DECLARATION OF PROTECTIVE COVENANTS

FOR

BIXLER ADDITION

Declarant is the owner of certain real property located in the City of McMinnville, County of Yamhill and State of Oregon, known as Bixler Addition.

All lots shall be conveyed, encumbered, used, improved, and occupied subject to these covenants:

1. All improvements shall meet zoning and building codes as required by the City of McMinnville. All use and occupancy shall conform with the laws and ordinances of the City of McMinnville.
2. All lots are for single family dwellings. All houses shall have a minimum of one car garage. All detached buildings must be enclosed and no more than 18 feet in height. Pole buildings are not allowed. Off site built homes, factory built homes and mobile homes are not permitted.
3. Lots 1, 2, 3, 10 and 11 shall not be sold until Phase 2 of Bixler Addition is platted and approved by the City of McMinnville.

The conditions and restrictions of this declaration except for Section 3 may be amended or terminated by an instrument signed by not less than 80 percent of the lot owners.

DATED this 5th day of June, 2003

Karen L. Bernards
Becky Tompkins

This instrument was acknowledged before me on June 5, 2003

Leslie Fisher
Notary Public for Oregon