

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

Each dwelling constructed on this tract shall contain a minimum of 1,500 square feet of covered living area exclusive of porches, decks, patios, carports, garages or breezeways. Homes shall be placed on a permanent foundation. Manufactured housing shall have aluminum skirting.

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 and must not interfere with the minimum parcel split options for the remaining development, pending all tracts are not sold.

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: _____