PROTECTIVE COVENANTS
ANNE'S ADDITION
TO THE CITY OF NEWBERG, OREGON

KNOW ALL MEN BY THESE PRESENTS, That the Protective Covenants
attached hereto do now and shall henceforth, subject to the limitations
and qualifications set forth therein, bind and protect the following
described property, to-wit:

All of ANNE'S ADDITION TO THE CITY OF NEWBERG as the same is now
platted and on file in the office of the County Clerk of Yamhill County,
Oregon.

Dated at Lake Oswego, Oregon this 3rd day of OCTOBER.

STATE OF OREGON,

County of Yamhill.

On the 3rd day of OCTOBER, 1979, before me, the
undersigned a Notary Public in and for said County and State, personally
appeared the within named Gordon Hobbs, President of OR-AK Corporation,
who is known to me to be the identical individual described in and who
executed the within instrument, and acknowledged to me that he executed
the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year last above written.

Notary Public for Oregon
My Commission expires: 12-7-46
PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, nor less than 1,000 square feet for a dwelling of more than one story.

3. BUILDING LOCATION. Building locations shall conform to the setbacks adopted by the City in which this plat is located.

4. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

5. UNDERGROUND SERVICES. No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes, nor any pole, tower, or other structure supporting said outdoor overhead wires shall be erected, placed or maintained within this subdivision. All owners of lots or tracts within this subdivision, their heirs, successors, and assigns shall use underground service wires to connect their premises and the structures build thereon to the underground electric or telephone utility facilities provided.

6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
9. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. YARD MAINTENANCE. All yards shall be adequately landscaped and lawns shall be seeded within one (1) year from completion of external construction of dwelling. All lawns shall be adequately watered and kept mowed and properly trimmed in keeping with the standards of the neighborhood.

13. SLOPE AREAS. No structure, planting or other material shall be placed or permitted to remain on or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The sloping areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
15. LAND NEAR PARKS AND WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

16. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

18. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19. These covenants may be changed by an instrument signed by a majority of the then owners of the lots and recorded with the County Recorder, agreeing to change said covenants in whole or in part.
ANNE'S ADDITION

TO THE CITY OF NEWBERG

A subdivision located in a portion of the James Morris Donation Land Claim No. 46
Section 7 Township 3 South, Range 2 West of the Willamette Meridian
City of Newberg, Yamhill County, Oregon

SURVEYOR'S CERTIFICATE

I, Donald C. Cooley, a Registered Land Surveyor in the state of Oregon, do hereby certify that during the month of July 1973, I surveyed, surveyed, subdivided and platted the lots and streets shown on the enclosed map of ANNE'S ADDITION to the City of Newberg, containing 640 acres more or less, the boundary of which is described as follows:

Beginning at the initial point, a 3'3"'s. "S"-shaped line along the 6'" before the surface of the ground on the North line of AVERY'S FARM, a subdivision of record in Newberg County, said initial point being NO 40' 0" S 160' 0" W 2004.32 feet and 1699.30 feet from the Southwest corner of the James Morris Donation Land Claim No. 46 in Section 7, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being also the southwest corner of Lot 1, Block 6 of the plat, made along the North line of said AVERY FARM and the western extension thereof for a distance of 500 feet, thence NO 40' 0" W 4011.22 feet, thence NO 45' 0" W 1,729.86 feet, thence NO 60' 0" W 9,995 feet, thence NO 80' 0" W 3,339.08 feet, thence S82°58'0" W 4,903 feet, thence N82°52'10" W 2,849 feet, thence on a 400',0" W course and curve right (a length between 323.30 feet and 471.67 feet) to an intersection of 471.67 feet, thence S90°56'50" E 650.00 feet, thence N89°43'10" E 125 feet to a point on the west line of said plat, thence NO 40' 0" W 4,770.73 feet, thence NO 45' 0" W 9,995 feet, thence NE 90' 0" N 1,000 feet, thence S82°58'0" W 4,903 feet, thence N82°52'10" W 2,849 feet, thence S88°52'10" E 125 feet to the point of beginning.

I hereby certify that the enclosed map is a true and correct representation of the lots and streets as abosed upon the ground with all the curves, curve points and boundary changes points unless otherwise noted.

Donald C. Cooley
Registered Land Surveyor

Subscribed and sworn to before me this 13th day of September, 1973

J. Moore, Recorder

My Commission Expires 1-20-77

Legend

- Residential Lot
- City Line
- School District Line

Notes:
1. All of this area being 640 acres more or less is shown as City of Newberg Corporation's property.
2. The City has no intention of annexing this area.
3. The City has no intention of purchasing this area.

City of Newberg Corporation

[Signature]

ADDITIONAL LAND SURVEYOR: 1973
ANNE'S ADDITION
TO THE CITY OF NEWBERG
A subdivision located in a portion of the James Morris Donation Land Claim No. 46
Section 7 Township 3 South, Range 2 West of the Willamette Meridian

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: I am Robert K. Holm, President of the OR-A Corporation, a corporation duly incorporated and existing under the laws of the State of Oregon. Robert K. Holm, President, and Don Lee Helmer, Secretary, being the owners of the land described in the foregoing certificate hereof, do hereby make, execute, and declare and the record or copy of "ANNE'S ADDITION TO THE CITY OF NEWBERG" is true and correct copy and that, there is, attt by both of the diagrams shown and all parts of the sections shown herein, and we do hereby dedicate to the public forever all streets and appurtenances in the City of Newberg. All street plans shown on said plan.

IN WITNESS WHEREOF, we have set our hands and seal this

17th day of SEPTEMBER, 1979

Robert K. Holm
President, OR-A Corporation

Don Lee Helmer
Secretary, OR-A Corporation

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF YAMHILL

On this day personally appeared before me the above named persons who acknowledged the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF, I have set my hand and seal this 17th day of

SEPTEMBER, 1979

J. E. Barlow
Justice of the Peace for the State of Oregon
My Commission Expires 10-4-81

APPROVALS

CITY OF NEWBERG

Mayor
Chester M. Nelson
Oct 2, 1979

Council

Council
Oct 2, 1979

City Manager

City Manager
Oct 2, 1979

CITY OF NEWBERG

YAMHILL COUNTY

Commissioner

Commissioner

Commissioner

Commissioner

Assessor

Pursuant to O.R.S. 192.055, taxes have been paid or bond posted in place of

1979

STATE OF OREGON
COUNTY OF YAMHILL

I hereby certify that the plan was duly recorded by me in the Yamhill County Records in Column 11, Book 349, Records of Deed Plats on this 17th day of

1979

County Clerk