

Deed Restrictions – Keystone Trails (Sand Springs, Oklahoma)

To preserve the quality, appearance, and long term value of the property, the following restrictions shall apply to all tracts:

1. Residential Use Only

Property shall be used for residential and agricultural purposes only. No cultivation, production, or processing of marijuana, cannabis, or any similar controlled substances shall be permitted on the property, whether for commercial or non commercial purposes.

2. Dwelling Type Restrictions

No mobile homes or manufactured homes shall be permitted. No modular homes shall be permitted. Site built homes, barndominiums, and similar custom built residences are allowed.

3. Livestock and Agricultural Use

Livestock, horses, and agricultural activities are permitted. Property may be used for hobby farming, ranching, and recreational purposes.

4. Outbuildings and Shops

Shops, barns, and accessory buildings are permitted. Structures should be maintained in a clean and orderly manner.

5. Nuisance Clause

No activity shall be conducted that creates a material nuisance to neighboring property owners, including excessive noise, unsafe conditions, or unsightly accumulation of materials.

6. Trash and Property Maintenance

No junkyards, salvage operations, or accumulation of debris or inoperable vehicles. Property shall be kept in a reasonably clean and maintained condition.

7. Subdivision

No tract shall be subdivided into parcels smaller than five 5 acres. All subdivision of the property must comply with all applicable Tulsa County zoning regulations and receive any required approvals.

Buyer Signature: _____ Date: _____

Seller Signature: _____ Date: _____

State of Oklahoma
County of _____

Subscribed and sworn before me this ____ day of _____, 20____.

Notary Public: _____
My Commission Expires: _____
Commission Number: _____