DECLARATION OF CONDITIONS AND RESTRICTIONS

For

Barnsley Meadows Subdivision, South Davis St.,
McMinnville, Oregon 97128

TO THE PUBLIC

DEED RECORDS

1) The undersigned do hereby certify and declare that the following reservations, conditions, covenants and agreements shall become and hereby are made a part of all conveyances of property owned by the undersigned owners, within the Plat of Barnsley Meadows, as the names appear in Plat recorded in Book 90, Page 20 of Plats in Yamhill County, Oregon, of which conveyances and agreements shall become a part by reference hereto and to which it shall thereupon apply as fully and with the same effect as if set forth at large therein.

2) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot (except on corner lots) other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars. On corner lots of 8,000 sq. ft. or more, the above shall apply except that a duplex dwelling shall be allowed.

3) 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 600 square feet for a dwelling of more than one story for single family dwellings. For duplexes, the ground floor area per unit shall not be less than 700 square feet.

4) An easement over and across all land situated within 5 feet of the side and rear lines of each lot or residential building tract for the installation and maintenance of utilities and drainage facilities is hereby reserved. The rear 5' and side 25' of each lot is hereby reserved for surface drainage.

5) 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 to neighbors.

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

7) 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.

8) Lot and Block Grading and Drainage and Minimum Foundation Elevations on individual homes to be built in this subdivision shall be in compliance with the lot and block drainage plans stamped "Accepted by FHA".

9) No carports shall be allowed in the development. Parking shall be provided by means of entirely closed parking facilities or garages.
10) There shall not be stored or kept upon lots in this development in open and plain view any old, nonuseable motor vehicles, of any type, or any such motor vehicle which has been stripped or which would be considered junk. Nor shall any of said lots be used as a motor vehicle junk yard or for the furtherance of an automobile wrecking business.

11) No garbage, trash or refuse will be allowed to accumulate on any property contained in this development.

12) 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 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 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.

13) Enforcement will 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.

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

15) Note that duplex is herein defined as two single family dwellings joined by a common wall.

February 22, 1977

State of Oregon
County of Yamhill

By: Developers

By: Developers

Personally appeared Anthony E. & Lilian A. Bell, who are the developer of the Barnsley Meadows Subdivision.

My Commission expires 5-14-80

Notary Public

The undersigned, owner of Lot 4, Block 2 of Barnsley Meadows in Yamhill County, Oregon, joins in the execution of this instrument for the purpose of subjecting said Lot to the terms and provisions of the Declaration set forth above.

Dean Carter Klaus

Notary Public