THE DEVELOPERS OF THE LAND IN BRENTWOOD SUBDIVISION, 
a plat recorded in Book 9, Page 15, Yamhill County 
Court Records, sets forth the following declarations: 

BRENTWOOD SUBDIVISION COVENANTS: 

1. Land Use and Building Type: No lot shall be 
used except for residential purposes. No building shall be 
higher than two stories in height. 

2. Dwelling Size: The ground floor area of the 
main structure, exclusive of one-story open porches and garage, 
shall not be less than 900 square feet for a one-story dwelling 
or less than 900 square feet for a two-story dwelling. 

3. Building Location: No building shall be 
located on any lot nearer than twenty (20) feet to the front 
lot line, or nearer than ten (10) feet to any side street or 
road, nor nearer than five (5) feet to any interior lot line, 
or nearer than fifteen (15) feet to the rear lot line. For 
the purposes of this covenant, eaves, steps, and open porches 
shall not be considered as a part of a building; however, 
this shall not be construed to permit any portion of a build-
ing on a lot to encroach upon another lot. 

4. 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 a nuisance or an annoyance 
to the neighborhood. 

5. Occupancy and Completion Time: No dwelling 
shall be occupied permanently or temporarily prior to 100% 
completion. Any building shall be completed within one (1) 
year from start of construction. 

6. Temporary Structures: No structure of a 
temporary character, trailer, basement, shack, garage, barn, 
or other out-buildings shall be used on any Lot at any time 
as a residence either temporarily or permanently. 

7. Signs: No signs of any kind shall be displayed 
to the public view on any Lot except one professional sign of 
not more than one square foot, or sign of not more than five 
square feet advertising the property for sale or rent, or 
signs used by a builder or developer to advertise the property 
during construction and sales. 

8. Animals: No livestock or poultry shall be 
raised or kept on the Lots. Household pets may be kept pro-
viding they do not cause discomfort to neighbors.
9. Garbage and Refuse Disposal: No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste except in sanitary containers regularly serviced by a regular garbage collection service.

10. Water Supply and Sewage Disposal: Developers agree to provide City water and sewer services to the individual property lines. Purchasers are required to install meters and service lines from the property line to individual dwellings and pay the prevailing hook-up fees to the City of Newberg.

11. Sidewalks: Purchasers are required, within 30 days after completion of dwelling, to construct sidewalks along the front lot line in conformity to standards set forth by the Newberg City Engineer.

12. Terms: 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 twenty-five (25) 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.

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

14. Severability: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
BRENTWOOD SUBDIVISION COVENANTS

DATED June 24, 1976

PURCHASERS:

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STATE OF OREGON
County of Yamhill ss.

Personally appeared the above named RONALD E. WILLIAMS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

My Commission expires:

STATE OF OREGON
County of Yamhill ss. 43699 9

[Notary seal and signature]