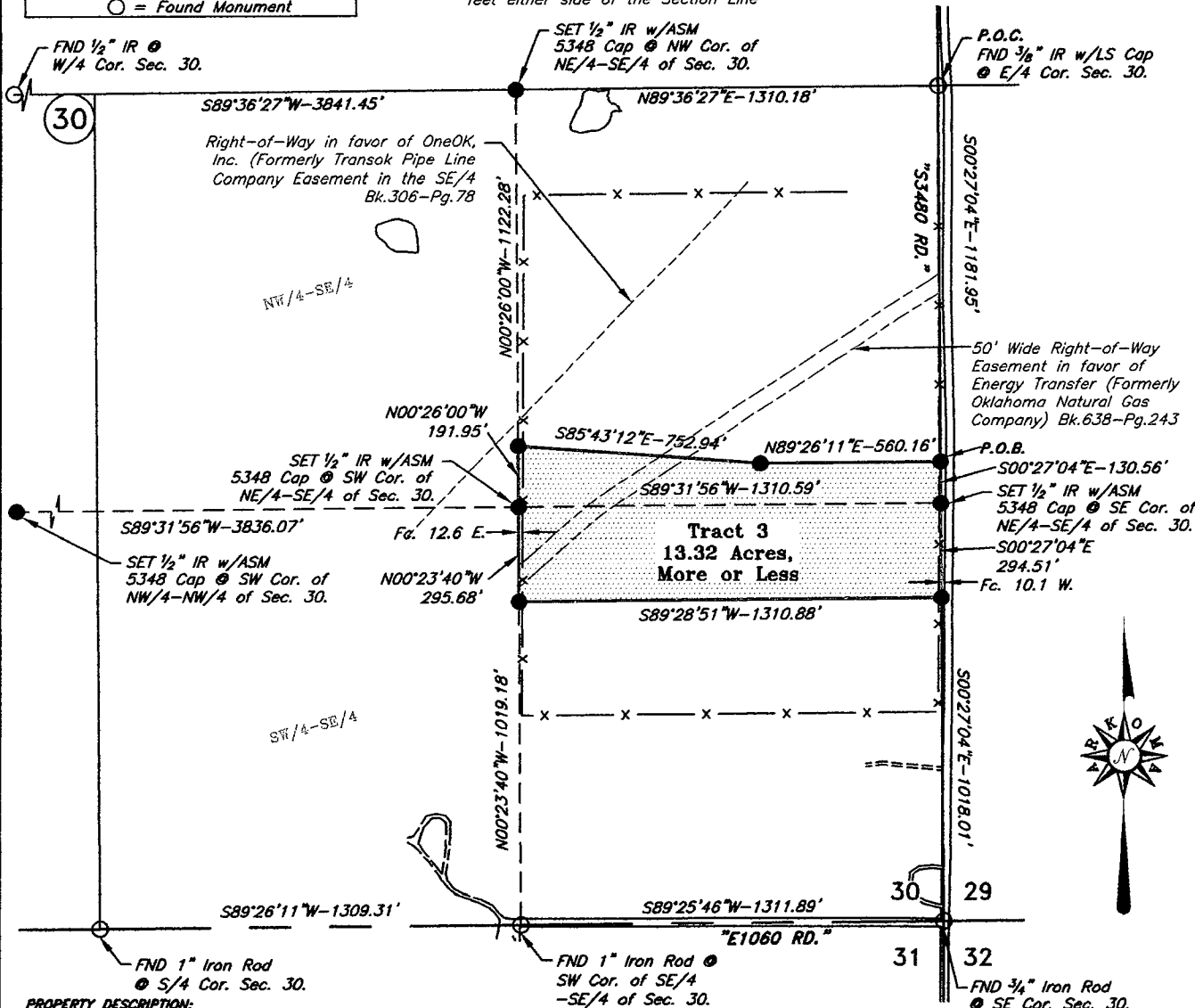
13.32 ACRE SURVEY,
MORE OR LESS

-LEGEND-	
	= Property Line
	= Fence
	= Gravel Driveway/Road
	= Set 1/2" Iron Rod w/Arkoma CA5348 Cap
	= Found Monument

T 12 N - R 5 E

NOTE
Statutory Right-of-Way for Lincoln
county is 66 feet total being 33
feet either side of the Section Line

BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK NORTH ZONE
0' 250' 500' 750'
SCALE: 1" = 500'



PROPERTY DESCRIPTION:

A 13.32 Acre tract, more or less, in a part of the E/2-SE/4 of Section 30, Township 12 North, Range 5 East of the Indian Base of Meridian, Lincoln County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found 3/8" Iron Rod w/LS Cap at the East 1/4 Corner Section 30; Thence S00°27'04"E, along the East line of the SE/4, a dist. of 1181.95 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S00°27'04"E, continuing along said East line, a dist. of 130.56 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northeast Corner of the SE/4-SE/4; Thence S00°27'04"E, continuing along said East line, a dist. of 294.51 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°28'51"W a dist. of 1310.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the SE/4-SE/4; Thence N00°23'40"W, along said West line, a dist. of 295.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Southwest Corner of the NE/4-SE/4; Thence N00°26'00"W, along the West line of said NE/4-SE/4, a dist. of 191.95 feet; Thence S85°43'12"E a dist. of 752.94 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°26'11"E a dist. of 560.16 feet to the Point of Beginning, said tract contains 13.32 Acres, more or less.

The above description is composed under the supervision of Zach Duncan, L.P.L.S. #2001, on this 23rd day of May, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

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DRAWN BY: M.K. 05/23/2023

APPROVED BY: Z.D.

SHEET 1 OF 1

SCALE: 1" = 500'

JOB NO.: 10-496

DRAW. NO.: 10-496-TR3

SHEET SIZE: 8.5" X 14"

NO.	REVISION DESCRIPTION	DATE	BY

ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-2008